

REPORT FOR: **CABINET**

Date of Meeting:	12 December 2013
Subject:	Authority Monitoring Report
Key Decision:	No
Responsible Officer:	Caroline Bruce, Corporate Director of Environment and Enterprise
Portfolio Holder:	Councillor Stephen Greek, Portfolio Holder for Planning, Development and Regeneration
Exempt:	No
Decision subject to Call-in:	Yes
Enclosures:	Appendix 1 – Authority Monitoring Report 2012/13 - <i>Due to the size of the appendix, it has been circulated in hard copy to Cabinet Members and Key Officers only. The appendix is available for viewing on the website and a hard copy has been placed in the Members' Library</i>

Section 1 – Summary and Recommendations

This report presents the Authority's Monitoring Report (AMR) for the period 1 April 2012 to 31 March 2013. The AMR monitors the effectiveness of the implementation of local planning policies and production of Harrow's new Local Plan.

Recommendations:

Cabinet is requested to:

1. Approve the Authority Monitoring Report 2012/13, as attached at Appendix 1, for publication on the Council's website.
2. Recommend that authority be delegated to the Divisional Director of Planning, in consultation with the Portfolio Holder for Planning and Regeneration, to make further minor changes to the Authority's Monitoring Report prior to publication.

Reason: (For recommendation)

To enable the Council to comply with the requirement under the Planning and Compulsory Purchase Act 2004 (as amended).

Section 2 – Report

1. In accordance with the Planning and Compulsory Purchase Act 2004 (as amended), the Council is required to prepare monitoring reports at least once a year and to make these available to the public. The Authority Monitoring Report (AMR) 2012/13, attached as Appendix 1, and the recommendation to publish the report on the Council's website, seeks to fulfil this statutory requirement.
2. The preparation of the AMR will assist the Council to meet its corporate priorities by monitoring the statutory planning policy framework put in place to help deliver a cleaner, fairer and safer Harrow.

Options considered

3. This year's Authority Monitoring Report (formerly known as the Annual Monitoring Report) is the first to monitor Harrow's Core Strategy monitoring indicators which were adopted in February 2012. Existing indicators from previous reports which monitored saved Unitary Development Plan policies are included where relevant to the monitoring of the Local Plan.
4. Council's are required, under the Planning and Compulsory Purchase Act (2004) (as amended), to prepare reports on progress made in preparing the Local Plan and on the extent to which the policies set out in the Local Plan are being achieved, and to make such reports available to the public. The Localism Act gives flexibility as to when and how often such reports are prepared. For consistencies sake, it was

decided to keep with established reporting timescales (yearly from 1 April to 31 March) to enable continuing comparisons on key indicators over the years. New regulations enable the Council to produce an Authority Monitoring Report covering whatever timescale they prefer, as long as one is produced at least once a year. The existing arrangements were therefore selected over commencing a new monitoring regime.

Background

5. This is the ninth AMR that the Council has prepared. All previous reports are made available to view and download from the Council's website: <http://www.harrow.gov.uk/planning>
6. The purpose of the AMR is to monitor the effectiveness of implementing local planning policies. Progress is measured against a series of adopted local indicators from the Core Strategy as well as long established local monitoring targets.

This years AMR

7. The latest AMR provides an analysis of performance for the period 1 April 2012 to 31 March 2013. In doing so, it also draws upon the data gathered since 2005 where indicators are similar to the ones used to monitor Harrow's saved UDP policies, which enables trends to be identified and conclusions to be reached about whether individual policies are achieving their intended outcomes or whether they, or our processes, need to be modified or revisited. The AMR also monitors the Council's progress in preparing its Local Plan documents.

Summary of key findings from this years AMR

8. The following provides a brief summary of the main findings in the 2012/13 AMR:
 - Most indicators are being met, or are on target to be met
 - 736 net new homes were completed last year, well over the target of 350 per annum.
 - Large sites delivering housing were Honeypot Lane (a further 163 units), Peel Road (45 Units), Neptune Point (146 Units), Railway Approach (34 Units), Goodwill to All (42 Units), Mill Farm Close (63 units), Rayners Lane Estate phase F (27 Units), Douglas Close (31 Units) and Strongbridge Close (40 Units).
 - 330 affordable units were delivered against a plan target of 140 per annum. Of all residential dwellings delivered over the year, 45% were affordable housing.
 - Over the plan period to date Harrow has delivered 2,127 units against a cumulative London Plan target of 1,500. Over the same period 819 were affordable - this equates to 39% of all units.

- There continues to be a loss of office space in the Borough of - 3,220m², as older stock gets redeveloped. The level of office loss is likely to increase significantly in the next monitoring period due to office to residential Permitted Development coming into effect in May 2013.
- Since 2009 (the beginning of the plan period), there has been a net increase in retail floorspace of 5,623 sqm of which 1,992 was completed in the last year
- North Harrow centre which was previously the centre with the Boroughs highest vacancy rate at over 40%, has dramatically improved, and now has a vacancy rate at around 6% which is the Borough average.
- All key Green Grid projects for last year were completed successfully
- Public Transport improvements including bus stop and priority lanes, and work on key junctions are underway
- There has been no loss of Green Belt or Metropolitan Open Land contrary to Local Plan objectives
- Local Plan documents and Community Infrastructure Levy adopted in accordance with the Local Development Scheme timetable

Further Editorial Requirements

9. In preparing the draft AMR for Cabinet's consideration, officers have focused on ensuring all required data fields are as complete as possible. This year's AMR necessarily includes a new document structure than previous AMR's as this is the first to report on the new set of Local Plan indicators. Resource constraints have meant that it has not been possible to undertake the normal illustration of the new data through the production of graphs and maps. Prior to publishing the document, officers will therefore populate the document with graphics and maps to aid in the visual interpretation of the data provided and also intend to add photos to enhance the appearance of the document. Where necessary, further minor amendments to a number of the indicators may still be required as better data becomes available.

Implications of the Recommendation

Legal Implications

10. Pursuant to Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended), and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 the Council is required to prepare reports monitoring the Council's performance in preparing its new Local Plan and on the extent to which local plan policies are being achieved. The Council is also required to make its monitoring reports available to the public.

Financial Implications

11. Costs associated with preparing the AMR 2012/13 relate to staff time and are contained within existing budgets. There are no additional costs involved with making the AMR available on the Council's website.

Performance Issues

12. The AMR reports on Council's performance against new and existing local indicators but does not itself impact on these. However, the primary role of the AMR is to highlight areas of challenge through data analysis, and is therefore a key to informing and underpinning Council decisions as to whether or not action needs to be taken to address areas of concern.
13. The monitoring data, including the analysis of trends, is also widely used by different service areas, for example as background justification supporting bids for external funding and for use in determining likely levels of grant based upon matters such as housing completions for New Homes Bonus. Many external organisations also rely on the data to inform regional or national studies regarding the health of town centres or area comparisons, such as changes in office and industrial floorspace. These can often help inform the investment decisions of the private sector but are primarily used to inform changes to national and regional planning policy.

Environmental Impact

14. The AMR reports on the state of Harrow's environment, highlighting performance against targets and the achievement of policy outcomes. However, there are no environmental impacts associated with its production or publication on the Council's website.

Risk Management Implications

Risk included on Directorate risk register? Yes

Separate risk register in place? Yes

15. The only implication of the AMR is where year-on-year data shows that the Council is unlikely to achieve a specific target. In such circumstances there will be an expectation that the Council will take action to address the situation. Where local indicators are concerned, the preparation or revision through plan review of the emerging Local Plan affords this opportunity.

Equalities implications

Was an Equality Impact Assessment carried out? No

16. The AMR does not in itself contain any policies. Issues regarding equalities and diversity are to be considered in the context of preparing local planning policies but are not relevant to the AMR, which merely monitors the performance of implementing such policies.

Priorities

17. The AMR does not propose policies or actions that give effect to the corporate priorities. However, it does collate data gathered by the Council and its partners that is useful in monitoring performance associated with:
- a safer Harrow – including transport initiatives aimed at reducing incidents of road accidents and casualties, including 20mph zones and the completion of school travel plans.
 - a fairer Harrow – including deprivation indices, market and affordable housing delivery, estates renewal and the expansion of community facilities.
 - a cleaner Harrow – including air quality, waste management, the use of renewable energy, biodiversity and environmental protection.

Section 3 - Statutory Officer Clearance

Name: Jessie Mann	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 18 November 2013		
Name: Abiodun Kolawole	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 18 November 2013		

Section 4 – Performance Officer Clearance

Name: Martin Randell	<input checked="" type="checkbox"/>	on behalf of the Divisional Director Strategic Commissioning
Date: 18 November 2013		

Section 5 – Environmental Impact Officer Clearance

Name: Andrew Baker



on behalf of the
Corporate Director
(Environment &
Enterprise)

Date: 18 November 2013

Section 6 - Contact Details and Background Papers

Contact: Matthew Paterson, Senior Professional Policy Planning,
Environment and Enterprise
Tel: 020 8736 6082

Background Papers: The AMR's for the periods 2004/05, 2005/06, 2006/07, 2007/08, 2008/09, 2009/10, 2010/11 and 2011/12. These are all made available to view and download from the Council's website:

www.harrow.gov.uk/planning

**Call-In Waived by the
Chairman of Overview
and Scrutiny
Committee**

NOT APPLICABLE

[Call-in applies]