

# Authority's Monitoring Report 2019-2020

## Recommended:

**That OSCOM notes and endorses Test Valley Borough Council's Authority Monitoring Report for 1 April 2019 to 31 March 2020.**

### SUMMARY:

This report considers the findings from this year's annual Authority Monitoring Report 2019/20. Since the end of March, there have been further developments within the Borough. Therefore the document also includes summary updates on the key topics that have occurred between 1 April 2019 and 1 October 2020.

## 1 Introduction

- 1.1 The purpose of this paper is to provide a summary of the Council's latest Authority's Monitoring Report (AMR). The AMR reviews the effectiveness of the Council's planning policies and helps us to ensure that progress is being made towards achieving the objectives set out in the Local Plan. The AMR is a statistical document, it is not for the AMR to provide commentary or solutions to issues, but to help guide the direction of travel for future corporate and planning policy.
- 1.2 The AMR reporting year covers the previous financial year, with a requirement to be published by December. There is a delay between publication and the end of the reporting year, due to the period for data collection, as well as waiting on data gathering and reporting from other external bodies. To help keep the information up to date, the AMR also aims to highlight any recent further developments that have happened since the end of the reporting period.
- 1.3 The latest AMR covers the reporting period of the financial year 1 April 2019 to 31 March 2020. This report is the sixteenth monitoring report for the Borough. It is the eighth AMR to be produced by Test Valley Borough Council, following 8 previous AMR's. The latest AMR will be published on the Council's website prior to Christmas.

## 2 Background

- 2.1 The Authority's Monitoring Report has been prepared in line with section 35 of the Planning and Compulsory Purchase Act (2004) (as amended). Local Authorities are no longer required to submit their monitoring reports to the Secretary of State. However, the Council has a duty to continue monitoring and collecting data.

- 2.2 Part 8, Town and Country Planning Regulations 2012 sets out the content of what must be covered within an AMR. AMR's are designed to monitor the performance of planning policies on the area in which they apply. The AMR is formed of two elements: a) monitoring the progress of the Local Development Scheme (LDS) and b) monitoring the performance of the Local Plan planning policies in the Borough.
- 2.3 At the time of writing, there are currently two pieces of data that are outstanding. This is data on planning applications where the Environment Agency has commented on, or objected to, applications due to flood risk being an issue. The other set of data is the figure for the number of Employment and Skill Plans obtained during the reporting period. This information will be included within the final published AMR.

### **3 Monitoring of the Local Development Scheme (LDS)**

- 3.1 The LDS was updated in January 2020 and sets out the approach and timetable the council will follow in the preparation and adoption of planning policy documents. The council is required to keep the LDS up to date.
- 3.2 This 'Refined Issues and Options' document seeks to build upon the outcomes of the initial consultation from 2018. This document takes account of recent key changes and trends that those who live and work in Test Valley will face in the future, together with how best to deal with them. The Refined Issue and Options document was published for public consultation in July 2020, with amended consultation arrangements in light of coronavirus. The public consultation period ran till the end of August and Council is now considering the responses.
- 3.3 The previous Local Development Scheme, included provision for a specific Gypsy and Traveller DPD to be produced separate to the next Local Plan. This will be reviewed and a decision will need to be taken as to whether to prepare a separate DPD or include provision for this community within the next Local Plan. The Council has commissioned consultants to study the level of need within the Borough.
- 3.4 An updated Sustainability Appraisal Scoping Report has been published for consultation between 24 July and 4 September 2020 and approved on 4 November 2020<sup>1</sup>, this incorporates the Strategic Environmental Assessment (SEA). The Scoping Report has been prepared by the Council as part of the sustainability appraisal, and seeks to cover the scope of most emerging DPDs and SPDs. This is the first stage of the sustainability appraisal and considers the scope of the appraisal process. It includes a review of other relevant plans, policies and programmes; baseline / background information; identification of sustainability issues and a series of sustainability objectives that will be considered when preparing DPDs. Sustainability Appraisals are intended to aid in promoting sustainable development (including social, economic and environmental objectives) in the preparation of certain planning documents.

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<sup>1</sup> This was taken out of the monitoring period.

- 3.5 The Strategic Housing and Economic Land Availability Assessment (SHELAA) document is an important component of the evidence base for the Test Valley Local Development Framework (LDF). It seeks to identify and assess land available with housing and economic potential to inform future allocations for housing and employment. The latest SHELAA was published in June 2020.
- 3.6 A new Affordable housing SPD was adopted in September 2020 following consultation between August and October 2019. The purpose of this Supplementary Planning Document (SPD) is to provide advice on how the Council's affordable housing policy, as set out in Policy COM7 and COM8: Affordable Housing of the Test Valley Borough Revised Local Plan DPD 2011 – 2029 (RLP), is to be implemented. It does not introduce new policy but supplements existing policies in the Council's adopted RLP (and policy COM9 in this context).
- 3.7 The Council's Corporate Plan 'Investing in Test Valley' 2019-2023 and beyond set an objective of investing in communities. This is being actioned through supporting Parishes to undertake neighbourhood planning and other forms of community planning, and to provide opportunities for communities to work more closely with the Council in the review of the Local Plan.
- 3.8 The Goodworth Clatford Neighbourhood Plan 2018-2029 is currently the only completed Neighbourhood Plan in the Borough and was approved following a community referendum in March 2019. The Thrupton Neighbourhood Plan and the Chilbolton Neighbourhood Plan have both been through an independent examination, and are ready to go to a community referendum but this has been delayed because of the Pandemic. The Charlton Neighbourhood Plan is also at the independent examination stage. There are a further 11 plans that are underway in the Borough.

#### **4 Monitoring the Local Plan**

- 4.1 The Localism Act 2011 enables local authorities to choose what targets and indicators to include in their monitoring, whilst ensuring that they are presented in accordance with relevant UK and EU legislation (including that expected to be saved post BREXIT, becoming 'retained EU law').
- 4.2 The AMR includes three types of indicators: a) Contextual Indicators, which help describe the general context of the local planning authority area e.g. resident population; b) Core Output Indicators, which were identified by the Ministry of Housing, Communities and Local Government (MHCLG) and must be reported on by all local planning authorities to give a consistent assessment of the impact of planning policy implementation; and c) Local Output Indicators, which are identified by the Council itself as they are specific to the local authority to help monitor aspects of local planning policy, not covered by the Core Indicators. These are continued in the current AMR for consistency. The general themes which emerge from the indicators are set out below.

- 4.3 Part Two of the AMR is structured to follow the Local Plan chapters for ease of reference. The general themes which emerge for the indicators are set out below.
- 4.4 To assist with monitoring and identifying long term trends, each target within the AMR will have a 'traffic light' system to indicate how well the Council has done in achieving the target set out. Please see Appendix 1 of the AMR, for the list of all core indicators and the latest performance position.

## **5 Core Indicators**

- 5.1 The Core Indicators record housing completions, percentage on previously developed land (PDL), net additional pitches (Gypsy and Traveller) and affordable housing completions.

### *Housing Land Supply*

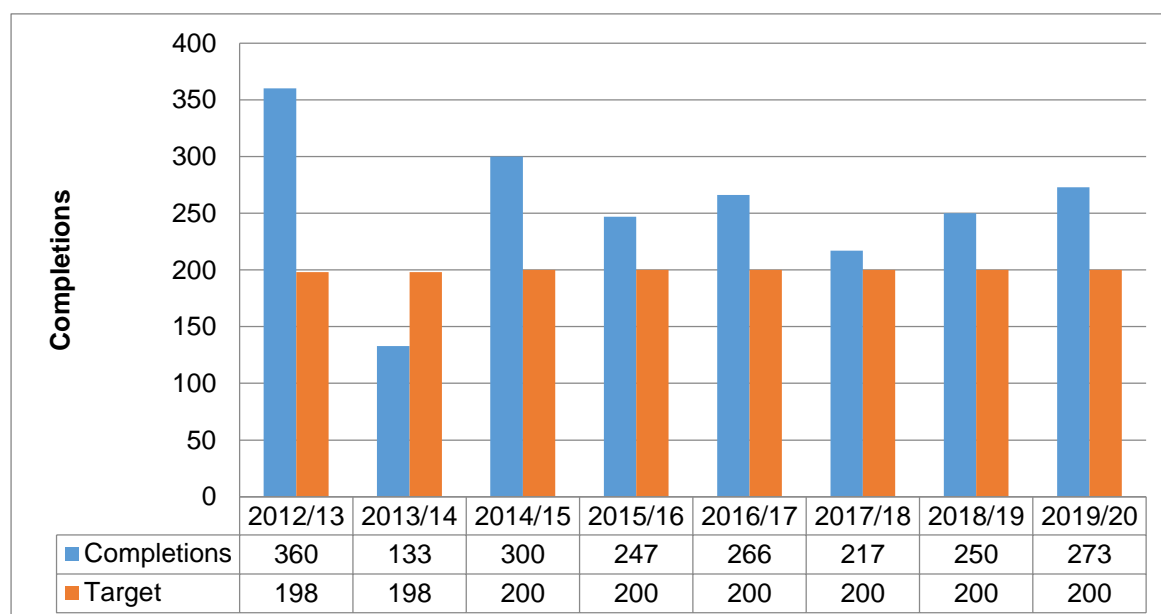
- 5.2 In 2019/20 948 dwellings were completed in Test Valley, 669 in Northern Test Valley (NTV) and 279 in Southern Test Valley (STV). Housing completions have increased this year compared to 2018/19 when 809 dwellings were completed, with 560 in NTV and 249 in STV. The 2019/20 figures are above the annual average housing requirement as set out in the adopted Local Plan of 588. Completions fluctuate on a year by year basis, primarily due to the phasing of delivery on the large sites.
- 5.3 Paragraph 73 of the National Planning Policy Framework 2019 (NPPF) states that local planning authorities should identify and update annually, a supply of specific deliverable sites to provide a minimum of five years' worth of housing against their housing requirement with an additional buffer of 5%. Where there is a record of significant under delivery over the last three years, a buffer of 20% should be applied to provide a realistic prospect of achieving the planned supply.
- 5.4 In Test Valley a 5% buffer is applied to the housing land supply figures. Table 1 below illustrates historic completions in the Borough in recent years and how these completions compare to the annual housing requirement of the adopted Local Plan. Policy COM1 (Housing Provision 2011-2029) has produced a housing target of 194 dwellings per annum (dpa) for STV and 394 (dpa) for NTV.

Table 1 Housing Completions (2012/13-2019/20)

	STV	% of Local Plan Requirement	NTV	% of Local Plan Requirement	Total
2011/12	86	43	437	110	523
2012/13	203	105	467	119	670
2013/14	183	94	359	91	542
2014/15	212	109	668	170	880
2015/16	338	174	666	169	1,004
2016/17	240	124	651	165	891
2017/18	194	100	599	152	793
2018/19	249	128	560	142	809
<b>2019/20</b>	<b>279</b>	<b>144</b>	<b>669</b>	<b>170</b>	<b>948</b>

- 5.5 Figure 1 below, displays affordable housing completions for over an eight year period and how they compare to the annual affordable housing target, which comes corporately from the Test Valley Housing Strategy. The graph below demonstrates that Test Valley were significantly over their affordable housing target.

Figure 1: Affordable Housing Completions (2012/13-2019/20)



*Northern Test Valley (NTV) Five Year Housing Land Supply*

- 5.6 For the current plan period to date there is a positive balance between completions and the annualised requirement of 1,530 dwellings, with a negative balance of 484 dwellings for the period linked to the South East Plan (prior to 2011). Summing these figures there is a net positive balance of 1,046 dwellings for the period 2006/07 to 2019/20. The Housing Land Supply position for NTV is 6.27 years as at 1 April 2020.

*Southern Test Valley (STV) Five Year Housing Land Supply*

- 5.7 For the current plan period to date there is a positive balance between completions and the annualised requirement of 238 dwellings, with a negative balance of 421 dwellings for the period of the South East Plan (prior to 2011). Summing these figures there is a net negative balance of 183 dwellings for the period 2006/07-2019/20. The Housing Land Supply position for STV is 5.26 years as at 1 April 2020.

#### *New Homes Bonus*

- 5.8 The New Homes Bonus which began in April 2011 is a financial allocation from Government to local authorities based on the increases in the Council Tax base. This increase is based upon new housing development, conversions to residential and long term empty residential properties brought back into use.
- 5.9 TVBC will receive a total of £993,358 in New Homes Bonus in 2020/21. This comprises a main grant of £939,598 and £53,760 affordable homes premium. Taking account of the rolled forward grants from previous years which continues to be payable (£2,567,467) gives a total grant award of £3,560,825. The funds have been allocated on the basis of 849 properties being completed, of which: 843 were new properties, 6 empty properties brought back into use, and 192 affordable units. The latter two categories receive a premium payment.

#### *Gypsies and Travellers*

- 5.10 During the reporting period, no gypsy and traveller sites or travelling showpeople sites were granted permission.

#### *Business Development*

- 5.11 These indicators related to the amount of land development for employment uses, the amount which is on previously developed land, and the amount of land available (i.e. that with planning permission).
- 5.12 In the reporting period 12,694sqm of employment floorspace was completed of which 50.7% was on previously developed land.
- 5.13 There are 75.06 hectares of available employment land in the Borough, an increase from 70.89 hectares that were available during the last reporting period.

#### *Environmental Quality*

- 5.14 These indicators relate to flooding, water quality, biodiversity and renewable energy. The Council's Building Control records indicate that there were no applications for solar panel and solar thermal system installations.

- 5.15 As at March 2020, 88.85% of Sites of Special Scientific Interest (SSSIs) in Test Valley were within the top two categories, 'Favourable and 'Unfavourable'. There has been no change since the previous reporting period.

## **6 Local Indicators**

- 6.1 The AMR monitors a number of local indicators, including public open space provision, recycling and performance of town centres based on monitoring shop frontage.

### *Public Open Space*

- 6.2 The Council has received £215,273 in financial contributions towards future provision during 2019/20. This figure has increased from £58,814 which was obtained in the reporting period 2018/19.

- 6.3 This year £75,674.18 was paid out to parish councils for the provision of public open space projects, which has decreased from £102,638 paid out in 2018/19.

### *Waste*

- 6.4 The percentage of household waste recycled in the Borough has increased during the reporting period from 34.5% in 2018/19 to 35.5% in 2019/20. The recycling target for both years was 34%, and has been exceeded for both reporting years. The Council's Recycling Stars campaign continues and it is anticipated that this combined with other initiatives will continue to increase our recycling rate.

### *Andover Primary Shopping Area*

- 6.5 The AMR monitors the uses of units within the Primary Shopping Area. Although the figures are taken from outside of the reporting period (April 2019-March 2020) October 2020 has been included as the latest available data. The shop frontages monitoring reveals that in October 2020 overall 37.6% of non-A1 uses (A2 Financial & Professional Services, A3 Food & Drink, A4 Drinking Establishments and A5 Hot Food Takeaways) were within the Primary Shopping Frontages.

- 6.6 For October 2019, 36% of units were non-A1 use within the Primary Shopping Frontage.

- 6.7 In October 2020, overall 37 units (17%) within the Primary Shopping Frontages were vacant, this is a sharp increase from last year of 11.51%.

### *Romsey Primary Shopping Area*

- 6.8 Shop frontage monitoring has shown that overall 41% of units were non-A1 use in October 2020, this is an increase of 2% from October 2019 with 39%.

- 6.9 The number of vacant units in Romsey have increased from 9 to 11 between October 2019 and October 2020, representing 5.36% of all units.

*Stockbridge Local Centre*

- 6.10 We have continued to monitor the mix of uses and vacancies in Stockbridge High Street, following its designation as a local centre in the Local Plan. In October 2020 there were 4 vacant units, representing 4% of all units, an increase of 1 from 2019.

**7 Conclusions**

- 7.1 The Borough is continuing to perform well in a number of areas, in context of Output Indicators as shown in Appendix 1 of the AMR. Affordable housing completions in 2019/20 are higher than the annual Corporate Plan target compared to completions in 2018/19. Housing completions overall, have increased compared to the previous year and surpassed the Local Plan housing requirement. The amount of employment land being lost to residential development has decreased. There has been a recent increase in the number of vacant units in the town centres, this is considered due to the popularity of online shopping and the economic impact of Covid 19. Actions on the future of our town centres will be taken forward through both the Andover and Romsey Masterplans.

- 7.2 The AMR will be published on the Council’s website prior to Christmas.

- 7.3 The committee are requested to note the content of the report.

<u>Background Papers (Local Government Act 1972 Section 100D)</u>			
None			
<u>Confidentiality</u>			
It is considered that this report does not contain exempt information within the meaning of Schedule 12A of the Local Government Act 1972, as amended, and can be made public.			
No of Annexes:	1		
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File Ref:	pp1.3		
Report to:	OSCOM	Date:	9 December 2020