

Subject:	DOVER DISTRICT COUNCIL AUTHORITY MONITORING REPORT 2018/19
Meeting and Date:	Cabinet - 2 December 2019
Report of:	Lois Jarrett, Head of Planning, Regeneration and Development
Portfolio Holder:	Councillor Nick Kenton, Portfolio Holder for Planning and Regulatory Services
Decision Type:	Key
Classification:	Unrestricted
Purpose of the report:	To seek approval for the publication of the Authority Monitoring Report 2018/19 and Housing Supply Technical Paper 2018/19.
Recommendation:	Cabinet approves the publication of the Authority Monitoring Report 2018/19 attached at Appendix 1 and the Housing Supply Technical Paper attached at Appendix 2 on the District Council's website.

1. Summary

- 1.1 This is the fifteenth Authority Monitoring Report (AMR) produced by Dover District Council and covers the period from 1 April 2018 to 31 March 2019.
- 1.2 The AMR serves a number of purposes such as:
- Setting out the Council's progress against its Local Development Scheme, the Council's formal timetable for production of new planning documents.
 - assessing the performance of the Council's current planning policies and to monitor the delivery of the Council's adopted Development Plan;
 - monitoring 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
 - monitoring progress of the delivery of the Council's strategic land allocations;
 - monitoring the levels of development funding received for infrastructure provision; and
 - setting out progress on 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 publication of the AMR is a requirement of Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 2.2 The regulations require Local Planning Authorities (LPAs) to 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.
- 2.3 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. The Council's LDS sets out the timetable for the preparation of these documents and progress against meeting key milestones in their production.
- 3.2 The Council's LDS was produced in May 2018. As several milestones need updating, a revised LDS is subject to a separate Cabinet Report. Please see the separate Cabinet Report for further details.
- 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 32 units were affordable homes. Most development over the monitoring period occurred in Aylesham (252 units), followed by the rural areas (113), Dover (62 units) and Deal (19 units).
- 3.5 An assessment of the Council's housing land supply demonstrates that currently the Council has a five-year housing land supply of 5.30 years for the purpose of paragraph 11 of the revised NPPF (2019).
- 3.6 The AMR is informed by the Housing Supply Technical Paper, a copy of which is attached at Appendix 2. This contains detailed information as to the Council's housing supply position on all current and planned developments within the district. This is predominantly produced to assist the Council and planning practitioners where housing supply is raised as an issue during the planning process.
- 3.7 It should be noted that the Housing Supply Technical Paper sets out Dover's Districts anticipated Housing Delivery Test Results (scheduled for formal release by the Ministry of Housing, Communities and Local Government in November 2019). This anticipates a result of 92%. This will mean that an action plan setting out the measures the Council will take to improve the supply of housing will need to be produced within 6 months of the publication of this information.

Economy

- 3.8 During 2018/19, a total net figure of 1,864 sqm of employment floorspace was completed across the district, with the largest number of net completions in use class B8 (storage or distribution).
- 3.9 Additionally, there was a gross gain of 2,250 sqm of retail floorspace across all the retail uses. There was however a gross loss of 8,444 sqm across these uses. This has created a net loss of 6,194 sqm of retail floorspace overall for the monitoring year.

- 3.10 This retail floorspace net loss can largely be attributed to the demolition of the Co-op store. It should however be noted that a replacement food store of 1,739 sqm is currently under construction at this site. Overall, there is a total of 8,859 sqm of retail floorspace either under construction or with planning permission but not yet started.

Infrastructure Delivery

- 3.11 Over the monitoring period the Council has collected £1,959,625 in S106 contributions from developments across the district. DDC retained 50% of this figure (£971,612) to provide the necessary infrastructure to support growth; an 60% increase from the previous monitoring year (2017/18).
- 3.12 Notable expenditure of S106's contributions by the Council within the monitoring year include £37,500 passed to Eastry Parish Council to provide community facilities, £95,000 to provide bus services from the Timperley Place development in Sholden, £15,672 to Aylesham Parish Council to support the Skate Park project and £5,351 to Woodnesborough Parish Council towards a new play area.
- 3.13 The remainder of the funds was passed to KCC to fund transport projects, libraries, social care and education as required by the individual legal agreements.

4. Identification of Options

- 4.1 To approve the publication of the AMR attached at Appendix 1, supported by the Housing Supply Technical Paper at Appendix 2.
- 4.2 Not to approve the publication of the AMR attached at Appendix 1, supported by the Housing Supply Technical Paper at Appendix 2.

5. Evaluation of Options

- 5.1 Under Government legislation the Council is required to produce an AMR. Given this, there is no option regarding whether or not to produce an AMR, as it is a legal requirement.

6. Resource Implications

- 6.1 Once agreed by Cabinet, a copy of the AMR 2018/19 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: Accountancy has been consulted and has nothing further to add (SB)
- 7.2 Comment from the Solicitor to the Council: The Planning Solicitor 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 2018/19

Appendix 2 – Housing Supply Technical Paper

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