

Meeting:	Strategic Planning Advisory Panel
Date:	Thursday, 1 st December 2005
Subject:	Annual Monitoring Report 2004-05
Responsible Officer:	Director of Property Services (Urban Living)
Contact Officers:	Dennis Varcoe/Matthew Williams
Portfolio Holder:	Planning, Development and Housing
Key Decision:	No
Status:	Public

Section 1: Summary

The overarching aim of the Harrow Unitary Development Plan (HUDP) is to secure sustainable development. A key activity is therefore the need to monitor development that is taking place, and to evaluate the effectiveness of the policies in the Plan. The Government requires all local planning authorities to produce an Annual Monitoring Report (AMR) evaluating whether the objectives, targets and policies in their development plans are being delivered, and against the recommended ODPM Core Output indicators. The AMR must also outline progress being made in delivering the Local Development Scheme. The draft AMR (Appendix 1) covers development in the year 2004-05, although some aspects cover a longer time period. The Council must submit its AMR to the Government Office for London, by no later than 30 December 2005. Some aspects of the AMR require further work prior to submission, and amendment to reflect the Council's approach on Conservation Area appraisals.

Decision Required

For recommendation to Cabinet, that:-

- (i) the contents of the Annual Monitoring Report (AMR) 2004-05 are noted, and.
- (ii) subject to completing further detailed work on aspects of the AMR, and to take on board any decision on the approach to Conservation Area appraisals and management plans, submission of the AMR 2004-05 to the Government Office of London by 30 December 2005 be approved.

Reason for report

To enable the Panel to consider the first Annual Monitoring Report and recommend its approval to Cabinet. This is a key part of the new planning system and its preparation is a requirement noted in the Local Development Scheme (LDS) which Cabinet approved on 23 June 2005.

Benefits

The AMR examines performance of the Council's existing planning policies, set out in the HUDP, which also provides useful pointers to how policy needs to be developed in the emerging Local Development Framework (LDF). It also reports on progress to date in preparing the LDF.

Cost of Proposals

The cost of producing the AMR will be met within the approved Departmental budget.

Risks

Failure to submit the AMR on time (by 30 December 2005) would be a breach of the regulations governing the new planning system and would also certainly lead to a reduction in the Planning Delivery Grant (PDG) which would have an impact on resources for Planning and Development Services.

Implications if recommendations rejected

This will lead to a failure to submit the AMR on time and hence the risks outlined above.

Section 2: Report

2.1 Brief History

Within the Local Development Framework (LDF) system, the government has recognised the vitally important role that monitoring plays in assessing whether sustainable development is being achieved through developments approved in the light of adopted development plan policies. This initial AMR provides an opportunity to reflect on various aspects of development activity in the Borough, and importantly includes a 'housing trajectory' which informs predictions of likely future levels of housing development. A report on the Council's response to the draft London Plan Alterations on Housing Provision Targets will draw on this information.

In line with Government requirements, as well as reflecting good project management practice, a draft Annual Monitoring Report (AMR) covering 2004-05 has been prepared (see Appendix 1). The AMR has been produced according to guidance from the ODPM which cover length, coverage and scope. Reflecting the guidance, the AMR acknowledges where there are gaps in data and information, and sets down proposals to provide this in future AMRs.

In addition to evaluating the effectiveness of planning policies, the other key role of the AMR is it to outline progress being made by the Council in delivering the work identified in the LDS. If applicable, it should include identifying whether there has been any slippage in the programme, together with the reasons and the measures being taken to address them. In addition, the LDS will need to be amended to accommodate decisions which are being taken on the new approach to Conservation Area appraisals and management plans. A report on the latter is included elsewhere on the agenda.

The Executive Summary of the AMR (Section 2 of Appendix 1) sets out the main findings and conclusions resulting from the work done in producing the AMR.

2.2 Options considered

The Local Development Scheme (LDS) agreed by Cabinet on 23rd June 2005 identified production of the AMR as a requirement and noted the deadline for its submission. The AMR is important for outlining progress being made by the Council in delivering the work identified in the LDS. In particular, if there had been any slippage in the programme this would be identified together with the reasons and the measures being taken to address them.

2.3 Consultation

Whilst no formal consultation is required in preparing this document, good practice suggests that local planning authorities should consult regional government offices during its preparation. Any informal comments received from the Government Office for London will be reported verbally at the Panel meeting. Once approved it will be placed on the Council's web site and copies made available on request to any interested parties.

2.4 Financial Implications

Costs are contained within the approved Departmental budget.

2.5 Legal Implications

Every local planning authority must, by virtue of Section 35 of the Planning and Compulsory Purchase Act 2004 make an annual report to the Secretary of State. Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 sets out the requirements for the preparation and publication of Annual Monitoring Reports.

2.6 Equalities Impact

The AMR reviews performance of key aspects of the existing development plan and reports on progress in preparing the new Local Development Framework and is contributing to the promotion equality of opportunity and social inclusion through the spatial planning process.

Section 3: Supporting Information/Background Documents

Supporting information - Appendix 1 – Annual Monitoring Report 2004-05
Background Documents – Local Development Scheme – Cabinet -23 June 2005.
PPS 12: Local Development Frameworks, and Local Development Frameworks Monitoring: A Good Practice Guide (March 2005). Any persons wishing to inspect the background papers should telephone 020 8736 6082.

Contact : Dennis Varcoe 020 8736 6082 (dennis.varcoe@harrow.gov.uk) or
Matthew Williams 020 8736 6085 (matthew.williams@harrow.gov.uk)