

## BRECKLAND DISTRICT COUNCIL

**Report of:** Mark Kiddle-Morris, Executive Member for Assets and Strategic Development

**To:** Cabinet: 31 July 2012

**(Author:** Sarah Robertson, Planning Policy Officer (Capita Symonds))

**Subject:** Annual Monitoring Report 2012

**Purpose:** The purpose of this report is to advise Members of the contents of the Annual Monitoring Report for the 2011/2012 financial year.

### **Recommendation(s):**

It is recommended that Cabinet note the contents of this report.

## **1. BACKGROUND**

1.1 Local Authorities are required under Section 35 of the Planning and Compulsory Purchase Act (2004) (as amended) to produce an Annual Monitoring Report (AMR). This reports on the progress and implementation of policies contained within the Council's Local Development Framework. Data contained within the AMR covers the period of the 2011/12 financial year and follows the key strategic themes as set out within the Core Strategy of: housing, employment, retail, natural resources, the environment and accessibility. Furthermore, the AMR also provides the opportunity to update the Council's Local Development Scheme to reflect changes to the timetable for the production of local development documents.

1.2 The following paragraphs summarise the key findings from the latest AMR, which is provided in full at Appendix A of this report.

### Housing

1.3 In total 346 new dwellings were completed within Breckland in the last financial year, this represents a decrease in the completion rate from previous years. Of the completed dwellings 66 dwellings were affordable in tenure, which equates to 19% of all units developed.

1.4 The housing trajectory contained within the AMR suggests that a step change will be needed in delivery rates if Breckland is to meet its housing targets contained within the adopted Core Strategy and Development Control Policies DPD. This will see delivery rates rise to over 1,000 dwellings per year for nine years within the plan period. The delivery rates peak at 1175 dwellings in 2018/2019. However, it is worth noting that the majority of this growth is being planned for through the two area action plans, and the Site Specific Policies and Proposals DPD.

### Employment

1.5 The past financial year has seen significant increases in Employment floorspace which in total amount to 21,036sqm. A significant quantum of the new employment floor space (11,798sqm) has been completed on the Snetterton Heath General Employment Area, as new B8 storage units.

### Retail and Town Centres

- 1.6 Floorspace surveys have been carried out within each of the five market towns within the District. Over the past monitoring year, the District has seen an increase in A1 floorspace by 251sqm, however the amount of A1 floorspace is not as high as the 2007/8 levels. Vacant floorspace has decreased in all towns with the exception of Dereham, which has seen an increase from 23 vacant units in 2011 to 43 vacant units in 2012.

### Natural Resources

- 1.7 Breckland's Core Strategy through Core Policy CP8 aims to minimise the loss of natural resources within the District. The majority of development in the past financial year has occurred on brownfield land, however 89 dwellings have been developed on some 8.09 hectares of greenfield land. In future years the amount of greenfield land required for development will increase, due to the limited amount of brownfield land available within the District, and the significant growth being planned for through the Local Development Framework.

### Environment

- 1.7 The statuses of SSSI's within Breckland are monitored by Natural England. There has been limited change in the condition of SSSI's in the District over the past financial year, however there has been a gradual decline in their condition since 2007.

### Local Development Scheme

- 1.8 The Local Development Scheme (LDS) provides the timeline for the delivery of Local Development Documents. Significant progress has been made over the past financial year, including the Public Examination and adoption of the Site Specific Policies and Proposals DPD and the Public Examination of the Thetford Area Action Plan DPD.
- 1.9 The AMR contains recommended changes to the LDS at Chapter 7. It proposes to include a timeframe for the Community Infrastructure Levy and the review of the adopted Core Strategy and Development Control Policies DPD, which (due to changes in the legislation) will now form a Local Plan.

## **2. OPTIONS**

To note the contents of this report.

## **3. REASONS FOR RECOMMENDATION(S)**

Local Authorities are required to produce an Annual Monitoring Report which analyses progress of Local Development Documents. It is recommended that Cabinet note the contents of this report

## **EXPECTED BENEFITS AND TIMELINES**

Breckland Council will meet the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004.

## **4. IMPLICATIONS**

### **4.1 Carbon Footprint & Environmental Issues**

### **4.2 Constitution & Legal**

### **4.3 Contracts**

### **4.4 Corporate Plan**

- 4.5 **Crime and Disorder**
- 4.6 **Equality and Diversity & Human Rights**
- 4.7 **Financial**
- 4.8 **Risk Management**
- 4.9 **Staffing**
- 4.10 **Stakeholders / Consultation**

**5. WARDS/COMMUNITIES AFFECTED**

All wards are affected by the Local Development Framework.

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**Lead Contact Officer**

Name/Post: Sarah Robertson, Planning Policy Officer (Capita Symonds)

Telephone Number: 01362 656 857

Email: sarah.robertson@capita.co.uk

**Key Decision**

This is not a key decision

**Appendices attached to this report:**

Appendix A: Breckland Annual Monitoring Report 2011-2012