

Selby District Council

REPORT

Reference: E/17/58

Item 4 - Public



To: Executive
Date: 3 May 2018
Status: Non key decision
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Author: Caroline Skelly, Planning Policy Manager
Executive Member: Cllr John Mackman, Lead Executive Member for Place Shaping
Lead Officer: Dave Caulfield, Director of Economic Regeneration and Place

Title: Authority Monitoring Report (AMR)

Summary:

The Council is required to prepare and publish an Authority Monitoring Report under Section 35 of the Planning and Compulsory Purchase Act 2004. This Authority Monitoring Report covers a two year period from the 1st April 2015 to 31st March 2017 and provides a range of data which illustrate progress against the targets set out in the Core Strategy and the Local Development Scheme.

Recommendations:

- i. **That the Authority Monitoring Report is endorsed by Executive and published on the Council's website.**

Reasons for recommendation

The publication of the Authority Monitoring Report is a requirement of the Planning and Compulsory Purchase Act 2004.

1. Introduction and background

- 1.1 The Council, as Local Planning Authority, is required to prepare and publish an annual Authority Monitoring Report (AMR) under s35 of the Planning and Compulsory Purchase Act 2004. That report must contain information relating

to the implementation of the Local Development Scheme and the extent that the policies within Local Development Documents are being achieved.

- 1.2 The AMR is the main mechanism to assess the performance and impacts of the Core Strategy and local plan preparation. Local planning authorities can also use the AMR to provide up-to-date information on neighbourhood plans, planning contributions and other issues of public interest. Under the Localism Act, there is a requirement to publish the AMR in the interests of transparency.
- 1.3 The AMR attached at Appendix 1 covers a two year period from the 1st April 2015 to 31st March 2017 as a report was not published in 2016. This report highlights some of the key findings from the AMR.

2. Key Findings of Authority Monitoring Report

- 2.1 The AMR shows that residential completions in 2015/16 and 2016/17 exceeded the Core Strategy housing requirement of 450 dwellings per year. The Spatial Strategy set out in the Core Strategy has not been delivered due to issues with the progress of the large strategic site at Olympia Park. The housing trajectory demonstrates that the Council has a five year supply of deliverable land, although this drops off after 2023 this is expected to change once the Sites Allocations Local Plan supply is factored into the trajectory.
- 2.2 The section in the AMR which reports on employment land shows that a total of 117 ha of employment land has been granted permission since 2011 against the Core Strategy Target of 37-52 hectares. This figure is primarily due to the approvals for the original Sherburn Industrial Estate (111ha in 2014) and Sherburn 2 (5.3ha in 2016).
- 2.3 The AMR shows that in 2015/16 and 2016/17 there was a net loss of 313m² of class A retail floorspace. Much of this change is due to changes of use to food and drink in Selby town centre.
- 2.4 The AMR covers the monitoring periods for both 2015-16 and 2016-17. The AMR continues to be an important tool for monitoring the performance of the Council's Core Strategy, as well as demonstrating how Selby District Council is undertaking its duty to cooperate in preparing the Sites Allocations Local Plan (PLAN Selby). The expanded planning policy team will continue to work to implement new monitoring systems in order to better monitor the progress being made towards Core Strategy targets.

3. Legal/Financial Controls and other Policy matters

Legal Issues

- 3.1 The publication of an annual Authority Monitoring Report is a requirement under s35 of the Planning and Compulsory Purchase Act 2004.

Financial Issues

- 3.2 The preparation of the AMR is covered through the Planning Policy team budget

4. Conclusion

- 4.1 The AMR shows that there has been positive progress towards meeting a number of the targets set out in the adopted Core Strategy, particularly in terms of housing and employment completions across the District.

5. Background Documents

None

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Appendices:

Appendix 1 - Authority Monitoring Report