



Cabinet

18 January 2024

Report of Councillor Phil Dilks, Cabinet Member for Housing and Planning

2022/2023 Authority Monitoring Report

Report Author

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Purpose of Report

The annual publication of the Authority's Monitoring Report (AMR) is a statutory requirement for all Local Authorities. The AMR covers the period from 1 April 2022 to 31 March 2023 and reviews progress in preparing development plans and the extent to which South Kesteven District Council's policies have been put into effect.

Recommendation

It is recommended Cabinet:

- 1. Endorse the 2022-2023 Authority Monitoring Report (Appendix A) and agree to its publication on the Council's website.**

| Decision Information | |
|---|---|
| Is this a Key Decision? | No |
| Does the report contain any exempt or confidential information not for publication? | No |
| What are the relevant corporate priorities? | <ul style="list-style-type: none"> • Growth and our economy • Housing that meets the needs of all residents • Healthy and strong communities • Clean and sustainable environment • High performing Council |
| Which wards are impacted? | All Wards |

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance

1.1 There are no direct financial implications arising from the report or the AMR which is prepared in house and monitors the effectiveness of existing policies.

Completed by: Alison Hall-Wright, Deputy Director (Finance & ICT) and Deputy S151 Officer

Legal and Governance

1.2 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulation 2012 requires local planning authorities to publish an AMR annually.

Completed by: Mandy Braithwaite, Legal Executive

2. Background to the Report

2.1 The Council's Vision is to "be the best district in which to live, work and visit". The Local Plan and planning more generally have a key role to play in realising this vision. The Local Plan is important in terms of delivering the aims of the Corporate Plan (2020-2023) relating to housing, the environment, sustainable development and the economy.

2.2 There is a statutory requirement for the Council to publish up-to-date information which has been collected for monitoring purposes and report on the progress against the Local Development Scheme. The requirements are set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The requirements include:

- Assessing progress of any Local Plan and supplementary planning documents against the timetable and milestones set out in the Local Development Scheme (LDS)
- Assessing the extent to which Local Plan policies are being implemented
- Number of completed dwellings, including affordable completions
- Details and progress of Neighbourhood Plans being prepared
- Information relating to Community Infrastructure Levy (CIL) receipts and expenditure, where CIL charge has been introduced
- Details information relating to co-operation under the Duty to Co-operate (Section 33A)

2.3 The annual publication of an Authority Monitoring Report (AMR) is considered appropriate for meeting the requirements. It is good practice to produce an AMR annually to both monitor the Local Plan and aid decision-making when assessing planning applications. The 2022/2023 AMR (**Appendix A**) is the third monitoring report published since the adoption of the South Kesteven Local Plan in January 2020. The AMR monitors the period 1 April 2022 to 31 March 2023.

2.4 The Monitoring and Implementation Framework assesses the performance of the Local Plan policies and overall progress in delivering the strategic objectives of the Local Plan. Indicators were established to provide information about whether policies were achieving their objectives, determine targets being met, and verify whether policies in the Local Plan remain relevant or require updating.

2.5 The AMR includes information on the implementation of the Local Development Scheme, the Local Plan Review, Supplementary Planning Documents, Neighbourhood Plans and information relating to co-operation under the Duty to Cooperate.

2.6 Data monitoring performance against Local Plan policies has been collected and is reported within the AMR. This includes data on: housing, employment, natural and built environments, renewable energy, town centres, infrastructure and developer contributions and community facilities.

2.7 The AMR provides a baseline which can be built upon as the policies within the Local Plan take effect. Many of the targets within the Monitoring and Implementation Framework appendix to the Local Plan, are to be achieved over the Local Plan

period. Therefore, by its very nature, the one year's monitoring does not provide a true reflection of performance of all Local Plan policies.

- 2.8 The data collated in the AMR provides context to inform the review of the Local Plan.
- 2.9 The AMR also reports progress on the timetable and milestones for the preparation of Planning Policy documents including progress towards the Local Plan Review.

Headline Monitoring Results

- 2.10 Detailed below are six headline monitoring results taken from the AMR covering: the Local Development Scheme, housing delivery, affordable housing delivery, Neighbourhood Plans, Duty to Cooperate and Local Plan Policy Performance.

Local Development Scheme

- 2.11 The Local Development Scheme (LDS) is a project plan which sets out the timetable to produce new or revised development plan documents which will form the Council's Local Development Plan.
- 2.12 The Council is reviewing the current Local Plan (2011-2036) adopted in January 2020 in line with the Local Development Scheme. The review process began in April 2020. The 'Issues and Options' Consultation was undertaken in October 2020. A Call for sites was launched at the same to establish the availability of land for development within the district.
- 2.13 The most recent Local Development Scheme was approved in May 2023. The previous Local Development Scheme was approved in October 2022 and was updated to reflect the decision to delay the Local Plan Review in March 2023. The Council is continuing to progress with the Local Plan Review, with a consultation on a Regulation Draft Local Plan to commence in February/March 2024.
- 2.14 All policies within the adopted Local Plan are being implemented and remain part of the development plan.

Housing Delivery

- 2.15 A total of 642 new homes (net) were completed between 1 April 2022 and 31 March 2023, against an annual requirement of 650 homes. Completions in the four market towns (Bourne, Grantham, Stamford, and The Deepings) accounted for 75% of all completions. Grantham accounted for 20% of urban completions.
- 2.16 A mixture of house types were delivered within South Kesteven. A greater value of semi-detached and detached homes were delivered, with 3-bedroomed homes the most prominent size of housing.
- 2.17 A 5-year housing land supply is a supply of specific deliverable sites sufficient to provide 5 years' worth of housing (and appropriate buffer) against a housing requirement set out in adopted strategic policies, or against a local housing need figure. The council's five-year housing land supply assessment for 2022-2027 was

confirmed through an Annual Position Statement. A 5.2 years' supply was confirmed for one year until 31 October 2023. The Annual Position Statement has subsequently been re-confirmed until 31 October 2024, however the council received confirmation outside of this monitoring period.

Affordable Housing Delivery

- 2.18 Of the 642 homes delivered, 151 affordable homes were completed, which accounts for 23.5% of the total completions. 60% of affordable completions were in the market towns and 40% in Large Villages and 100% on qualifying sites set to deliver at least 30% or 20% in the urban area of Grantham.
- 2.19 Affordable Housing includes affordable rented, social rented and intermediate housing (e.g. shared ownership and First Homes) provided to specified eligible households whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Intermediate Housing is also known as affordable home ownership.

Neighbourhood Plans

- 2.20 Neighbourhood Plans set out a vision for an area and should contain planning policies for the use and development of land.
- 2.21 A map showing the full coverage of adopted and areas designated for neighbourhood planning is reflected within the AMR. During this monitoring period, one Neighbourhood Plan (Stamford) was formally made. The Council continues to work with neighbourhood planning groups and other areas in developing neighbourhood plans.

Duty to Cooperate

- 2.22 Under the 2011 Localism Act and the National Planning Policy Framework (NPPF), local planning authorities have a legal Duty to Cooperate with other local planning authorities and organisations to seek to address strategic planning matters which are driven by larger than local issues likely to have an impact beyond their immediate Local Plan area. The Duty to Cooperate is the mechanism for ensuring the right issues are addressed, in the right way, and with the right partners to maximise the effectiveness of policy and plan-making.
- 2.23 The Council continues to fulfil the Duty to Cooperate with neighbouring authorities and other bodies. During this monitoring period, the Council engaged on key strategic matters including the Strategic Infrastructure Delivery Framework, Energy Option Analysis and Greater Lincolnshire Nature Recovery Strategy which are or have been produced by authorities in Greater Lincolnshire within this monitoring period. The Council also engaged on the delivery of a cross boundary development, known as Stamford North, which extends into Rutland County.

Local Plan Policy Performance

- 2.24 The AMR concludes, whilst the current Local Plan is generally performing well, there are targets which have not been met, such as the provision of sufficient Gypsy and

Travellers sites. Through review of the Local Plan, the Council seeks to tackle under provision.

- 2.25 Regarding housing completions, whilst the delivery of 642 dwellings in the monitoring period (2022/23) is close to meeting the required target of 650 dwellings per annum, there is a historic shortfall in housing delivery.
- 2.26 The Council successfully demonstrated a 5.2-year housing land supply which was fixed for one year through the 2022 Annual Position Statement. The Local Plan Review seeks to allocate sufficient development land to meet the Council's housing requirement for new plan period, up to 2042. This will help to ensure the Council's 5-year housing land supply is maintained.

3. Key Considerations

- 3.1 Publication of monitoring reports is a statutory requirement which must be published on-line as soon as they become available to enable the public to be informed of the monitoring information collated. It is for this reason the 'do nothing' option was discounted.
- 3.2 The draft 2022/2023 AMR was taken to Planning Committee on 7 December 2023 for review. Since Planning Committee, the AMR has been amended to include the government definition of 'affordable housing' to ensure clarity.
- 3.3 The report of the 7 December 2023 Planning Committee can be found here: [Agenda for Planning Committee on Thursday, 7th December, 2023, 1.00 pm | South Kesteven District Council](#)

4. Other Options Considered

- 4.1 As publication of the AMR is a regulatory requirement, there are no feasible alternatives to publishing the document. The AMR is a factual report which provides clarity around progress on the delivery of the Local plan's objectives and policies. The AMR will help to ensure the emerging Local Plan's policies are fit for purpose.

5. Reasons for the Recommendation

- 5.1 Regulation 34 of the Town and County Planning (Local Planning) (England) Regulation 2012 requires Local Planning Authorities to publish an AMR.

6. Consultation

- 6.1 There is no requirement for any formal consultation on the Authority Monitoring Report. The draft document has been reviewed by the Council's Corporate Management Team and by the Planning Committee. Comments raised have been addressed in the appended document (**Appendix A**).

7. Background Papers

- 7.1 *South Kesteven District Council Local Plan 2011 – 2036 Monitoring and Implementation Framework*, published January 2020 and available online at:
<https://www.southkesteven.gov.uk/sites/default/files/2023-08/Appendix%204%20Local%20Plan%20Monitoring%20and%20Implementation%20Framework.pdf>
- 7.2 *Authority Monitoring Report* - Report to Planning Committee, published 7 December 2023 and available online at:
<https://moderngov.southkesteven.gov.uk/documents/s39840/5%20AMR%20-%20Committee%20Report.pdf>

8. Appendices

- 8.1 Appendix A: Authority Monitoring Report (1 April 2022 to 31 March 2023)