

REGENERATION, COMMUNITY AND CULTURE OVERVIEW AND SCRUTINY COMMITTEE

2 DECEMBER 2009

LOCAL DEVELOPMENT FRAMEWORK: ANNUAL MONITORING REPORT

Report from: Robin Cooper, Director for Regeneration, Community and Culture

Author: Brian McCutcheon, Local and Regional Planning Manager

Summary

The report invites consideration of this year's Annual Monitoring Report (AMR) in advance of it being reported to Cabinet on 15 December 2009.

1. Budget and Policy Framework

- 1.1 The Annual Monitoring Report is in accordance with the Policy Framework and its submission to Government is a matter for the Cabinet. It has no direct budget implications.
- 1.2 The AMR refers to a number of areas that are covered by national indicators included in the LAA these include NI 154 (Net New homes).

2. Background

- 2.1 In accordance with the Planning and Compulsory Purchase Act 2004 all local planning authorities are required to submit to Government an Annual Monitoring Report by the end of December each year. This must include key monitoring information related to the development plan and is intended to demonstrate what progress has been made and what policies may require review.
- 2.2 This is Medway's fifth Annual Monitoring Report, the full document comprises of two volumes. Volume one is the main report while volume two contains detailed tables and schedules providing the evidence from which the conclusions in the first volume are drawn. Copies of the Annual Monitoring Report have been sent to Members

and are also available on the Council's website via <http://www.medway.gov.uk/Cabinetdecisions.htm>. Further copies are available for inspection from the Cabinet Office. Please contact 01634 3332509/332008 for further details.

- 2.3 The format of the draft Annual Monitoring Report centres on a number of indicators that are laid out in guidance issued by the Department for Communities and Local Government. The period covered by the report is 1 April 2008 to 31 March 2009.

3. Options

- 3.1 As indicated above, there is a statutory requirement to submit the Annual Monitoring Report by the due date and information contained within it is used to calculate Housing and Planning Delivery Grant. It is also a standard reference for external inspections of the Council's services. A failure to submit by the due date would therefore have serious implications.

4. Advice and analysis

- 4.1 The main findings of this year's Annual Monitoring Report are summarised below.
- 4.2 Medway had the highest number of annual housing completions on record in 2008/09 at 914. This is well above the target set out in the South East Plan and is particularly encouraging bearing in mind the extreme economic difficulties experienced over the latter part of this period, which have had a huge impact on house building elsewhere.
- 4.3 With a healthy number of dwellings under construction all indications are that this positive trend should continue this year but may fall off in 2010/11 if there is no early general economic recovery.
- 4.4 The proportion of development on previously developed land was higher than last year at 51%. It will further increase over the next few years as greenfield housing allocations dating from the Medway Local Plan 2003 are built out.
- 4.5 A significantly higher proportion of new dwellings were affordable units, around 45%, compared to just over a quarter in the previous year. This resulted from open market purchases and increased development by registered social landlords.
- 4.6 The amount of household waste produced decreased by 6% while the recycling rate was up on last year.
- 4.7 Three sites were submitted for Green Flag status in 2008, Riverside Country Park, The Vines and Hillyfields. All reached the required standard.

5. Risk Management

- 5.1 As the Annual Monitoring Report is a factual account of performance achieved there are no specific risks associated with its production but it is important that it is submitted to GOSE by the required date.

Risk	Description	Action to avoid or mitigate risk
Failure to submit by the due date	Would leave the Council in breach of its duties under the Planning & Compulsory Purchase Act 2004	Submission to GOSE by the due date of 31 December

6. Financial and legal implications

- 6.1 There are no financial or legal implications arising from the report, however the Annual Monitoring Report is being prepared to meet the requirements of S.35 of the Planning and Compulsory Purchase Act 2004 and Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.

7. Recommendations

- 7.1 That consideration is given to the contents of the 2009 Annual Monitoring Report in order that any resulting recommendations or observations can be reported to Cabinet on 15 December 2009.

Contact for further details:

Brian McCutcheon. Local and Regional Planning Manager, Gun Wharf.
Telephone: 01634 331149. Email: brian.mccutcheon@medway.gov.uk

Tim Stephens. Senior Research Officer, Development Plans and Research.
Telephone: 01634 331533. Email: tim.stephens@medway.gov.uk

Background papers

None.