

# North Tyneside Council

## Report to Head of Environment, Housing and Leisure

**DATE: 4 March 2019**

### Officer Delegated Decision Report

**Title:** Local Plan and Authority  
Monitoring Report 2017/18

<b>Portfolio:</b>	<b>Deputy Mayor</b>	<b>Cabinet Member:</b>	<b>Councillor Bruce Pickard</b>
<b>Report from Service Area:</b>	<b>Environment, Housing and Leisure</b>		
<b>Responsible Officer:</b>	<b>Martin Craddock – Principal Planning Officer</b>	<b>Tel: (0191) 643 6329</b>	
<b>Wards affected:</b>	<b>All Wards</b>		

## **PART 1**

### **1.1 Executive Summary:**

This report seeks approval of the Authority Monitoring Report (AMR) 2017/18 in accordance with the delegated authority granted to the Head of Environment, Housing and Leisure by Cabinet at its meeting of 12 February 2018.

The AMR sets out a range of monitoring information related to the delivery and implementation of the North Tyneside Local Plan as adopted in July 2017 and a range of other supplementary planning documents. The preparation and publication of an AMR on at least an annual basis is a requirement of the Town and Country Planning (Local Planning) Regulations 2012 and is key to understanding the continued effectiveness of the Local Plan. Regular monitoring enables early identification of potential issues in Plan delivery and emerging requirements for future review.

This AMR is the second report to be published since adoption of the Local Plan in July 2017. Reflecting this early stage in implementation of the Local Plan, no key issues are identified within this AMR in relation to delivery of the Local Plan. However, it is noted that all documents identified within the Authority's Local Development Scheme have now been completed. In accordance with Government requirements for review of Local Plans at least once every five years consideration of a new Local Development Scheme to establish the Authority's future programme for development plan preparation should be considered within the next 12 months.

### **1.2 Recommendation:**

It is recommended that the Head of Environment, Housing and Leisure:

- (1) note the findings of the 2017-18 Authority Monitoring Report; and
- (2) approve publication of the 2017-18 Authority Monitoring Report

### **1.3 Forward Plan:**

Twenty eight day's notice of this report has been given and it first appeared on the Forward Plan that was published on 11 January 2019.

### **1.4 Council Plan and Policy Framework**

The Authority Monitoring Report provides an annual update on delivery and implementation of the Authority's Local Plan and its other supporting documents. Collectively, these are key mechanisms to delivering a number of the objectives of the Our North Tyneside Plan 2018-20, including:

- Our people will be listened to, ready for work and life be ready for school, be healthy and well;
- Our places will be great places to live, offer a good choice of quality housing, provide a clean, green, healthy, attractive, safe and sustainable environment, be a thriving place of choice for visitors, be great places to live;
- Our economy will grow by supporting new businesses and building on our strengths, continue to support investment in our business parks, units and town centres, be business friendly, ensuring the right skills and conditions are in place to support investment.

As a development plan for the Authority, the Local Plan is part of the Authority's Policy Framework and as such is subject to the Budget and Policy Framework Procedure Rules. Monitoring Reports identify the effectiveness of Local Plan policy and provide a tool to inform consideration of future policy review and development.

### **1.5 Information:**

#### **1.5.1 Background**

1.5.2 This Annual Monitoring Report (AMR) 2017/18 monitors the effectiveness of planning policies and how they are being implemented in practice. The annual publication of information regarding the delivery of development and preparation of planning documents in North Tyneside is a statutory requirement. The AMR 2017/18 presented in this report is the second to be prepared since the North Tyneside Local Plan was adopted in July 2017. The previous AMR for 2016/17 was published in accordance with this statutory requirement in February 2018.

1.5.3 The arrangements for monitoring the policy of the Local Plan and reporting of monitoring information through the AMR were outlined in the report to Full Council regarding adoption of the Local Plan on 20 July 2017. In accordance with these arrangements AMR 2016/17 was reported to Cabinet on 12 February 2018. Cabinet at this meeting agreed to give delegated authority to the Head of Environment, Housing and Leisure in consultation with the Cabinet Member for Housing and Transport, the Cabinet Member for Finance and Resources, the Deputy Mayor and the Head of Law and Governance to note the findings and approve publication of future Authority Monitoring Reports.

#### **1.5.4 Summary of the matters considered within the AMR**

1.5.5 The Town and Country Planning Regulations (Local Planning) (England) 2012 require at Regulation 34 that as a minimum an Authority's AMR provide an update on the

preparation of Local Plan and Supplementary Planning documents included within the Authority's Local Development Scheme. AMRs are also required to report the number of additional dwellings built in its area or any part of its area in relation to the relevant adopted policy of the Authority.

- 1.5.6 In addition the AMR must set out details of any neighbourhood development order or a neighbourhood development plan where these have been made. Where a Community Infrastructure Levy charge has been adopted by the Authority, the AMR must report the total CIL receipts for the reported year and total CIL expenditure. It should also summarise CIL expenditure during the reported year including and the total amount of CIL receipts retained at the end of the reported year.

1.5.7 Preparation of Local Plan, Supplementary Planning Documents (SPDs)

- 1.5.8 The AMR contains information on progress towards the milestones in preparation of planning documents set out in the latest Local Development Scheme (LDS), agreed by Cabinet in October 2016. The following documents are in preparation or have recently been completed and adopted and are reviewed within the AMR 2017/18:

1.5.9 **North Tyneside Local and Policies Map**

Stage	LDS 2016 Target	Performance
Adoption	March 2017	Adopted July 2017

1.5.10 **Transport and Highways SPD**

Stage	LDS 2016 Target	Performance
Adoption	November 2016	Adopted May 2017

1.5.11 **Planning Obligations Supplementary Planning Document**

Stage	LDS 2016 Target	Performance
Formal Consultation on draft SPD	May to June 2017	August to Oct 2017
Adoption	December 2017	March 2018

- 1.5.12 The draft Planning Obligations SPD for consultation was considered by Cabinet alongside the Community Infrastructure Levy (CIL) Draft Charging Schedule in August 2017. The responses received were considered and revisions made to the SPD before the final SPD was approved by Cabinet at its meeting of 12 March 2018.

1.5.13 **Local Register of Buildings and Parks SPD**

Stage	LDS 2016 Target	Performance
Adoption	February 2018	February 2018

- 1.5.14 The draft Local Register SPD was published for consultation between November 2017 and January 2018. Having reviewed the responses received the SPD adopted by Cabinet on 12 February 2018.

1.5.15 **Design Quality SPD**

Stage	LDS 2016 Target	Performance
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Formal consultation on revised draft SPD	November to December 2017	February to April 2018
Adoption	February 2018	May 2018

1.5.16 Preparation of a draft SPD included extensive engagement with officers within the Authority and public consultation during early 2018. Cabinet adopted the proposed Design Quality SPD on 14 May 2018.

#### 1.5.17 Number of dwellings delivered in the Authority area

1.5.18 Within the adopted Local Plan 2017 the policy S4.4(a) establishes the adopted housing requirement for North Tyneside as 16,563 additional dwellings over the period 2011 to 2032. This is an overall average of 790 dwellings per year but the policy allows for a phased housing requirement. The annual requirement from 2011/12 to 2017/18 is set out in Table 1 below.

1.5.19 Policy S4.2 a) of the Local Plan requires the Authority to maintain a sufficient supply of housing land in order to ensure delivery of its housing requirement. Where monitoring indicates the number of completed dwellings falls below the cumulative target the Authority is required to prioritise housing land supply and undertake appropriate actions to support delivery.

1.5.20 Table 1 below outlines the delivery of housing in North Tyneside in each year since 2011/12.

**Table 1: Housing delivery in North Tyneside 2011/12 to 2017/18**

	<b>Annual Local Plan Requirement</b>	<b>Dwellings built (net)</b>	<b>Cumulative performance against local plan requirement</b>
<b>2011/12</b>	550	391	-159
<b>2012/13</b>	550	450	-259
<b>2013/14</b>	550	379	-430
<b>2014/15</b>	550	414	-566
<b>2015/16</b>	550	536	-580
<b>2016/17</b>	740	799	-521
<b>2017/18</b>	740	965	-296

1.5.21 As can be seen in Table 1, during the last two monitoring years 2016/17 and 2017/18 the number of dwellings built in the year exceeded the annual Local Plan requirement. However, past under delivery means there remains an overall shortfall of 296 dwellings against the Local Plan requirement. Since 31 March 2018 quarterly monitoring of housing delivery indicates another strong year for housing delivery in 2018/19. However, to achieve the overall target for delivery of 16,563 dwellings by 2032, North Tyneside will need to continue to exceed the annual target to address the cumulative performance shortfall.

1.5.22 Looking forwards over the next five years the Authority can identify a five year supply of housing against its requirements. The housing trajectory included within the AMR 2017/18 highlights that from 1 April 2018 to 31 March 2019, the Authority is able to identify a supply of 6.1 years housing land supply.

#### 1.5.23 Key actions to support and increase housing delivery

1.5.24 Since 2016/17 levels of housing delivery have seen an overall improvement and the current trend indicates that the Authority is on track to meet its housing requirements. Key actions to address the under delivery of housing since 2011 have included most notably adoption of the North Tyneside Local Plan in 2017 and allocation of sufficient land for housing development. This includes in particular the strategic housing allocations of Murton Gap and Killingworth Moor and a significant number of brownfield allocations across the borough.

1.5.25 Further key actions already undertaken to support and enable an increase in housing delivery in North Tyneside include the adoption of Masterplans for both strategic allocations in December 2017. Undertaken in accordance with policy S4.4 c), adoption of the Masterplans is a key step to supporting the delivery of housing in the borough.

#### 1.5.26 Neighbourhood development order or a neighbourhood development plan

1.5.27 There are no adopted neighbourhood development orders in the borough. At this time there are no formally established Neighbourhood Forums in the borough and no adopted Neighbourhood Plans. The Fish Quay Neighbourhood Plan Supplementary Planning Document (SPD) was prepared by the local community and adopted in 2013. As an SPD the Fish Quay Neighbourhood Plan is not a development plan document. However, the key policy priorities established through the SPD have been adopted as Local Plan policy AS8.12 Fish Quay and New Quay.

#### 1.5.28 Community Infrastructure Levy (CIL) Charging Schedule

1.5.29 Through 2017/18 the Authority undertook preparation of CIL for its area and CIL came into effect on 14 January 2019. Whilst adoption of CIL falls outside the 2017/18 monitoring period its progress represents a notable development since publication of the last AMR in February 2018. The CIL Charging Schedule will not form part of the development plan, but will be subject to consultation and independent examination as if it were a development plan document. Delivery of CIL was later than anticipated as progress towards adoption of the Local Plan moved from March 2017 to July 2017 that led to postponement of the consultation on a Draft Charging Schedule in 2017.

Stage	LDS 2016 Target	Performance
Submission to CIL Examiner	July 2017	May 2018
CIL Examination	September 2017	August 2018
Adoption	December 2017	November 2018

#### 1.5.30 Next Steps

1.5.31 Following presentation of this report and Cabinet approval the AMR 2017/18 will be published on the planning pages of the Authority's web site.

1.5.32 The timetable for the future review of adopted development plan and supplementary planning documents requires agreement through a revised Local Development Scheme. This will be considered and approved in accordance with the delegated authority afforded by Cabinet in October 2016 to the Head of Environment, Housing and Leisure in consultation with Cabinet Member for Housing and Transport, the Deputy Mayor and the Head of Law and Governance.

## **1.6 Decision options:**

The following decision options are available for consideration:

### Option 1

Agree with the recommendations as set out at paragraph 1.2 of this report.

### Option 2

Do not approve the recommendations as set out at paragraph 1.2 of this report and seek amendments to the AMR prior to its publication.

Option 1 is the recommended option.

## **1.7 Reasons for recommended option:**

Option 1 is recommended for the following reasons:

- The AMR provides a factual analysis of the delivery of development plan documents and monitoring of development in North Tyneside.
- The Authority would fail to fulfil its statutory duty if it did not publish updated monitoring information on at least an annual basis.

## **1.8 Appendices:**

Appendix 1: Authority Monitoring Report 2017/18

## **1.9 Contact officers:**

Martin Craddock, Principal Planning Officer (0191 643 6329)  
Jackie Palmer, Planning Manager (0191 643 6336)  
Colin MacDonald, Regulatory Services Manager (0191 643 6620)

## **1.10 Background information:**

The following background information has been used in the compilation of this report and is available at the office of the author:

1. [Planning and Compulsory Purchase Act 2004](#)
2. [Planning Act 2008](#)
3. [Localism Act 2011](#)
4. [Town & Country Planning \(Local Planning\)\(England\) Regulations 2012](#)
5. [The North Tyneside Local Development Scheme \(October 2016\)](#)
6. [Statement of Community Involvement 2013](#)
7. [Authority Monitoring Report 2015/16, February 2017](#)
8. [North Tyneside Local Development Scheme, Report to Cabinet 17 October 2016](#)
9. [Adoption of the North Tyneside Local Plan, Report to Full Council 20 July 2017](#)
10. [North Tyneside Local Plan Implementation and Monitoring Framework, June 2016](#)
11. [North Tyneside Local Plan \(2017\)](#)
12. [Annual Monitoring Report 2016/17](#)

## **PART 2 – COMPLIANCE WITH PRINCIPLES OF DECISION MAKING**

### **2.1 Finance and other resources**

There are no costs associated with publication of the AMR 2017/18 on the Authority's website. Staff resource for preparation of the AMR is met within existing budgets.

### **2.2 Legal**

Publication of an Authority Monitoring Report on at least an annual basis is a statutory duty under the Town and Country Planning (Local Planning) (England) Regulations 2012. The content of the AMR would fulfil this duty.

### **2.3 Consultation/community engagement**

#### **2.3.1 Internal Consultation**

Preparation of the AMR has involved engagement with service providers, officers of the Authority where information on specific indicators has been required. Engagement has also been carried out in accordance with the consultation outlined through the delegated authority provided by Cabinet.

#### **2.3.2 External Consultation/Engagement**

No external engagement has been necessary in preparation of the AMR. No engagement is required to publish the AMR.

### **2.4 Human rights**

There are no human rights implications directly arising from this report.

### **2.5 Equalities and diversity**

There are no direct implications arising from this report.

### **2.6 Risk management**

The AMR provides monitoring for the implementation of Local Plan policy and other planning documents. This provides an important tool to manage risks associated with implementation of the Local Plan and would identify any potential issues to support implementation or review of the Local Plan. The risks associated with the preparation of the Local Plan have previously been assessed.

## 2.7 Crime and disorder

There are no direct implications arising from this report.

## 2.8 Environment and sustainability

There are no environment and sustainability implications arising directly from this report.

### PART 3 - SIGN OFF

- Chief Executive ☐
- Head(s) of Service ☐
- Mayor/Cabinet Member(s) ☐
- Chief Finance Officer ☐
- Monitoring Officer ☐
- Head of Corporate Strategy and Customer Service ☐