



| Report of | Meeting | Date |
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| Director of Development, Preston City Council | Central Lancashire Strategic Planning Joint Advisory Committee | 13 November 2018 |

CORE STRATEGY MONITORING REPORT 2017/18

PURPOSE OF REPORT

1. To update Members on the latest Core Strategy Monitoring Report.

RECOMMENDATION(S)

2. That the report be noted.

EXECUTIVE SUMMARY OF REPORT

3. The Core Strategy Monitoring Report covers the period from April 2017 to March 2018. Monitoring policy implementation is achieved by reporting against a broad range of indicators taken from the Central Lancashire Core Strategy monitoring framework. Taken together the indicators provide a comprehensive evidence base on which to inform policy implementation, delivery and review.

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| Confidential report Please bold as appropriate | Yes | No |
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BACKGROUND

4. The purpose of the Core Strategy Monitoring Report is to assess the effectiveness of the Core Strategy policies and the extent to which policies are being successfully implemented. Monitoring is an essential and integral part of the plan-making process and is the means by which we establish what is happening now and what is likely to happen in the future. It also checks whether the policies in the Core Strategy are being applied as intended. The Central Lancashire Core Strategy was adopted in July 2012.
5. The Core Strategy Monitoring Report is attached at Appendix 1.

MAIN FINDINGS

6. The main findings of the report are set out below:

Homes for All

7. During the monitoring year 1,613 dwellings were completed in Central Lancashire, 272 units above the target of 1,341. The dwelling completion targets have been exceeded in Chorley and Preston but there is under provision in South Ribble. The number of dwellings completed

during recent years is shown below for each Central Lancashire authority along with the Central Lancashire total:

Chorley (net) dwelling completions 2010-2018

| Plan Period | Delivered | Target | Surplus/Deficit |
|-------------------------|------------------|---------------|------------------------|
| April 2010 – March 2011 | 527 | 417 | 110 |
| April 2011 – March 2012 | 552 | 417 | 135 |
| April 2012 – March 2013 | 638 | 417 | 221 |
| April 2013 – March 2014 | 582 | 417 | 165 |
| April 2014 – March 2015 | 723 | 417 | 306 |
| April 2015 – March 2016 | 597 | 417 | 180 |
| April 2016 – March 2017 | 517 | 417 | 100 |
| April 2017 – March 2018 | 661 | 417 | 244 |

Preston (net) dwelling completions 2010-2018

| Plan Period | Delivered * | Target | Surplus/Deficit |
|-------------------------|--------------------|---------------|------------------------|
| April 2010 – March 2011 | 178 | 507 | -329 |
| April 2011 – March 2012 | 325 | 507 | -182 |
| April 2012 – March 2013 | 272 | 507 | -235 |
| April 2013 – March 2014 | 254 | 507 | -253 |
| April 2014 – March 2015 | 613 | 507 | 106 |
| April 2015 – March 2016 | 395 | 507 | -112 |
| April 2016 – March 2017 | 804 | 507 | 297 |
| April 2017 – March 2018 | 634 | 507 | 127 |

*Includes empty homes brought back into use.

South Ribble (net) dwelling completions 2010-2018

| Plan Period | Delivered | Target | Surplus/Deficit |
|-------------------------|------------------|---------------|------------------------|
| April 2010 – March 2011 | 221 | 417 | -196 |
| April 2011 – March 2012 | 170 | 417 | -247 |
| April 2012 – March 2013 | 168 | 417 | -249 |
| April 2013 – March 2014 | 346 | 417 | 71 |
| April 2014 – March 2015 | 486 | 417 | 69 |
| April 2015 – March 2016 | 371 | 417 | -46 |
| April 2016 – March 2017 | 189 | 417 | -228 |
| April 2017 – March 2018 | 318 | 417 | -99 |

Central Lancashire total (net) dwelling completions 2010-2018

| Plan Period | Delivered | Target | Surplus/Deficit |
|-------------------------|------------------|---------------|------------------------|
| April 2010 – March 2011 | 926 | 1,341 | -415 |
| April 2011 – March 2012 | 1,047 | 1,341 | -294 |
| April 2012 – March 2013 | 1,078 | 1,341 | -263 |
| April 2013 – March 2014 | 1,182 | 1,341 | -159 |
| April 2014 – March 2015 | 1,822 | 1,341 | 481 |
| April 2015 – March 2016 | 1,363 | 1,341 | 22 |
| April 2016 – March 2017 | 1,510 | 1,341 | 169 |
| April 2017 – March 2018 | 1,613 | 1,341 | 272 |
| Total | 10,541 | 10,728 | -187 |

8. The Preston, South Ribble and Lancashire City Deal (2013) is helping to improve future housing delivery across the City Deal area (Preston City Council and South Ribble Borough Council area) and seeks to secure the necessary strategic infrastructure to deliver some 17,420 new homes over the period to 2024.
9. Core Strategy Policy 7 requires market housing schemes to deliver affordable housing as on-site provision or via off-site provision/financial contributions. The amount of affordable housing required to be delivered is dependent on a sites location, size and such considerations as financial viability. During the year (April 2017 – March 2018) a total of 409 affordable dwellings have been delivered across Central Lancashire consisting of 172 in Chorley, 197 in Preston and 40 in South Ribble. Together this exceeded the Core Strategy target of 126 by 283 dwellings.

Affordable Housing Completions 2017-2018

| Authority | Affordable Housing Completions (April 2017 - March 2018) | Target |
|------------------|---|---------------|
| Chorley | 172 | 50 |
| Preston | 197 | 46 |
| South Ribble | 40 | 30 |
| Total | 409 | 126 |

Delivering Economic Prosperity

10. Employment land take up is below the Core Strategy target at the current rate.
11. Steps have been taken to manage the delivery of employment land in order to promote development. In Chorley this includes promoting and increasing inward investment in Chorley and bringing forward key employment sites allocated in the Chorley Local Plan. In addition, the Preston, South Ribble and Lancashire City Deal aims to create 20,000 new jobs across the City Deal area over the next 10 years.

Employment Land Take Up 2017-2018

| Authority | Employment Land Take-up 2017-18 | Total Take-up Since 2009 (ha) | Target |
|------------------|--|--|---------------|
| Chorley | 0.63 | 29.50 | 112 |
| Preston | 0.4 | 28.14 | 118.5 |
| South Ribble | 3.17 | 44.70 | 223.5 |
| Total | 4.21 | 102.34 | 454 |

NEXT STEPS

12. The monitoring results set out above show an above target housing delivery for Central Lancashire as a whole that is significantly higher than most previous monitoring years. The Preston, South Ribble and Lancashire City Deal (2013) is helping to improve future housing delivery across the City Deal area (Preston City Council and South Ribble Borough Council area).
13. In relation to employment, take-up is below the Core Strategy target however delivery initiatives have been set up to secure and deliver such development in the near future. We are committed to taking a longer-term view of monitoring information to provide an adequate impression of trends over time.

14. The Monitoring Report monitors Core Strategy indicators on an annual basis so as to provide consistency and continuity to the monitoring process and to allow for trend analysis, and will provide a comprehensive evidence base on which to inform policy development/review in the future.

| Report Author | Ext | Date | Doc ID |
|----------------------|--------------|-------------|---------------|
| Zoe Senior | 01772 906729 | 30/10/18 | |