

REPORT FROM: PLANNING, ECONOMIC DEVELOPMENT & REGULATORY SERVICES MANAGER

TO: POLICY AND RESOURCES

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AUTHORITY MONITORING REPORT (AMR) 2017/18

PURPOSE OF REPORT

To present to Members the Authority Monitoring Report (AMR) for the 12 month period from 1 April 2017 to 31 March 2018.

RECOMMENDATION

That Members approve the Authority Monitoring Report 2017/18.

REASON FOR RECOMMENDATION

To comply with Part 6, Section 116 of the Localism Act 2011 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. These require all local planning authorities to prepare a report, which monitors the progress of their Local Development Scheme and the policies contained in their Development Plan.

ISSUE

Background

The Council has a legal requirement to monitor the extent to which policy objectives in the current Local Plan are being achieved. To achieve this the Authority Monitoring Report (AMR) provides a detailed analysis of data collected to measure performance against a wide range of indicators (Chapter 5).

The AMR must also measure performance against the timetable set out in the Council's Local Development Scheme (LDS). This statutory document illustrates how and when the new Local Plan and other planning policy documents will be prepared (Chapter 4).

In addition, recent legislation on planning has introduced a number of additional requirements, which must be addressed in the AMR. These include details of any Neighbourhood Plans being prepared in the borough (Chapter 6); information on the Self & Custom Housebuilding Register (Chapter 7) and key statistics from the Brownfield Land Register (Chapter 8).

The appendices to the AMR provide an update of the Strategic Housing Land Availability Assessment (SHLAA) and the five year housing land supply position.

Plan Making Update and LDS Timetable

Progress on the preparation of the Pendle Local Plan Part 2: Site Allocations & Development Policies fell behind the timetable set out in the LDS, which was adopted in 2014. The reasons for this delay are explained in Chapter 4 of the AMR. To reflect the current position, the timetable has been reviewed (see Appendix 1) and a new LDS will be published in due course.

In addition to work on the Local Plan support was provided to four parish councils who are preparing a Neighbourhood Plan for their area: Barrowford, Colne, Kelbrook & Sough and Trawden Forest. The extent of this support is detailed in Chapter 6 of the AMR.

Performance against key indicators:

One of the main purposes of the AMR is to present the data gathered to help monitor the performance of Local Plan policies and provide contextual information for the indicators specified in the accompanying Sustainability Appraisal. Regular analysis of the results helps to highlight trends, which reveal whether the policies in the Local Plan are being implemented effectively.

The key outcomes of the work conducted after the end of the 2017/18 monitoring period are highlighted below:

Indicator SD01: Spatial distribution of new development

Over half of all development in 2017/18 (55%) took place in the M65 Corridor, which is slightly less than in the preceding year (59%). The amount of new development taking place in Rural Pendle fell from 32% to 24%, whilst that in the West Craven Towns increased from 9% to 21%. This distribution of development represents an overall balance that is much closer to that set out in the Local Plan (Policy SDP4).

Indicator SD03: Amount of new development on Greenfield / Brownfield land

The total amount of development in Pendle during the 2017/18 monitoring period (11.75ha) was the highest recorded during the plan period. The amount completed on previously developed land (e.g. Brownfield sites) fell to 61%, which is well below the average for the plan period (70%). The main reason for this was the high number of completions recorded on housing sites at Deerwood Park off Knotts Lane in Colne (Persimmon Homes) and at Carry Lane in Colne; an award winning social housing scheme for the Peter Birtwistle Trust, built by the PEARL 2 joint venture with Barnfield Construction.

Indicator HS01: Number of new homes built

A total of 140 new homes were built in 2017/18. This is down from the figure of 169 built in the previous year, which had been the highest recorded since the start of the plan period. Both figures are considerably lower than the annual requirement of 298 net new dwellings established in Policy LIV1 of the Core Strategy, which was adopted by the Council in December 2015.

Since the start of the plan period in 2011 a total of 671 new dwellings have been completed (net). When added to the number of long-term empty homes reoccupied a total of 1,568

dwelling have been provided. This is 518 less than the required figure for this point in the plan period. The Council is therefore in a position of under-delivery.

The Government now requires Council's considered to be under-performing in terms of housing delivery to prepare a Housing Action Plan. This will consider the measures that have been undertaken to encourage housing delivery in Pendle (i.e. establishing the PEARL joint venture; allocating land for self and custom build housing etc.) and whether anything else can realistically be done to help meet the borough's housing requirement over the lifetime of the plan (2011-2030).

Indicator HS02: Projected housing completions

The Strategic Housing Land Availability Assessment (SHLAA) has been updated to provide information on the potential housing land supply. Over the next five years, the SHLAA (AMR Appendix D) indicates that there is sufficient land available to deliver 2,308 dwellings. This gives the Council a 5.0 year supply of housing land (AMR Appendix E).

Indicator HS03: Planning Permissions for housing

In 2017/18 planning permission was granted for 53 developments, which collectively have the potential to deliver 522 new homes. This figure is lower than the preceding monitoring period, which included the granting of planning permission for the construction of up to 500 dwellings on the strategic housing site at Trough Laithe near Barrowford.

Some of the larger schemes granted permission in 2017/18 include: 200 units at Further Clough Head, Nelson; 55 units at The Meadows in Colne; and 52 apartments in the new Northlight complex in Brierfield.

At the end of the 2017/18 monitoring period 2,305 dwellings had an extant planning permission and 281 of these were under construction. Both figures are higher than at the end of the preceding monitoring period.

Indicator HD05: Number of affordable homes completed

A total of 21 affordable homes were completed in 2017/18. This represents just 15% of the total number of new dwellings completed since the start of the plan period in 2011. These new units were provided on just three sites: Carry Lane, Briercliffe Avenue and Harrison Drive, all of which are in Colne.

Since the start of the plan period, 22% of all new housing completions (gross) have fallen within the definition of affordable housing. Only a small proportion of these new units have come forward as part of schemes for market housing. The majority of new affordable homes have been provided on stand-alone developments constructed on behalf of a housing association using funding from Homes England (formerly the Homes and Communities Agency)..

Indicator EC01: Employment land take-up

In 2017/18 a total of 8,496m² (gross) of new employment floorspace was created in Pendle. This required an estimated land take-up of 2.23ha, which is higher than the annual average take-up rate since the start of the plan period (1.71ha).

Indicator EC03: Planning Permissions for employment

The amount of land with planning consent for employment use is currently 14.36 hectares. This is apportioned as follows: B1 Business and Office (73%), B2 General Industry (13%) and B8 Storage and Distribution (14%). Collectively, these permissions could provide 49,1693m² of new employment floorspace.

Indicator EC12: Amount of new retail/town centre floorspace completed

A total of 2,164m² of retail floorspace in the A1 use class (shops) was completed in 2017/18. A significant proportion of this total was associated with the development of a new 1,735m² foodstore for Aldi on the former site of Crow Nest Mill in Barnoldswick..

Indicator EC13: Town centre occupancy levels

In the year to June 2018 the vacancy rate fell in Nelson, Barrowford and Earby. The improvement in the vacancy rate in Barrowford is most welcome. It is still too early to be certain whether the increase in the vacancy rate, experienced immediately after the opening of a Booths supermarket, on an edge-of-centre site, and several larger units on the former Fountains garage site, in the heart of the local shopping centre, has been halted.

Fluctuations are not unusual in the short term, but it was surprising to see the vacancy rate increase in Colne and Barnoldswick, town centres that have recently had success in the Great British High Street awards. In Brierfield the vacancy rate remained static.

Only Nelson (19.9%) and Barrowford (11.5%) continue to have a vacancy rate in excess of the national average.

Conclusions

The monitoring data and analysis indicates some positive signs of improvement, but also some areas of concern. In particular the housing requirement set out in the Core Strategy (Policy LIV1) is not currently being met.

Continued monitoring will help to show if current trends persist and whether management actions or interventions are required. An early review of some Local Plan policies may be required if monitoring shows that progress is not being made to address any issues that are of concern.

IMPLICATIONS

Policy:	The AMR is the key tool for monitoring the implementation of policies in the Local Plan. The results highlight potential issues, allowing timely action to be taken to make any necessary changes to policy.
Financial:	None
Legal:	It is a statutory requirement under Part 6, Section 112 of the Localism Act 2011, and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012, to prepare a monitoring report which assesses the implementation of the Local Plan.
Risk Management:	None
Health and Safety:	None
Sustainability:	The policies in the Local Plan promote sustainable growth and development. The annual monitoring of specific indicators helps to identify trends that show whether the policies in the Local Plan are being implemented effectively.
Community Safety:	None
Equality and Diversity:	None

APPENDICES

Appendix 1: Authority Monitoring Report (AMR) 2017/18

Appendix 2: AMR Appendices 2017/18

LIST OF BACKGROUND PAPERS

[Local Development Scheme \(LDS\) \(2014\)](#)

[Pendle Local Plan Part 1: Core Strategy \(2011-2030\)](#)

[Replacement Pendle Local Plan \(2001-2016\)](#)

[Pendle Local Plan Part 2: Site Allocations & Development Policies - Scoping Report and Methodology](#)