

Committee: Borough Plan Advisory Committee

Date: 19 April 2011

Agenda item: 5

Wards:

Subject: Revising contents of Merton's Annual Monitoring Report

Lead officer: Head of Sustainable Communities, James McGinlay

Lead member: Cabinet Member for Environmental Sustainability and Regeneration, Councillor Andrew Judge

Forward Plan reference number: N/A

Contact officer: Tara Butler, Spatial Planning Manager (interim)

Recommendations:

- A. That Members note the contents of this report and propose any changes that they would like to make to the contents of Merton's Annual Monitoring Report
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1 PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1. At the Borough Plan Advisory Panel on 19 January 2011, it was resolved "that, prior to the draft AMR being submitted to the Advisory Committee for endorsement, a report be submitted to a future meeting regarding the proposed content of the AMR, following the relevant Regulations being published by the Government."
- 1.2. On 30 March 2011, the Department for Communities and Local Government wrote to all local authorities withdrawing guidance on local plan monitoring; this letter is attached as Appendix 1 to this report. This means that Annual Monitoring Reports should monitor local plan policies but are not required to record nationally set indicators.
- 1.3. Members are invited to propose any amendments they would like to see to the content of Merton's Annual Monitoring Report (AMR).

2 DETAILS

- 2.1. There is now an opportunity for Members to propose items for the content of Merton's Annual Monitoring Report. Appendix 2 includes the key measures that will be contained in Merton's AMR 2011-12 to monitor the development plan for the borough (the relevant policies in the UDP, Core Planning Strategy, South London Waste Plan and the London Plan). Matters that Members have raised in reviewing previous AMRs have also been taken into account.
- 2.2. Members views are welcomed on the presentation of information in the AMR. It is proposed that information in future AMRs are presented graphically or cartographically as much as possible over tables and text.
- 2.3. Suggested items for monitoring will need to be measurable, effective and possible within the resources available for annual monitoring. Following

Members feedback, Merton's AMR will be drafted for Members and reviewed at a subsequent meeting of the Borough Plan Advisory Committee, the date to be agreed with the Chair and Vice Chair. The report will also note where proposals have been achieved or where any proposals have not been able to be achieved.

3 ALTERNATIVE OPTIONS

3.1. None for the purposes of this report.

4 CONSULTATION UNDERTAKEN OR PROPOSED

4.1. None for the purposes of this report.

5 TIMETABLE

5.1. As set out in paragraph 2.2 of this report

6 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS

6.1. In line with the Council's budget proposals for 2011-12, there will be fewer resources available for the preparation of Annual Monitoring Reports.

7 LEGAL AND STATUTORY IMPLICATIONS

7.1. Regulation 48 of the Town and Country Planning Regulations and section 35 of the Planning & Compulsory Purchase Act 2004 outlines the requirements for an Annual Monitoring Report, which must be submitted to the Secretary of State by the end of the calendar year.

7.2. The Localism Bill (section 93) proposes an amendment to Section 35 of the Planning and Compulsory Purchase Act 2004. The proposal required local authorities to produce and publish annual monitoring reports but removes the requirement to submit them to the Secretary of State. Subject to the passage of the Localism Bill through Parliament, this proposal may affect Annual Monitoring Reports from 2012 onwards.

8 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS

8.1. None for the purposes of this report.

9 CRIME AND DISORDER IMPLICATIONS

9.1. None for the purposes of this report.

10 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS

10.1. None for the purposes of this report.

11 APPENDICES – THE FOLLOWING DOCUMENTS ARE TO BE PUBLISHED WITH THIS REPORT AND FORM PART OF THE REPORT

- Appendix 1 – Letter to Chief Planning Officers from CLG (Bob Neil MP) on 30 March 2011 regarding the preparation and monitoring of local plans
- Appendix 2 – Merton's Annual Monitoring Report: sample indicators.

12 BACKGROUND PAPERS

12.1.



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PREPARATION AND MONITORING OF LOCAL PLANS

As you know, the Government aims to strengthen local democracy, accountability and transparency through the Localism Bill. We will abolish regional strategies, introduce neighbourhood planning and streamline development plan documents (local plans) to give communities a greater say in planning where growth should go. In advance of the enactment of the Bill, we intend to proceed with a package of measures to free up local councils by removing red tape and streamlining policy on local plans.

Firstly, I announce the withdrawal of the following guidance on local plan monitoring:

- Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005),
- Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006),
- Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008 (CLG, 2008).

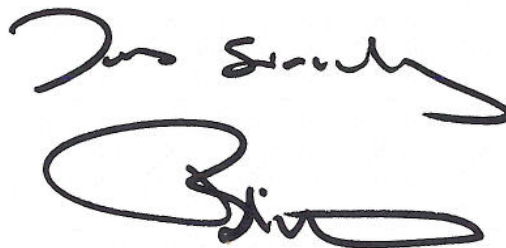
It is therefore a matter for each council to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation.

Secondly, we will take a step back from monitoring the preparation and content of local plans previously carried out by the Government Office Network.

In future, please notify the Planning Inspectorate three months before the publication date of any development plan document (under regulation 27 of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended), and then continue with regular contact prior to the formal submission. This will help avoid delays to your examination. Please follow a similar process for your community infrastructure levy where appropriate, whether you intend to use a planning inspector to examine your charging schedule or not.

I would also like to confirm what action councils should take regarding their planning documents, following the closure of the Government Offices:

- Local Development Scheme – the Bill contains provisions that will remove the requirement to consult the Secretary of State, but until it is enacted the requirement remains. You can send your draft LDS at the appropriate time to localplans@communities.gsi.gov.uk
- Statement of Community Involvement – should be prepared as normal, without being submitted to the Secretary of State for examination. The Bill does not propose to alter the current requirement to prepare an SCI.
- Development Plan Documents – there is no requirement to send DPDs to the Secretary of State before adoption, other than submission to the Planning Inspectorate for public examination. The adoption procedure is set out in regulations.
- Supplementary Planning Documents – there is no requirement to send SPDs to the Secretary of State, and no need to refer to them in your LDS.
- Annual Monitoring Report – the Bill contains provisions that will remove the requirement to send your AMR to the Secretary of State, but until it is enacted the requirement remains. You can send your AMR at the appropriate time to localplans@communities.gsi.gov.uk

A handwritten signature in black ink, appearing to read 'Bob Neill', with a stylized flourish at the end.

BOB NEILL MP

Appendix 2: Merton's annual monitoring report – sample indicators

The measures proposed below help to monitor the effectiveness of Merton's development plan policies and give a picture of how the borough is changing each year. This list is not exhaustive.

Population and demography statistics,

- Age breakdown
- Income
- Employment and unemployment (working age population male and female compared with London and UK average, by ward / constituency)
- Health and disability (compared with London: male and female by east and west)
- Educational attainment compared with London and Merton's previous years)
- Housing:
 - House prices in Merton compared with London and UK average
 - Volume of sales in Merton in reporting year
- Crime figures for reporting year compared with London average and report any Safer Merton and partnership working

Economic Development and Employment

- the amount and type of employment land available
- the amount and type (offices, industry, warehousing) of completed employment floorspace
- The extent and type of any losses of existing employment land to non employment uses,
- the amount of completed floorspace (gross and net) for town centre uses such as retail, restaurants within (i) town centre areas and (ii) the local authority area).
- Any on-going deficiencies in provision for specific types of employment premises e.g. small, low cost, business or industrial units

Housing

- recent levels of housing approvals completion that year compared with previous years – breakdown by area, type and tenure.
- likely future levels of housing delivery:
 - level of net additional housing for five year period is *suitable*, *available* and *achievable* in line with PPS3
 - level of net additional housing expected to come forward over 15 year plan period
- the number of new dwellings (gross) completed upon previously developed land.
- Number of empty homes brought back into use
- Monitor the number of new Lifetime Homes in Merton year on year.

Open space, nature conservation leisure and culture

- number of planning permissions that were referred to the Environment Agency and given permission contrary to their advice on flood risk
- addition or losses to biodiversity habitat or open space by type (e.g. playing pitch, park etc)
- Monitor any net loss of open space to development
- progress of the creation of the Wandle Valley Regional Park and other relevant projects including those making up the Green Grid

Waste

- the capacity and operational throughput of new waste management facilities as applicable
- the amount of municipal waste arising and how that is being managed by type

Town centres

- progress on the designation of Colliers Wood/South Wimbledon towards a district centre in the London Plan hierarchy
- the range of uses with street frontage (shops, cafes, cinemas etc) in town centres every year
- the retail vacancy rate in each town centre (Colliers Wood, Mitcham, Morden, Wimbledon and local centres) compared to London and national averages for the annual monitoring year
- approvals / completions for out of centre development of town centre type uses, and the test used (sequential test, impact assessment) in the town centre for

Infrastructure

- the delivery of school places in line with the most recently adopted Education Strategy
- the delivery of healthcare projects as set out in the Core Strategy Projects Table.
- Planning obligations: signed, received and completed

Design

- the number of Listed Buildings at Risk in Merton compared to the London average
- the percentage of appeals dismissed that cite design policy.
- the increase of major housing completions reaching Building for life 'very good' or 'good' ratings

- the number of completed dwelling conversions / de-conversions in Merton each year and the volume of appeal decisions on conversions

Climate Change

- The numbers of residential properties achieving / failing to achieve Code for Sustainable Homes from Level 4 upwards
- The numbers of non-domestic properties achieving / failing to achieve BREEAM Very Good
- Report on the progress and activities of Merton's Low Carbon Zone.
 - How many surveys of homes have been conducted
 - How many free energy-saving devices have been installed in the zone?
 - How many residents in the zones has been eligibility for home grants improvements.

Flood Risk Management

- actions to implement long term flood; ; and surface water risk management plans that are being undertaken satisfactorily

Waste Management

- Progress on the adoption of South London Waste Plan.
- Progress towards meeting the South London Waste Plan apportionment set by the London Plan
- Monitor the loss of existing waste management sites / capacity and report on compensatory measures.

Transport

- the percentage of car trips / cycling trips and walking in the borough.
- external finding for transport and how the money is being used to help Merton achieve its sustainable transport strategy
- The number of schools that have adopted a School Travel Plan
- Monitor the number of new / extended Controlled Parking Zones (CPZs)
- Monitor the number of car clubs and electric cars in Merton against the London average.

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