

Committee: LDF Working Group

Agenda Item

Date: 8 March 2013

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Title: Annual Monitoring Report

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Key decision:

Summary

1. Local Planning Authorities must produce a Monitoring Report to show if they are achieving their aims. The 2012 Monitoring Report has now been prepared and will be made available on the Council's website.
2. The 2012 Report covers the period from April 2011 to March 2012 and is attached as an appendix to this report and will be published on the Council's website.

Recommendations

3. For Information

Financial Implications

4. None

Background Papers

5. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

Residential Land Availability Survey (ECC, 2012)

Non-residential Land Availability Survey (ECC, 2012)

Impact

- 6.

Communication/Consultation	Will be made available on website
Community Safety	N/A
Equalities	N/a
Health and Safety	N/A
Human Rights/Legal Implications	N/A

Sustainability	N/A
Ward-specific impacts	All
Workforce/Workplace	N/A

Situation

7. Below are some key findings from the 2012 Monitoring Report for Uttlesford. More detailed information can be found in the Report.

8. Employment

11,570sqm of employment floorspace were completed during the year at just 3 sites – Stansted Airport; Stansted Ripening Centre, Takeley and a small development at Mole Hall Widdington. Only 3% of the floorspace comes from change of use of agricultural buildings with the remaining 97% from changes of use/extensions within employment classes.

9. Retail

No new retail floorspace was provided within town centres.

10. Housing

An additional 521 dwellings were built during the year. Of these, 142 were affordable homes of which 58 were social rent and 37 intermediate housing. 47% of the gross completions were on brownfield sites. 74% of the houses were built at a density of over 30 dwellings per hectare. According to ECC monitoring at least 96% of the houses built are within 30 minutes public transport time of a hospital; GP, primary and secondary school, area of employment and major retail centre. This does not take into account the frequency of public transport.

As at January 2012 there were 18 authorised gypsy and traveller sites accommodating 64 caravans and 3 unauthorised sites accommodating 4 caravans.

11. Environment

The Environment Agency initially raised objection to 5 applications on the grounds of unsatisfactory Flood Risk Assessment or sequential test not being demonstrated. In all cases the objections were overcome.

12. Renewable Energy

38 applications for renewable energy schemes were approved during the year. Apart from one application for an air heat source pump all the other applications were for the installation of photovoltaic panels.

13. Adopted Planning Policies

The Monitoring Report also monitors the success of the adopted planning policies. For the majority of policies the measure of their success is that there have been no departures from the plan, and during 2011/12 there were none. Below is a summary of the results for some key policies. More detailed information is provided in the Monitoring Report.

Policy No	Target	Progress	Target met	Target not met
E1 Distribution of Employment Land	Net employment land increase of 16 hectares by 2011	Target not met 16ha of land allocated in Plan 3.70ha of allocated land built upon @ 2012 12.30ha of land still available for employment		X
E2 Safeguarding Employment Land	No net decrease in identified safeguarded land	Target met		
H1 Housing Development	Net dwelling stock increase of 4,620 between 2000 and 2011 40% of development on previously developed land over plan period.	Target not met 2000-2011 = 4049 net completions 2011-2012 = 521 Target being met 2002 - 2011 = 54% on PDL 2011 – 2012 = 47% on PDL		X
H9 Affordable Housing	980 homes between 2000 and 2011	Target not met 2000-2011 = 751 affordable homes built 2011-2012 = 142 However, 159 affordable homes with permission still outstanding		X
H10 Housing Mix	1000 homes between 2000 and 2011	Target exceeded 2000-2011 = 2656 completed dwellings with 3 or less bedrooms 2011-2012 = 304 (58%) completed dwellings with 3 or less bedrooms.		

Policy No	Target	Progress	Target met	Target not met
H8 Home Extensions	Year on year reduction of applications refused contrary to H8	Home Extensions SPD adopted. Second year of monitoring – % of applications refused for non-compliance with Policy 2009-2010 = 90% 2010-2011 = 87% 2011-2012 = 46%		
H7 Replacement Dwellings	Year on year reduction of applications refused contrary to H7	% of applications refused for non-compliance with policy 2007-08 = 54% 2008-09 = 44% 2009-10 = 50% 2010-11 = 65% 2011-12 = 66% (only relates to 2 applications)		X

Risk Analysis

14.

Risk	Likelihood	Impact	Mitigating actions
Not all policies have met their target	2. some risk or impact		Consider planning application in the light of national guidance. Draft new policies in the light of past experience.

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.