

Cherwell District Council

Executive

6 March 2017

<h3>Annual Monitoring Report 2016</h3>

Report of Head of Strategic Planning and the Economy

This report is public

Purpose of report

To seek approval of the Annual Monitoring Report (AMR) 2016, and to present the District's current housing land supply position.

1.0 Recommendations

The meeting is recommended:

- 1.1 That the Annual Monitoring Report presented at Appendix 1 be approved and the Head of Strategic Planning and the Economy be authorised to make any necessary minor amendments before publication.
- 1.2 That that the District's housing delivery position be noted.

2.0 Introduction

- 2.1 The Council has a statutory obligation to produce a planning monitoring report. An Annual Monitoring Report (AMR) has been prepared for the period 1 April 2015 to 31 March 2016 (Appendix 1).
- 2.2 The AMR presents information on development that took place or was permitted over that period and, projecting forward, provides a comprehensive review of housing land supply as at January 2017.
- 2.3 The AMR also reviews progress in preparing the Council's planning policy documents and assesses whether development plan policies are being effective.
- 2.4 The information contained in the AMR will be used to inform policy making, planning consultation responses and in decision making on planning applications. The AMR will be made publicly available but is not subject to consultation. The review of the

District's five year housing land supply position is regularly scrutinised through the making of applications for planning permission and through planning appeals. The review takes account of the most recent appeal decision in which it was confirmed that the district had a five year housing land supply and takes account of the Inspector's conclusions (re. APP/C3105/W/15/3134944 - Land off Lince Lane, Kirtlington, 14/02139/OUT).

- 2.5 This is the second AMR to include the indicators and targets from the adopted Local Plan 2011-2031 (July 2015). However, as the Plan was adopted on 20 July 2015 which is part through the monitoring period of 2015/16 it will be the 2017 AMR that fully reports on these indicators.

3.0 Report Details

Housing Land Supply

- 3.1 The monitoring of housing supply is a key part of the AMR. The National Planning Policy Framework (NPPF) requires local planning authorities to “...*identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land*” (para’ 47).
- 3.2 The last AMR (2015) reported that the District had a 5.3 year housing land supply position for the period 2015-2020 and 5.6 years for the period 2016-2021 including a 5% buffer.
- 3.3 An appeal decision was received on 12 May 2016 which upheld the Council's decision to refuse planning permission for 75 homes off Lince Lane, Kirtlington (ref: APP/C3105/W/15/3134944 & 14/02139/OUT) and which confirmed that the district had a five year supply. However, the decision had implications for the supply position due to the Inspector's comments about the rates of housing delivery expected on a small number of sites. The Inspector also had views on how the NPPF's requirement for a 5% buffer should be applied in Cherwell's circumstances i.e. to both the five year housing requirement and a 'shortfall' in meeting housing requirements backdated to 2011 rather than just to the five year requirement.
- 3.4 The 2016 AMR, now presented, includes a comprehensive review of housing land supply, taking into account the Inspector's comments; housing completions and permissions as at 31 March 2016; the up-to-date position on all anticipated housing sites (January 2017); consultation with developers and agents; consultation with Council staff in the Development Management, Build® and the Bicester Delivery Teams actively involved in individual sites; and current market conditions.
- 3.5 Following that review, it is concluded that the district has a 5.4 year supply of deliverable sites for the current period 2016-2021 and a 5.6 year supply for the next five year period (2017-2022) commencing on 1 April 2017. Subject to approval of

the AMR, this up-to-date position will be reported to the Planning Committee as further relevant planning applications for housing are considered.

Housing Delivery

3.6 The AMR's key findings for housing during 2015/16 include:

- a total of 1,425 (net) housing completions were recorded in 2015/16 – the highest in the modern recording period (since 1996);
- at 31 March 2016 there were a total of 8,350 dwellings with planning permission but not yet built;
- the total projected supply including all deliverable sites is 8996 for 2016-2021 and 9396 for 2017-2021
- there were 322 (net) affordable housing completions in 2015/16;
- the supply position for Gypsy and Traveller pitches is affected by the on-going closure of a private site but some new supply is emerging. The 5 year supply position for Gypsies and Traveller pitches is -1.1 years for 2016-21 and 1.6 years for 2017-2022. A five year supply has not yet been identified for Travelling Showpeople for either period (*note: a new needs study is to be produced and Local Plan Part 2 will need to identify new sites to meet identified needs*).

Employment

3.7 The AMR's key findings on employment generating development include:

- the district has seen a considerable gain in employment floorspace with over 67,000 sq.m. completed over 2015/16;
- there is approximately 297,000 sq.m. (net) of employment floorspace with planning permission that has yet to be built;
- there is a total of 104.84 hectares of available employment land comprising allocations in the adopted Cherwell Local Plan 2011-2031 and sites identified in Non-Statutory Local Plan 2011
- only 2.1 hectares of employment land was lost to non-employment uses during 2015/16.

Natural Environment

3.8 The AMR's key findings for the natural environment for 2015/16 include:

- there were two planning applications granted permission contrary to Environment Agency's advice on flood risk grounds, however no permissions were granted on water quality grounds objection;
- 12 planning permissions were granted for renewable energy schemes with nearly all for solar photovoltaics (PVs);
- the area of the district covered by Local Wildlife Sites has increased by 18 hectares (a new LWS at Marsh West of Bletchingdon Quarry);
- there has been some increase in the number of priority habitats and species that exist within Cherwell.

Local Development Scheme

- 3.9 The AMR reports on progress in preparing the Council's planning policy documents as set out in its Local Development Scheme (LDS) including the adoption of the Local Plan in July 2015, preparatory work on a potential Community Infrastructure Levy (CIL) and stages of work on Local Plan Part 2 and the Partial Review of Local Plan Part 1 (Oxford's unmet housing needs). The January 2016 LDS has been used for the purpose of preparing the AMR, however a new LDS will be presented to Members at the next meeting of the Executive with the programme for each planning policy document.

Neighbourhood Planning

- 3.10 The AMR also provides the updated position on Neighbourhood Planning in Cherwell including the 'making' of the Hook Norton Neighbourhood Plan in October 2015 and the Bloxham Neighbourhood Plan in December 2016.

Infrastructure Delivery Plan (IDP)

- 3.11 Monitoring of the adopted Local Plan's IDP has commenced and an update to the IDP is presented at Appendix 2 to this report. A summary of the main changes, including the latest available information on the delivery of transport infrastructure, is presented within the AMR.

4.0 Conclusion and Reasons for Recommendations

- 4.1 The Annual Monitoring Report provides important information to measure the effectiveness of planning policies and to assist policy making and development management decision making. It is the statutory mechanism for monitoring housing delivery. Its most significant conclusion is that the District continues to demonstrate a five year housing land supply. It is recommended that the Annual Monitoring Report be approved, subject to any necessary minor amendments, and that the District's housing land supply position be noted.

5.0 Consultation

- 5.1 Cllr Colin Clarke, Lead Member for Planning

6.0 Alternative Options and Reasons for Rejection

- 6.1 *To seek amendment of the 2016 AMR in consultation with the Lead Member for Planning*

Officers consider the AMR to be a robust report supported by data and research. Delay could lead to uncertainty within the development industry and risks for decision making.

- 6.2 *Not to approve the AMR*

Production of a monitoring report is a statutory requirement and is used to monitor implementation of the Local Plan. The AMR includes both prescribed and non-prescribed monitoring information and assists continued plan-making.

7.0 Implications

Financial and Resource Implications

- 7.1 No significant direct financial implications arising from this report. The work on collecting data and preparing the AMR is met within existing budgets. There are risks of costs associated with unsuccessfully defending refusals of planning permission upon appeal, particularly if the decisions made as a result of this report are not considered to be well founded.

Comments checked by:

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Legal Implications

- 7.2 Production of a monitoring report is a statutory requirement. It is also required by the Council to help substantiate its planning decisions.

Comments checked by:

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8.0 Decision Information

Key Decision -	No
Financial Threshold Met	No
Community Impact Threshold Met:	Yes

Wards Affected

All

Links to Corporate Plan and Policy Framework

- Accessible, Value for Money Council
- District of Opportunity
- Safe and Healthy
- Cleaner Greener

Lead Councillor

Councillor Colin Clarke - Lead Member for Planning

Document Information

Appendix No	Title
Appendix 1	Annual Monitoring Report 2016
Appendix 2	Infrastructure Delivery Plan Update March 2017
Background Papers	
None	
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