

Authority's Monitoring Report 2020-2021

Report of the Head of Planning Policy and Economic Development

Recommended:

That the Test Valley Borough Council's Authority Monitoring Report for 1 April 2020 to 31 March 2021 be noted and endorsed.

SUMMARY:

- This report considers the findings from this year's annual Authority Monitoring Report 2020/21. 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 2020 and 31 October 2021.

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 2020 to 31 March 2021. This report is the seventeenth monitoring report for the Borough. It is the ninth AMR to be produced by Test Valley Borough Council. 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 Adopted Local Plan planning policies in the Borough.

3 Monitoring of the Local Development Scheme (LDS)

- 3.1 The Local Development Scheme (LDS) was approved in January 2020, including an update to the timetable for preparing planning policy documents. An updated Local Development Scheme was approved by the Cabinet on 29 September 2021.
- 3.2 The Refined Issue and Options Local Plan document was published for public consultation in July 2020, with amended consultation arrangements in light of restrictions brought on by the Covid 19 pandemic. This 'Refined Issues and Options' document sought to build upon the outcomes of the initial consultation from 2018. This document took into account key changes and trends to those that live and work in Test Valley and any changes they will face in the future, together with how best to deal with them. The public consultation period ran till the end of August and the Council is 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.. The Council has commissioned consultants to study the level of need within the Borough. It is intended the need and provision for this community will be considered within the next Local Plan however this does depend upon the outcomes of the review of the evidence base.
- 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, 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.

- 3.5 The Strategic Housing and Economic Land Availability Assessment (SHELAA). The SHELAA document is an important component of the evidence base for the next Test Valley Local Plan. It seeks to identify and assess land which landowners and developers are willing to make available to inform potential future allocations for housing and employment. It also 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 November 2021 and can be found on the TVBC website. The Council has also undertaken a call for sites for a new Green Land Availability Assessment (GLAA).
- 3.6 An 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 of the adopted Local Plan is to be implemented.
- 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 Borough now has five 'made' neighbourhood plans: Goodworth, Clatford, Thrupton, Upper Clatford, Chilbolton and Charlton Neighbourhood Plans, which were all approved following community referenda. The West Dean and West Tytherley Neighbourhood Plan is at Independent Examination, and Houghton Neighbourhood Plan is awaiting Examination. There are a further 8 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 'retained EU law' which is now part of domestic legislation.
- 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) (Now Department for Levelling Up, Housing and Communities (DLUHC) and used to have to be reported on by all local planning authorities to give a consistent

assessment of the impact of planning policy implementation (we have continued to include these as they are helpful for monitoring the Local Plan); 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 2020/21, 879 dwellings were completed in Test Valley, 542 in Northern Test Valley (NTV) and 337 in Southern Test Valley (STV). Overall housing completions have decreased this year compared to 2019/21. There were 948 dwellings completed in Test Valley in 2019/20 with 669 in NTV and 279 in STV. The 2020/21 figures are above the annual average housing requirement as set out in the adopted Local Plan
- 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.

Northern Test Valley (NTV) Five Year Housing Land Supply

- 5.6 The Housing Land Supply position for as at 1 April 2021 is still being finalised at the point of writing of the report. If possible, a verbal update will be given at the meeting. The 2021 HLS will be published within the AMR and Housing Implementation Strategy once available in due course later in December.

New Homes Bonus

- 5.7 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.
- 5.8 TVBC received 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 2021/22 grant income (using changes in the tax base/delivery of homes between October 2019 and October 2020), was based on 866 homes, of which 891 were new properties minus 25 empty properties; and 305 affordable units.

Gypsies and Travellers

- 5.9 During the reporting period, no gypsy and traveller sites or travelling show people sites were granted permission.

Business Development

- 5.10 These indicators related to the amount of land developed for employment uses, the amount which is on previously developed land, and the amount of land available (i.e. that with planning permission).
- 5.11 In the reporting period 26,080sqm of employment floorspace was completed of which 66% was on previously developed land.
- 5.12 There are 60.66 hectares of available employment land in the Borough, a decrease from 75.06 hectares that were available during the last reporting period.

Environmental Quality

- 5.13 These indicators relate to flooding, water quality, biodiversity and renewable energy. The Council's Building Control records indicate that in 2021, 34

Competent Persons ¹applications for solar panels were made in comparison to 2020 where 46 Competent Persons applications were made. In 2021 3 Thermal systems were installed in the borough.

- 5.14 As at March 2021, 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 There were no public open space contributions for this reporting year and this was due to the trigger points of applications not being reached or failure to notify the council of such triggers. The figure for the last reporting year was £215,273.
- 6.3 This year a total of £5950.34 was paid out to Parish Councils, £2,470.04 – Barton Stacey PC and £3,480.30 to Amport PC. This is a decrease from the 2019/20 payment total of £75,674.18.

Waste

- 6.4 The recycling rate for the 2020/21 recording period within the Borough is 36.9% which has increased from the previous rate of 35.5% for 2019/20. The recycling target for the Borough for 2020/21 was 36%, meaning the target has been surpassed for the recording period. The Council's Recycling Stars campaign has continued to grow and develop and it is hoped that this, combined with an improving economic situation and an improved garden waste collection service, will continue to increase the recycling rate in the borough.

Andover Primary Shopping Area

- 6.5 The AMR monitors the uses of units within the Primary Shopping Area. The shop front survey was conducted in October 2021, outside of the AMR reporting period and reflects use classes in policies LE12 and LE13. The government has made subsequent changes to the use classes in the Use Classes Order. The current Use Classes were last updated on 1 September

¹ A competent person can self-certify certain works, (Electric, Gas, Heaters etc.) if they work in the building trade as an installer. Instead of getting building regulations approval.

2020. Find the full list of new and revoked use classes on the Planning portal.

¹

- 6.6 The shop frontages monitoring reveals that in October 2021 overall 37.73% 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.
- 6.7 For October 2020, 37% of units were non-A1 use within the Primary Shopping Frontage.
- 6.8 In October 2021, 41 overall units (14.6%) within the Primary Shopping Frontages were vacant, this is a decline by 2.33% from last year's figure of 16.97%.

Romsey Primary Shopping Area

- 6.9 Shop frontage monitoring has shown that overall 41.42% of units were non-A1 use in October 2021, this is a slight increase of 0.42% from October 2020 with 41%.
- 6.10 The number of vacant units in Romsey has decreased from 9 to 7 between October 2020 and October 2021, representing 3.74% of all units.

Stockbridge Local Centre

- 6.11 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 2021 there were 2 vacant units, representing 2.02% of all units, a decrease from 4% in 2020.

7 Conclusions

- 7.1 The Borough is continuing to perform well in a number of areas, in context of Core Output Indicators as shown in Appendix 1 of the AMR. Affordable housing completions in 2020/21 are higher than the annual Corporate Plan target compared to completions in 2019/20. Housing completions overall, have decreased compared to the previous year but still surpassed the Local Plan housing requirement. The amount of employment land being lost to residential development has increased. There has been a recent decrease in the number of vacant units in the town centres, as many businesses opened up after the two national lockdowns. Actions on the future of our town centres will be taken forward through both the Andover and Romsey Masterplans.

¹ [Use Classes | Change of use | Planning Portal. https://www.planningportal.co.uk](https://www.planningportal.co.uk)

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

7.3 The committee are requested to note and endorse 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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