

Subject:	DOVER DISTRICT COUNCIL AUTHORITY MONITORING REPORT 2017/18
Meeting and Date:	Cabinet - 4 March 2019
Report of:	Roger Walton, Strategic Director (Operations and Commercial)
Portfolio Holder:	Councillor James Back, Portfolio Holder for Built Environment
Decision Type:	Executive Key
Classification:	Unrestricted
Purpose of the report:	To seek approval for the Authority Monitoring Report 2017/18.
Recommendation:	Cabinet approves the Authority Monitoring Report 2017/18 attached at Appendix 1 and it is made available on the District Council's website.

1. Summary

- 1.1 This is the fourteenth Authority Monitoring Report (AMR) produced by Dover District Council and covers the period from 1 April 2017 to 31 March 2018.
- 1.2 The AMR serves a number of purposes, the main ones being:
- to set out the Council's progress against its Local Development Scheme (LDS), a high-level project plan for the production of new planning documents and policies;
 - to assess the performance of the Council's current planning policies and to monitor the delivery of the Council's adopted Development Plan;
 - to capture the level of housebuilding that has been taking place in the district and review the Council's position in relation to future housing land supply;
 - to capture progress of the delivery of the Council's strategic land allocations;
 - to monitor the levels of development funding received for infrastructure provision; and
 - to set out progress in compliance with the duty to co-operate and the preparation of neighbourhood plans across the district.
- 1.3 The key findings from this year's AMR are set out below.

2. Introduction and Background

- 2.1 The National Planning Practice Guidance (PPG) states that Local Planning Authorities (LPAs) must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan is progressing. LPAs can also use the AMR to provide up-to-date information on the implementation of any neighbourhood plans that have been made, and to determine whether there is a need to undertake a partial or full review of the Local Plan. The AMR should be made publicly available.

3. Key Findings

Local Plan Progress

- 3.1 As a result of the Council's decision to commence a Local Plan Review in 2017, the Council is currently in the process of producing a new Local Plan and in turn is reviewing the evidence base that underpins the plan making. To date, a multitude of evidence base studies have been completed such as the Strategic Housing Market Assessment (SHMA) and the EDNA, Retail and Town Centre Needs Assessment, Strategic Flood Risk Assessment and Local Landscape Character Assessment. Studies that are ongoing include: North Deal Study, Sustainability Appraisal/Habitats Regulation Appraisal, as well as the Housing and Economic Land Availability Assessment.
- 3.2 The Council's LDS sets out the timetable for the preparation of these documents and progress against meeting key milestones in their production.
- 3.3 The Council continues to support parishes in the district with Neighbourhood Planning and is currently working closely with Ash Parish Council and Dover Town Council who are currently progressing their Neighbourhood Plans.

Housing

- 3.4 During the monitoring period there were a total of 446 dwellings completed (net figure), of which 99 units were affordable homes (22%). The majority of development over the monitoring period occurred in Aylesham (191 units), followed by Dover (107 units), Deal (58 units), and 90 units being completed from the other settlements across the district.
- 3.5 An assessment of the Council's housing land supply demonstrates that at this point in time it is considered that the Council has a five year housing land supply of 5.56 years for the purpose of paragraph 11 of the revised NPPF (2018).

Economy

- 3.6 During 2017/18, a total net figure of 9,116 sqm of employment floorspace was completed across the district, with the largest number of net completions in use class B2. Additionally, a total net figure of 11,285 sqm of retail floorspace was completed.

Infrastructure Delivery

- 3.7 Over the monitoring period the Council secured £715,348 in S106 contributions from developments across the district. DDC received 84% of this figure (£605,218) to provide the necessary infrastructure to support growth; an 11% increase from the previous monitoring year (2016/17). The remainder of the funds was passed to KCC to fund transport projects, libraries, social care and education.

4. Identification of Options

- 4.1 To approve the AMR attached at Appendix 1.
- 4.2 Not to approve the AMR attached at Appendix 1.

5. Evaluation of Options

- 5.1 The Council is required by law to produce an AMR. Given this, there is no option regarding whether or not to produce an AMR, as it is a legal requirement.
- 5.2 The AMR continues to monitor progress against the LDS and the priorities identified in the Core Strategy (2010), identifying areas for key consideration as part of the Local Plan Review.

6. Resource Implications

- 6.1 Once agreed by Cabinet, a copy of the AMR 2017/18 will be made publicly available on the Council's website. There are no further resource implications.

7. Corporate Implications

- 7.1 Comment from the Section 151 Officer: Finance has been consulted and has nothing further to add (SB).
- 7.2 Comment from the Solicitor to the Council: The Solicitor to the Council has been consulted in the preparation of this report and has no further comments to make.
- 7.3 Comment from the Equalities Officer: This report does not specifically highlight any equality implications however in discharging their duties members are required to comply with the public sector equality duty as set out in Section 149 of the Equality Act 2010 <http://www.legislation.gov.uk/ukpga/2010/15>.

8. Appendices

Appendix 1 – Authority Monitoring Report 2017/18

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