

REPORT FROM: ASSISTANT DIRECTOR PLANNING, BUILDING CONTROL AND REGULATORY SERVICES

TO: EXECUTIVE

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Report Author: Craig Barnes
Tel. No: 01282 661377
E-mail: craig.barnes@pendle.gov.uk

LOCAL PLAN AUTHORITY MONITORING REPORT 2022/23

PURPOSE OF REPORT

To present the latest Local Plan Authority Monitoring Report (AMR), informing members about the monitoring of key indicators, which help to review the effectiveness of adopted planning policy in Pendle.

RECOMMENDATION

That the content of the AMR is noted, and the document published on the Council website as drafted.

REASON FOR RECOMMENDATION

To comply with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012

ISSUE

- 1 The Local Plan Authority Monitoring Report (AMR) is published annually. It provides an overview of plan-making in Pendle and examines the effectiveness of existing planning policy by measuring performance against established targets and thresholds.
- 2 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the information which an AMR must contain. This includes:
 - Progress of plan preparation of documents referred to within the Local Development Scheme (LDS).
 - Details of any adopted policy not implemented through decision making.
 - Report housing delivery in that year and since adoption of the development plan document.
 - Details of 'made' Neighbourhood Plans.
 - Actions taken through the Duty to Cooperate.

- 3 The latest AMR covers the 2022/23 monitoring period. It considers the implementation of planning policies set out in the statutory development plan, which includes those in the Pendle Core Strategy (December 2015) and the 'made' neighbourhood plans for Barrowford (2019), Trawden Forest (2019), Kelbrook & Sough (2022) and Colne (2023). Appendix 1 to the AMR details progress made against established targets and thresholds of the Core Strategy.
- 4 Notable findings from the AMR include:
- Since adoption of the Core Strategy, the location of new development has taken place in accordance with the spatial strategy, with the majority of development taking place within the M65 Corridor.
 - The majority of new development has been on previously developed land (brownfield sites). However, an increasing proportion of development is occurring on greenfield sites.
 - Housing delivery in 2022/23 was 285 net dwellings, fractionally below the adopted housing requirement of 298 dwellings per annum (dpa).
 - Whilst the level of new housing delivered has been below that required by the Core Strategy, housing delivery has increased significantly since the adoption of the Core Strategy, and has averaged 248 dpa over the last 7-years.
 - Around 20% of new homes built during the plan period can be regarded as affordable housing. The majority of these dwellings have been delivered through 100% affordable housing schemes rather than as part of a market housing scheme.
 - The Council enjoyed significant early success in securing the re-occupation of long term empty homes. The proportion of homes considered to meet the definition of long-term empty homes is now close to both the national and regional averages.
 - There has been limited commercial or industrial development in 2022/23 despite a large amount of employment land benefiting from planning consent.
 - Town centre vacancy levels are slowly increasing across the borough. The highest vacancy rates are experienced in Nelson and Brierfield, whilst Colne, Barrowford and Barnoldswick are typically performing more strongly.
- 5 The Core Strategy has been successful at directing development to the locations where it is most needed, helping to support the regeneration of the borough. However, the scale of development has been lower than targeted. There are many reasons for this. Significant factors include Brexit and the COVID-19 pandemic, which are beyond the control of planning and the Council. The preparation of the new Pendle Local Plan Fourth Edition provides an opportunity to review the approach being taken accounting for the latest evidence. It also provides an opportunity to establish a new monitoring framework, addressing the key issues that are important to the borough's future.

IMPLICATIONS

Policy: The AMR monitors the effectiveness of adopted planning policy. It also considers progress on plan-making, and reports on discussions with neighbouring authorities and key stakeholders about strategic cross boundary issues, as required by the Duty to Cooperate.

Financial: No additional expenditure arises from the publication of the AMR.

Legal: As a Local Planning Authority, the Council is obliged to publish a AMR each year to accord with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012

Risk Management: The Council will not fulfil its duties set out in the Planning Regulations should it fail to publish an up-to-date AMR.

Health and Safety: None arising directly from this report.

Sustainability: None arising directly from this report. Sustainability Appraisal is undertaken throughout the plan-making process to test the impact of new planning policy.

Community Safety: None arising directly from this report.

Equality and Diversity: None arising directly from this report.

APPENDICES

Pendle Authority Monitoring Report 2022/23