



EAST STAFFORDSHIRE BOROUGH COUNCIL

REPORT COVER SHEET

Title of Report:	Planning Monitoring 2022/23	To be marked with an 'X' by Democratic Services after report has been presented
Meeting of:	Corporate Management Team 15 th November 2023	X
	Leader and Deputy Leaders 30 th November 2023	X
	Leader's / Leader of the Opposition's Advisory Group / Independent Alliance Advisory Group 6 th December 2023	X
	Cabinet 18 th December 2023	
	Audit Committee [DATE] / Scrutiny Community Regeneration Committee [DATE] / Scrutiny Environment and Health and Well Being Committee [DATE] / Scrutiny Value for Money Council Services Committee [DATE]	



Is this an Executive Decision:	NO	Is this a Key Decision:	NO
Is this in the Forward Plan:	YES	Is the Report Confidential:	NO
If so, please state relevant paragraph from Schedule 12A LGA 1972:			

Essential Signatories:

ALL REPORTS MUST BE IN THE NAME OF A HEAD OF SERVICE

Monitoring Officer: **John Teasdale**

Date Signature

Chief Finance Officer:

Date Signature

EAST STAFFORDSHIRE BOROUGH COUNCIL

Report to Cabinet

Date: 18th December 2023

REPORT TITLE: Planning Monitoring 2022/2023
PORTFOLIO: Regeneration and Development
HEAD OF SERVICE: Tom Deery
CONTACT OFFICER: Naomi Perry Ext. No. x1611
WARD(S) AFFECTED: All Wards

1. Purpose of the Report

1.1.1 To note the contents and publish the annual Authority Monitoring Report. This is the 18th Authority Monitoring Report produced by East Staffordshire Borough Council (ESBC), it presents statistical monitoring data related to the Local Plan for the period 1st April 2022 to 31st March 2023.

2. Background

2.1. It is a statutory requirement upon the authority to produce the reports and publish them annually. The Authority Monitoring Report is required to be produced to monitor the effectiveness of the Local Plan under Section 113 of the Localism Act 2011 and the contents of the report are set out in Regulation 34 of the Town and Country (Local Planning) Regulations 2012.

2.2. The Authority Monitoring Report has informed the preparation of the review of the Local Plan being reported to Cabinet in December 2023.

3. Contribution to Corporate Priorities

3.1. The AMR monitors the year of the Corporate Plan 2022/23. It contributes to the RAD19 corporate objective for Regeneration and Development which is to Monitor Performance of the Local Plan.

4. **Planning Monitoring**

4.1 The monitoring framework formed part of the Local Plan examination and was found to be sound by the Inspector. The Authority Monitoring Report assesses the effectiveness of the planning policies in the Local Plan and how the objectives of the Local Plan are being met. The Local Plan was adopted on the 15th October 2015. The Authority Monitoring Report monitors the Local Plan and other additional information.

4.2 The Local Plan contains 36 strategic policies and 12 detailed policies. For each policy, indicators and targets are set out in order to measure progress and aims of the policy. Elements of the monitoring framework reported on by the AMR and other monitoring documents include:

- Update on progress of the strategic allocations in the Local Plan
- Number and type of applications permitted outside settlement boundaries
- Number of applications related to rural based enterprises
- Number and type of applications for leisure and tourism
- Types of dwellings completed, including number of bedrooms for sites fully complete
- Applications involving the loss of community facilities
- Applications refused and the reasons for refusal
- Applications for the re-use of vacant buildings
- Low carbon and renewable energy schemes
- National Forest planting

4.3 **Housing**

Monitoring of the delivery of housing and the housing land supply are particularly important in assessing the weight which can be accorded to local plan policies. During 1st April 2022-31st March 2023 there was a net increase of 935 dwellings, this compared to 705 dwellings in the previous monitoring period. This amounts to strong performance and demonstrates that the development strategy set out in the Local plan is being delivered as envisaged. It supports the 5 year land supply position. The Council publishes separately a five year housing land supply, this is a full list of those sites where construction has started but is not yet completed and sites which have outstanding planning permission.

4.4 The amount of completions upon brownfield land has reduced further this year, which follows the general trend since the adoption of the Local Plan. This reflects the reducing amount of available and suitable brownfield land as this land has been re-developed and the strategic allocations on Greenfield land are being built out.

4.5 The Local Plan seeks the construction of an average of 112 affordable houses to be built each year throughout the plan period. During this monitoring year 233 affordable homes have been completed, mostly within Burton upon Trent. **Since the adoption of the Local Plan 1205 affordable dwellings have been completed which averages at 121 each year, which is in excess of the Local Plan target.** Affordable housing completions are expected to

continue to be above the requirement for the coming years as larger sites which have planning permission are now delivering their affordable housing elements and three schemes for 100% affordable housing are underway.

4.6 **Employment, Retail and Leisure**

There has been a slight increase in the net amount of land used for employment purposes during this monitoring year following the completion of some of the larger employment allocations at Land south of Branston Locks and Quintus Phases 1 and 2 at Branston Locks. A total of 117,210 sqm was completed during the monitoring period, this is positive for the local economy. There remains approximately 100 hectares of good quality employment land still available.

- 4.7 The town centres and local centres have shown changes of use to residential uses and a broadening of their current uses away from retail as well as new Class E (retail) units. Permission was issued at Bargates/Molson Coors Strategic Allocation and Derby Road, Burton Regeneration corridor, for 5150 sqm of hotel, apartment and public houses/drinking establishments with associated parking and upto 4 dwellings and 8 apartments with all matters reserved.

4.8 **Neighbourhood Planning**

East Staffordshire has 17 Neighbourhood Plan areas, all of which were designated in previous monitoring years. In this monitoring period the Abbots Bromley Neighbourhood Plan was independently examined and following some modifications the plan has progressed and a referendum undertaken. The plan has subsequently been adopted albeit in the 2023/24 monitoring period.

- 4.9 There are currently no Neighbourhood Development Orders (which are areas that would bypass the need for planning permission by the Local Planning Authority) made within East Staffordshire Borough and no plans to the Local Planning Authority's knowledge for Neighbourhood Development Orders to be made.

4.10 **Financial Considerations**

This section has been approved by the following member of the Financial Management Unit: [James Hopwood]

- 4.1. There are no direct financial issues arising from this Report.
- 4.2. Indirectly, planning development and the amount of household and business growth in the district will impact on both tax collection and the demand for services. Further, the Local Plan sets the context in which some planning agreements require developers to fund the additional infrastructure which support their developments.

5. **Risk Assessment and Management**

5.1. The risks do not need to be entered in the Risk Register. Any financial implications to mitigate against these risks are considered above.

6. **Legal Considerations**

*This section has been approved by the following member of the Legal Team:
[Sherrie Grant]*

6.1. There are no significant legal issues arising from this Report.

7. **Equalities and Health**

7.1. **Equality impacts:** The subject of this Report is not a policy, strategy, function or service that is new or being revised. An equality and health impact assessment is not required.

Health impacts: The outcome of the health screening question does not require a full Health Impact Assessment to be completed

8. **Data Protection Implications – Data Protection Impact Assessment (DPIA)**

9.1 There are no Data Protection implications arising from this report which would require a DPIA.

9. **Human Rights**

9.1. There are no Human Rights issues arising from this Report

10. **Sustainability** (including climate change and change adaptation measures)

10.1. The proposal results in an overall positive effect in terms of sustainability (including climate change and change adaptation measures)

10.2. The monitoring of planning permissions and completions helps establish what is happening within the Borough now and what may happen in the future. The Authority Monitoring Report enables us to identify which policies are achieving their objectives and in particular whether they are delivering Sustainable Development. The AMR also records environmental quality indicators in relation to the number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds, and development within areas of biodiversity importance. This allows us to monitor any negative effect on the natural environment from development.

10.3. If no action is taken, planning issues including those impacting on climate change and adaptation measures within the Borough, may emerge and become increasingly difficult to tackle

11. **Recommendation**

11.1. That the Authority Monitoring Report attached at Appendix 1 be Approved and published.

12. **Background Papers**

12.1. None

13. **Appendices**

13.1. Appendix 1: Authority Monitoring Report 2022/23