

B&NES Core Strategy Examination

MONITORING AND REVIEW OF THE CORE STRATEGY

In the hearings on Issue 1 (Is the planned district-wide scale of provision for jobs and homes justified and is there sufficient flexibility to reflect uncertainties in forecasting and changing circumstances?) , the Examination Inspector has asked the Council to clarify its proposals for review of the Core Strategy following adoption and the monitoring arrangements?

1. The Council's proposed monitoring framework is set out in Chapter 7 'Monitoring & Review' of the Submission Core Strategy. The monitoring framework sets out the path between the vision/strategic objectives, policy framework and indicators and targets. The monitoring framework enables progress on achieving the strategic objectives to be monitored through a series of indicators. The indicators have been included having regard to monitoring data that can be collected within the resources of the local authority or from other available sources. Reporting on these indicators takes place through the Annual Monitoring Report.
2. With regard to specific objectives that were the subject of discussion at the Examination hearing session on 18th January 2012 the Core Strategy proposes the following monitoring:
 - Objective 5 - Meet Housing Needs: The key indicators are gross and net housing numbers (planning permissions, starts, under construction and completions across the District and the places within it). This includes affordable housing. The Council currently monitors all these data sets on at least an annual basis and is proposing to increase monitoring frequency to at least bi-annually.
 - Objective 3 - Encourage economic development, diversification and prosperity: Monitor employment space completion rates against the targets set out in Policy DW1 . This includes type of space and the net change. It is proposed to make a change to the monitoring section to also monitor net job change.
3. The two key purposes of monitoring are to assess whether the targets are being met (delivery) and also to assess whether the targets remain relevant (appropriate targets). The outcome of both these assessments will inform reviews of the Core Strategy.

Delivery

4. Delivery against the Policy DW1 targets will be monitored at least annually and reported through the Monitoring Report (currently the AMR, the publication frequency of which is intended to be increased). Performance will be judged against the targets set out in the Core Strategy. The outcome of this assessment will inform the first review in 2016 (starting in 2014). In relation to housing (both general and affordable) if, after the first 5 years following adoption, monitoring demonstrates that the planned housing is not being delivered at the levels expected and there is no realistic prospect of delivery 11,000¹ homes to 2026 or that affordable housing targets were not being and would not be met, then the review of the Core Strategy will examine any changes necessary. This will entail a review of the spatial strategy, in conjunction with neighbouring authorities (primarily in the west of England) and the potential identification of strategic allocations.
5. Likewise, if monitoring reveals that and employment space provision and job growth is not being delivered as planned, the 5 year review will examine any necessary changes to the Core Strategy to address the shortfall. It will also entail review of the action plans contained within the Council's Economic Strategy to ensure that the appropriate action is being undertaken to facilitate job growth. However, it needs to be recognised that the Council's ability to influence macro-economic growth is limited.

Review of growth targets

6. More fundamentally, the 5 year review will need to assess whether the Core Strategy's development targets remain appropriate in the light of any material changes in circumstances. Whilst the Core Strategy plans for optimistic growth, if economic performance is even better than anticipated, then the housing target will need to be increased by application of the ratio or such other approach as is appropriate at that time. This will also entail a review of the spatial strategy in order to ensure the necessary housing can be brought forward.
7. In order for the review to establish whether the Council is planning for the appropriate jobs target, the appropriate indicators will need to be monitored. These are primarily economic growth forecasts from the OBR as well as from bodies such as Oxford Econometrics.
8. The Homes/Jobs ratio established in the Stage 2 Report is a tool to establish the District's development needs in a way which reflects the complexities of assumptions incorporated in a detailed set of population and economic growth/ job projections. This is a useful and flexible way of assessing overall housing requirements in a rapidly changing macro-economic environment such as that which has prevailed since the onset of the international economic crisis in 2007/08. The HJR is set for a planning horizon of 2026, the Core Strategy

¹ NB See BNES26

end-date. This value is not expected to change substantially. As such, direct monitoring of the HJR is not a requirement.

Sub-regional review

9. The 5 yr review of the Core Strategy outlined above, relating to both the monitoring of delivery of the targets and the review of the targets, will need to be undertaken in the context of the new Duty to Co-operate. If additional growth is identified as being required in the future then its spatial distribution should be assessed on a West of England basis. In the absence of a regional or structure plan process, this falls to the Duty to Co-operate to deliver.
10. This process is facilitated in the West of England through existing arrangements of the Planning, Housing and Communities Board (PHCB) and the input of the LEP. The PHCB which meets on a regular basis comprises the Executive Members of the four Unitary Authorities with responsibility for both planning and housing. Both Bristol and NSC are proposing a similar 5 year review approach to that in B&NES. Such arrangements with Wiltshire and the Somerset Authorities are not so developed and will need to be established to enable a co-ordinated review

Changes to the Core Strategy arising from the above

11. Whilst para 7.05 of the Core Strategy makes provision for the review of performance and delivery (paras 4 to 7 above), it is acknowledged that some of the points raised above are not fully reflected in the Core Strategy. Therefore the following further changes are proposed to the Core Strategy (changes arising from this paper underlined and are in addition to those previously submitted).

CHANGES TO POLICY

Policy DW1 (*Last para only*)

Add to Policy DW1:

The Core Strategy will be reviewed around every five years and changes made to ensure that both ;

- a. the objectives are being achieved particularly the delivery of the housing and work space targets set out in Table 9 and;
- b. the Core Strategy is planning for the most appropriate growth targets, particularly housing and employment space/jobs.

CHANGES TO PREAMBLE

Para 7.05

The Core Strategy is anticipated to be reviewed about every 5 years after its adoption. The review process will commence around 2 to 3 years in advance of

the review date in order to enable the timely and considered preparation and adoption of revised policies.

new para 7.06 - Delivery

If, after the first 5 years following adoption, monitoring demonstrates that the planned housing provision, including affordable housing, is not being delivered at the levels expected and there would be no reasonable prospect of the delivery of 11,000 homes to 2026, then the review of the Core Strategy will entail changes to rectify the housing shortfall taking account of the impact of the performance of the economy ~~on the need for housing~~. This will include ~~implementing the contingencies referred to in paragraph 1.36 of the Core Strategy but may also include~~ changes to the spatial strategy if required.

New para 7.07 –Review of growth targets

The Council will also monitor economic growth rates, to assess whether targets being planned continue to be appropriate. If required that Council we agree revised targets and make any necessary changes to the spatial strategy to meet the new targets

New Para 7.08 – Duty to Co-operate

These reviews will be undertaken in co-operation with neighbouring authorities, particularly in the West of England in accordance with the Duty to Co-operate to ensure that cross-boundary issues are addressed. This will include a review of the plan period. The timetable for preparing other Local Development Documents is set out in the Council’s Local Development Scheme.

Table 9 Monitoring of Strategic Objectives

Strategic Objective	Policy	Indicator	Quantification of Objective Target
3. Encourage economic development, diversification and prosperity	DW1 District-wide spatial strategy and Place based spatial strategies: B1 KE1 SV1 RA1&2	<ul style="list-style-type: none"> • Amount of floor space developed type (office/ industrial) in sqm, by place annually and total since 2006. Gains, losses and net. • Amount of floor space on previously developed land by type (office/industrial) in sqm, by place annually and total since 2006. Gains, losses and net. • Employment land available by type • <u>Change in work place jobs by sub-area</u> • Number of planning consents for business premises in rural areas <p><u>economic growth forecasts from</u></p>	<p>Deliver space to provide 8,700 net additional jobs between 2006&2026 as set out in the places below</p> <p>Bath: 2006-2026</p> <ul style="list-style-type: none"> • Office floor space – net gain of 70,000 to 100,000m2 • Industrial floor space – net loss of about 30,000 m² • <u>Net increase in 5700 jobs</u> <p>Keynsham: 2006 – 2026</p> <ul style="list-style-type: none"> • Office floor space – net gain of about 10,000 m2 • Industrial floor space – no net change • <u>Net increase in 1500 jobs</u>

		<p><u>the OBR as well as from bodies such as Oxford Economics, Cambridge Econometrics, NIESR</u></p>	<p>Somer Valley: 2006-2026</p> <ul style="list-style-type: none"> • Office floor space – net gain of about 10,00 m2 • Industrial floor space – net loss of about 10,000 m2 • <u>Net increase in 1,000 jobs</u>
	<p>CP9 Affordable Housing RA4 Rural exception sites</p>	<p>Number of new affordable homes completed annually since 2006 Percentage of affordable homes completed on sites meeting the large site and small site thresholds Number of rural exceptions site delivered</p>	<p>3,400 <u>3,000</u> affordable homes completed by 2026 Average of 35% of all homes provided on large sites across the District should be affordable homes</p>