

Middlesbrough Council

Authority Monitoring Report 2019/20



Contents

Introduction	3
Purpose of the Authority Monitoring Report	3
Monitoring Implementation of Local Planning Policies	3
Monitoring Implementation of Local Development Scheme (LDS)	3
Table 1: Indicative timetable for the preparation of Development Plan Documents	4
Duty to Co-operate	4
Neighbourhood Planning	4
Monitoring Implementation of Local Planning Policies	5
Updated format of this monitoring report	5
Five year housing land supply	5
Housing Indicators	6

Introduction

1. Section 35 of the Planning and Compulsory Purchase Act 2004 outlines the requirement for local planning authorities to produce an Authority Monitoring Report (AMR), and The Town and Country Planning (Local Planning) (England) Regulations of 2012 set out the information which should be included within the AMR. The keys parts include:
 - the implementation of the Local Development Scheme;
 - the progress/performance of Local Plan policies;
 - the status of any Neighbourhood Development Plans;
 - Meeting the “duty to cooperate” under Section 33A of the Act; and
 - the demand for self-build housing within the borough.

Purpose of the Authority Monitoring Report

2. The principal purpose of the AMR is to determine whether policies and targets within the Local Plan documents have been achieved and whether targets have been met. The report will look at:
 - The extent to which the Council meeting, or is it on target to meet, the schedule set out in the Local Development Scheme;
 - Whether Local Plan policies are being effectively implemented or need to be reviewed.
 - Details on Neighbourhood Development Plans within the borough;
 - An update on the ongoing co-operation between the Council and relevant bodies under the Duty to Cooperate; and
 - Level of demand for self-build and custom housebuilding.

Monitoring Implementation of Local Planning Policies

3. As part of its Local Plan, the Council adopted a Core Strategy in February 2008, Regeneration Development Plan Document (DPD) in February 2009, and Tees Valley Joint Minerals and Waste Core Strategy and Policies and Sites DPDs in September 2011. In addition, the Housing Local Plan was adopted in 2014, as such, policies from these documents are monitored. A limited number of saved ‘old’ Local Plan policies also remain extant until such time they are replaced by policies in the new Local Plan.

Monitoring Implementation of Local Development Scheme (LDS)

4. The Regulations require the AMR to provide information on what stage the Council has reached in preparing the documents within the LDS. If any document is behind the timetable in the LDS, the AMR should explain the reasons why.
5. For this monitoring period, progression of the plan is measured against the Local Development Scheme adopted in September 2019; this included a timetable for the preparation of DPDs over a three-year period and indicated key milestones (see Table 1). Progress on the Local Plan was in line with the timetable set out in the adopted LDS.

Table 1: Indicative timetable for the preparation of Development Plan Documents

	2019				2020				2021			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Local Plan			DE	DE (SI)	DE (SI)	PO (SI/P P)	PO (SI/P P)	P/S (SI/P P)	E	IR A		

Key:

<p>Pre-production phase</p> <ul style="list-style-type: none"> Development of evidence (DE) 	<p>Production phase</p> <ul style="list-style-type: none"> Preparation of DPD Preferred Options (PO) Stakeholder Involvement/Public participation on DPD (SI/PP) Publication (P) Preparation of Submission DPD 	<p>Examination phase</p> <ul style="list-style-type: none"> Submission to Secretary of State (S) Examination (E) Inspector's Report (IR) Adoption (A)
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Duty to Co-operate

6. The Localism Act imposes a duty to co-operate requiring LPAs and public bodies to 'engage constructively, actively and on an ongoing basis'. Middlesbrough Council facilitates the duty to co-operate through regular (six weekly) meetings of Planning Managers and Development Plan Officers from the Tees Valley authorities (Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton). This is a long-standing arrangement that continued through 2019/20. The purpose of these meetings is to discuss strategic and cross-boundary planning issues, covering topics such as housing employment, transport, environment and minerals and waste. Officers from nearby authorities outside the Tees Valley attend meetings quarterly to provide wider context, specifically Councils from Hambleton, Richmond, Scarborough, North Yorkshire and Durham County, along with the North York Moors National Park. Matters discussed and taken forward by these groups during 2019/20 included:
- Issues in relation to Local Plans and evidence bases of all authorities;
 - Duty to co-operate issues with duty to co-operate bodies including health and the environment;
 - Issues in relation to Tees Valley Nature Partnership;
 - Discussions on statement of common grounds; and,
 - Preparation of the Tees Valley Local Aggregates Assessment.
7. Work on the Middlesbrough Local Plan continued during 2019/20 with the preparation of a number of evidence base documents including the Middlesbrough Retail Study, which involved duty to co-operate partners at appropriate stages.

Neighbourhood Planning

8. During 2019/20 work continued on the Stainton and Thornton Neighbourhood Plan, with Council officers attending meetings of the Steering Group to support the preparation of the Neighbourhood Plan.

9. In addition work has continued with the Marton West Neighbourhood Forum on the modified Marton West Neighbourhood Plan.

Monitoring Implementation of Local Planning Policies

10. As part of its Local Plan, the Council adopted a Core Strategy in February 2008, Regeneration Development Plan Document (DPD) in February 2009, the Tees Valley Joint Minerals and Waste Core Strategy and Policies and Sites DPDs in September 2011, and the Housing Local Plan was adopted in 2014. As such, policies from these documents are monitored. A limited number of saved 'old' Local Plan policies also remain extant until such time they are replaced by policies in the new Local Plan.

Updated format of this monitoring report

11. This monitoring report takes on reduced format to the reports in previous years. This is due to the Covid-19 Pandemic, which has led to difficulties in monitoring and survey work.

Five year housing land supply

12. A separate report on the five year housing land supply has been prepared and can be viewed on the Council's website [Evidence library | Middlesbrough Council](#) . This report demonstrates that there are 2,686 dwellings projected to be delivered between 2019/20 and 2023/24 which exceeds the minimum housing requirement of 1,344 dwellings by 1,342 dwellings. Middlesbrough has a demonstrable deliverable housing supply of 9.99 years.

Housing Indicators

Indicator	Policy	Target (where applicable)	Reporting year (2019/20)	Previous years (for comparison)	Commentary	Actions required
Housing trajectory showing: i. net additional dwellings since start of Plan ii. net additional dwellings for the current year iii. projected net additional dwellings to 2029 iv. the five year supply of deliverable dwellings	H1 Spatial Strategy H11 Housing Strategy	Net additional dwellings: 2012 - 19: 2,660 2019 - 24: 2,150 2024 - 29: 2,160	i. 4,070 ii. 657 iii. 4,907 iv. 2,686 2020/21: 391 2021/22: 623 2022/23: 504 2023/24: 656 2024/25: 512	2018/19 i. 3,413 ii. 592 iii. 4,595 iv. 2,284 2019/20: 717 2020/21: 412 2021/22: 488 2022/23: 369 2023/24: 29	i. 4,070 net additional dwellings were completed between 1 April 2012 and 31 March 2020. ii. 657 net additional dwellings were completed between 1 April 2019 and 31 March 2020. iii. 4,907 net additional dwellings are projected to be delivered between 1 April 2020 and 31 March 2029 from extant planning permissions, allocations and small windfall sites. Housing delivery is on course to exceed the minimum housing requirement for 2012-2029 set out in the adopted Housing Local Plan. iv. The data provides the annual breakdown of the five-year supply.	None required.
Population change	H1 Spatial Strategy H11 Housing Strategy	Stabilise population	ONS Estimate: 140,100 Source: https://teesvalley-ca.gov.uk/InstantAtlas/area_profile/atlas.html?detectflash=false	2016/17 ONS Estimate: 140,400 2017/18: ONS Estimate: 140,600 2018/19 ONS Estimate: 140,500	The 2019 mid-year estimate of Middlesbrough's population was 140,100. A slight decrease from the previous mid-year estimate for 2018; which was 140,500. The Housing Local Plan 2014 identifies the baseline of 138,700 to help monitor this indicator – the figure reported for this year indicates that the population has been stabilised.	None required.
Self-build interest	Self-build and Custom Housebuilding Act 2015	-	1	2015/16: 3 2016/17: 3 2017/18: 1 2018/19: 1	Middlesbrough's self-build register has 1 no registered interests on Part 1 of the register. During the monitored period, changes made to the register, namely introducing a two part register to establish local connection requirements, resulted in the withdrawal of interest from existing individuals, with 1 new registered interest.	None required.
Vacant dwellings	H11 Housing Strategy	Reduce vacancy rates to 3% by 2029	Vacancy Rate: 2019 – 2,727 Source: https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants	2010: 2,401 2011: 2,512 2012: 2,560 2013: 2,246 2014: 2,328 2015: 2,361 2016: 2,504 2017: 2,842 2018: 2,581	As of 2019 there were 2,727 vacant dwellings. Compared to previous years this has increased by 146 dwellings.	None required.
Affordable housing completions by type and tenure	H12 Affordable Housing	Improve the range and choice of dwelling types	100 dwellings (90 Affordable Rent & 10 Intermediate Rent)	2012/13: 71 2013/14: 75 2014/15: 160 2015/16: 149 2016/17: 66 2017/18: 8 2018/19: 7	Annual affordable housing completions were the third highest achieved since the start date of the Housing Local Plan.	None required.
Planning applications approved/refused for gypsy and travelling show people sites and appeals	H13 Provision for Gypsies and Travellers, and Travelling Showpeople	Ensure that there are sufficient well located sites	0	0	Zero applications were approved/refused for gypsy and travelling showpeople	None required.

