

SLOUGH BOROUGH COUNCIL

REPORT TO: Planning Committee **DATE:** 6th November 2019

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WARD(S): ALL

PART I **FOR DECISION**

ANNUAL MONITORING REPORT 2018/19

1. **Purpose of Report**

The purpose of this report is to inform Members about the key results of the latest Annual Monitoring Report (AMR) 2018/19 which will be published on the Council's website. This provides important evidence for the review of the Local Plan for Slough and other work streams.

2. **Recommendation(s)/Proposed Action**

The Committee is requested to resolve:

- a) That the key results from the Annual Monitoring Report 2018/19, which are highlighted in this report, be noted.
- b) That a full version of the Annual Monitoring Report 2018/19 be published on the Council's website.

3. **The Slough Joint Wellbeing Strategy, the JSNA and the Five Year Plan**

3a. **Slough Joint Wellbeing Strategy Priorities**

This will have an impact upon the following SJWS priorities:

2. Increasing life expectancy by focusing on inequalities
3. Improving mental health and wellbeing
4. Housing

3b. **Five Year Plan Outcomes**

The Annual Monitoring Report will help deliver the following Five Year Plan's outcomes:

- Slough will be an attractive place where people choose to live, work and visit.
- Our residents will have access to good quality homes.
- Slough will attract, retain and grow businesses and investment to provide jobs and opportunities for our residents

4. **Other Implications**

(a) Financial

There are no financial implications

(b) Risk Management

<i>Recommendation</i>	<i>Risk/Threat/Opportunity</i>	<i>Mitigation(s)</i>
That the Committee approve the Annual Monitoring Report for publication as it is a statutory requirement.	Failure to publish the Annual Monitoring Report would not meet statutory requirements.	Agree the recommendations.

(c) Human Rights Act and Other Legal Implications

There are no Human Rights Act Implications as a result of this report.

(d) Equalities Impact Assessment

There are no equality impact issues

(e) Workforce

This Annual Monitoring report is produced within the existing planning policy team work programme.

5. **Supporting Information**

- 5.1 The Annual Monitoring Report is a crucial part of the 'feedback loop' in the policy making process. It highlights the main achievements of 2018/19, the progress of planning policies and records development trends in Slough. It also provides an update on our Local Plan progress.
- 5.2 The statistical basis for the report is the financial year from April 2018 to March 2019, but additional information has been included where relevant. A copy of the full AMR 2018/19, which is summarised in this report, will be made available on the Council's website.
- 5.3 The Localism Act 2011 made changes to way monitoring is carried out. The regulations (Town and Country Planning 2012) stated that there is still a statutory duty to produce monitoring report for local people but they don't have to be submitted to the Secretary of State. The local authority has more flexibility to decide what goes into the report. However it needs to be made available at council offices and on the website.
- 5.4 The main content of the full document will be as follows:
 - Introduction to the Borough, including key contextual characteristics, issues and challenges facing the area;

- Progress in the preparation of local development documents against the timetable in the Local Development Scheme;
- Duty to cooperate
- Extent to which saved policies from the Local Plan for Slough and Core Strategy 2006-2026 are being implemented;
- Indicators on housing, employment, retail number of appeals
- Statistics on Development control and enforcement statistics.
- The identification of any trends and changes from the previous AMR;
- Extent to which the SPZ is achieving its purpose;
- Implementation of Site Allocations

5.5 The key results from this year's Monitoring Report can be summarised as follows:

Housing

5.6 The monitoring report shows that 534 net additional dwellings were completed in Slough in 2018/19. There were actually 585 new builds last year but 51 were lost due to demolitions or change of use. The average net completions over the last 5 years is 654 dwellings per year.

Table 1: Housing completions 2006-2019

Year	Past Completions
2006/07	409
2007/08	849
2008/09	595
2009/10	275
2010/11	249
2011/12	246
2012/13	182
2013/14	396
2014/15	507
2015/16	789
2016/17	521
2017/18	846
2018/19	534

5.7 There are a number of housing schemes in the pipeline with 858 under construction and 1297 with planning permission that had not started by April 2019.

Housing Requirement

5.8 Housing targets for Local Plans and 5 year land availability calculations are now required to be calculated using the Government's new standard methodology published in the National Planning Policy Framework and Planning Guidance. This

takes account of household projections and affordability ratios published by the Government.

- 5.9 The latest Local Housing Need figure for Slough is an average of 893 per annum. This is the figure that will be used for the preparation of the Local Plan and five year land supply calculations.

Five Year Land Supply Calculations

- 5.10 Paragraph 73 of the NPPF states that Local Planning Authorities are required to *“identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement”*.
- 5.11 The Five Year Housing supply situation has changed significantly since last year when we had a 6.5 year supply. It has gone down as a result of four main factors.
- 5.12 Firstly the housing requirement for Slough using the standard methodology is now much higher than the 315 dwellings a year that was in the Core Strategy or the 550 interim target that we were using.
- 5.13 Secondly it is no longer possible to use the “residual method” for calculating the requirement going back over the plan period if the plan is more than three years old. This means that we no longer get the benefit of previous years “over supply”.
- 5.14 Thirdly National Planning Guidance has changed the definition as to what sites can be considered to be “deliverable” in the five year period which means that essentially only sites with full planning permission can be counted.
- 5.15 Finally there has been a fall in the number of dwellings completed and currently under construction in Slough compared to what could be expected.

5 year housing land supply	
Annual Housing Requirement (average)	893
Annual Housing Requirement x 5 years	4,465
5 year requirement inclusive of 5% buffer	4,688
Annual Housing Requirement inclusive of 5 % buffer	938
5 year identified supply	1,986
Number of years supply (1,986/938)	2.1

- 5.16 The table above shows that Slough has 42% of the 4,688 requirement which equates to a 2.1 year supply as at 1st April 2019. Consequently Slough does not have a five year supply of new housing as defined by the Government.
- 5.17 The calculation includes a 5% buffer which is required to be added. It should be noted that paragraph 73 of the NPPF states that where there has been a significant under delivery of housing over the previous three years a 20% buffer should be added to the requirement. The Housing Delivery Test defines

“significant under delivery” as being below 85% of the housing requirement .The results of this year’s delivery test showed that Slough had provided 86% of the requirement and so avoided having to apply the 20% buffer.

- 5.18 Where Local Planning Authorities cannot demonstrate a five years supply of deliverable housing the development plan policies are considered to be out of date. This means that the ‘tilted balance’ must be applied in determining planning applications for housing development. This requires local planning authorities to apply the presumption in favour of sustainable development which is set out in paragraph 11d) of the NPPF paragraph 11. This states that applications should be granted planning permission unless:
- i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 5.19 This makes it difficult to refuse planning permission for residential development in principle. It is, however, still possible to refuse planning applications which are contrary to policies provided they are consistent with the NPPF. For example paragraph 130 of the Framework states that “permission should be refused for development of poor quality design that fails to take the opportunities available for improving the character and quality of an area and the way that it functions, taking into account any local design standards or style guides in plans or supplementary planning documents”.
- 5.20 The important thing to note is that under the “tilted balance” the harm would have to significantly and demonstrably outweigh the benefits”.

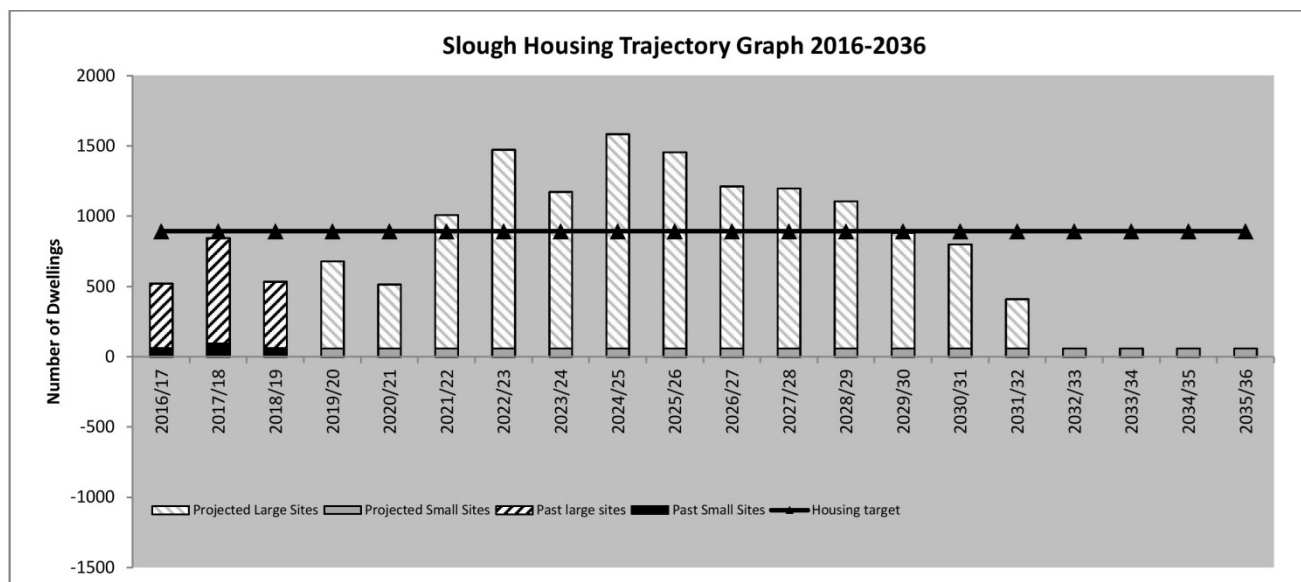
Local Plan Housing Trajectory

- 5.21 An updated Housing Trajectory for the review of the Local Plan period from 2016 to 2036 is below. This shows that from 2030 onwards no potential major housing sites have been identified. Overall it is expected that, after applying a discount rate for sites coming forward there could be a shortfall of around 6,000 dwellings compared to the Local Plan housing requirement. This does not take account of any windfalls that may come forward over the plan period. This is why the emerging Preferred Spatial Strategy is promoting the northern expansion of Slough into South Bucks to assist Slough meeting local housing needs as close as possible to where they arise.
- 5.22 The trajectory graph shows recent past development completions and expected completions in the future. It includes sites with planning permission, current planning applications likely to be approved, site allocations and other sites where there is potential for redevelopment including some from the 2016 ‘call for sites’ exercise and strategic housing sites agreed in principle by the Planning Committee February 2018. It is updated annually and is an estimate of supply and not fixed list of development sites. Information for the 5 year land supply is extracted from the table but the first five years of the graph includes sites that will or are likely to

be developed but fall outside the Governments strict and more limited definition of 'supply'.

- 5.23 The Housing Target line on the graph is the 893 average homes per year referred to in para 5.9 above. It has been back dated to 2016, in line with Government guidance, but it should be noted a lower target was in use until last year.

Housing Trajectory 2016-2036



Housing Type and Mix

- 5.24 In addition to monitoring the total number of houses being delivered it is also important to identify the type and mix of residential accommodation that is coming forward.
- 5.25 For the first time in 2018/19, 100% of housing completions were on previously developed land (known as brownfield). This trend is likely to continue since the supply of greenfield land for housing is running out. This has an impact on the viability of residential schemes because the cost of brownfield land is higher and the cost of demolition and construction can be more expensive.
- 5.26 There were 38 affordable housing completions in 2018/19, which is lower than the 116 we provided in 17/18. The average number of affordable housing completions over the three years is 64 per year.
- 5.27 The supply of affordable homes is affected by a number of factors. One of these is that we are unable to get contributions from office conversions that have come forward under the Prior Approval process. Another is that applications now come forward with viability studies which show that it is not possible to provide the full quota of affordable housing.
- 5.28 The results of monitoring for 2018/19 also showed that 83% of residential completions were flats. This is partly due to the high number of Prior Approvals for conversions from offices to flats that have come forward. 182 prior approvals were completed in 2018/19. It also reflects the fact that only brownfield development is taking place.

5.29 Housing mix is a new indicator that we started to monitor in recent years in the AMR. The breakdown by bedroom size for housing completions this year for developments that were granted planning permission is:

- 10% four bed
- 11% 3 bed,
- 41% 2 bed
- 38% 1 bed or bedsit.

5.30 It should be noted that 31% of housing completions came via the Prior Approval process where information on the housing mix is not always known. It is likely that most of these would have been smaller units.

5.31 It should be noted that the recent draft Housing Needs Assessment shows that in Slough only 5% of market housing need be one bedroomed and 19% two bedroomed. There is, however, a need for 44% of affordable rented housing to be one bedroomed and 27% two bedroomed.

5.32 The lack of new family sized housing coming forward in Slough provides further justification for the Local Plan Spatial Strategy of protecting the existing stock in the suburbs and promoting the northern expansion of Slough in the form of a garden suburb which would help to rebalance the housing market.

Housing Delivery Action Plan

5.33 The results of the 2018 Housing Delivery Test, which were published in February 2019, show that over the previous three years Slough delivered 86% of the required housing. Where delivery is below 95% of the Local Planning Authorities requirement it has to prepare an Action Plan in line with national guidance.

5.34 A Housing Delivery Action Plan was produced in July 2019 and published on the website. This suggests ways in which the supply of housing in Slough could be increased. The key ones include:

- Continue with preparation of the review of the Local Plan and associated policies to increase the supply of housing within the Borough.
- Continue to promote the Northern Expansion of Slough within South Bucks in order to increase the supply of housing in the market area.
- Continue the Council's joint partnership with Slough Urban Renewal SUR to deliver housing sites.
- Engaging regularly with landowners and developers to obtain up-to-date information on development progress, build-out rate of current sites, identify any barriers to development and discuss how these can be addressed.

Other Housing Document

5.35 The Brownfield Register was published in December. This provides a list of brownfield land that is suitable for residential development. This is available on the Council's website and updated every year.

5.36 There is now a duty on local councils in England to keep and have regard to a register of people who are interested in self build or custom build projects in their area. There were 121 individuals on the Self-Build List at 1st September 2019.

5.37 The monitoring shows that there was a net loss of -13,080 square metres of employment floor space in 2018/19. The table below shows that the general trend is a net loss of employment floor space over the last five years. The only exception was last year 2017-18 when there was a net gain in employment floorspace of 11,312 sqm due to completion of two office buildings on Brunel Way.

Employment Floorspace lost over the last five years (sqm)

2018-19	2017-18	2016-17	2015-16	2014-15
-13,080	11,312	-7080	-33308	-38929

5.38 The table above shows that there has been a net loss around 80,000 m2 of employment floorspace in the last few years. Much of this has been the result of the change of use of offices to residential.

5.39 This shows there is not much commercial development happening apart from on the Slough Trading Estate with the new data centres. The data centres do not generate many employment opportunities.

5.40 The Thames Valley Office Market Report for 2018/19 produced by Lambert Smith Hampton shows that Slough has 4.7 years supply of office space. This has decreased from 7.5 years supply of office space last year. There is no office development currently under construction.

5.41 Recent interest in taking offices in Slough means that the prime rent has, however, increased to £37 per sq ft. It was £34 per sq ft last year. This could be due to the lower supply of offices.

5.42 The majority of office space available in Slough is good quality Grade A or B. There is only a limited supply of grade C office space mainly because this has been converted to residential.

5.43 The Loss of employment space needs to be monitored and is an issue that will have to be addressed through the review of the Local Plan.

Retail and Leisure

5.44 There was a net loss of -3005 m2 retail and leisure floorspace in Slough as a result of development in 2018/19.

5.45 Slough has not had any major retail or leisure completed schemes in the last few years as table below shows. The increase in floorspace in leisure development this year is a result of the slight increase in floorspace of the replacement leisure building the centre on Farnham Road and the extension of the Ice Arena.

Completed Retail and Leisure Development over the last 5 years

	USE CLASS ORDER- Retail and leisure		
	A1	A2	D2
2014/2015	1518	1358	1095
2015/2016	3049	68	465
2016/2017	3307	248	3544
2017/2018	2629	0	3373
2018/2019	-611	-4232	1838

Slough Town Centre

- 5.46 A retail vacancy survey was undertaken in February 2019. This showed that 11% of units in Slough High Street were vacant, 12% in the Queensmere and 8% in the Observatory Shopping Centres. The total vacancy rate for Slough Town Centre is 10%.
- 5.47 Slough shopping centre is in decline. Even though the retail vacancy rate doesn't seem particularly high, this does not indicate the true health of Slough High Street and the shopping centres.
- 5.48 Two of Slough High Street's largest stores are vacant with a combined floorspace of around 125,600 sqft. These are the former Marks and Spencer and BHS stores.
- 5.49 Some of the existing stores are no longer trading from all floors. This includes Boots, Wilko and Debenhams who are now trading from only one floor. These stores have closed upper floors which equate to an additional 50,000 sqft of vacant retail space. The vacancy rate figures do not take this into account.
- 5.50 A further indication of the decline of Slough town centre can be seen from its national ranking, which amongst other things measures the number of multiples. In 2006 Slough was ranked as 57th in the country. This fell to 150th in 2016 and has now declined to 190th in 2018/19 (Javelin Group, VENUESCORE).
- 5.51 Slough Business Improvement District (BID) has been set up. More than £2 million investment over the five year term of the BID. Hopefully this will make positive changes to improve our business environment, encourage growth, and improve the perception of Slough.
- 5.52 The introduction of "meanwhile" uses is being promoted in order to boost the town centre in the interim period.

Other Retail Centres

- 5.53 Retail Vacancy survey was undertaken at the Farnham Road District Centre, Langley. This showed a vacancy rate of 1% for Farnham Road and no retail vacancies for Langley. Chalvey was not surveyed this year. These are healthy centres and have a range of shops that meet the daily needs of the local residents.

Local Plan update

5.54 The “emerging” Preferred Spatial Strategy, as agreed at the November 2018 Planning Committee, can be summarised as one of:

- ***Delivering*** major comprehensive redevelopment within the “Centre of Slough”;
- ***Selecting*** other key locations for appropriate development;
- ***Protecting*** the built and natural environment of Slough including the suburbs
- ***Accommodating*** the proposed third runway at Heathrow and mitigating the impact;
- ***Promoting*** the northern expansion of Slough in the form of a “Garden Suburb”;

5.55 In order to implement the Spatial Strategy the Council has produced a number of supporting documents.

Interim Centre of Slough Framework

5.56 In order to help deliver major comprehensive development in the centre of Slough, the Council has produced an Interim Planning Framework which was approved in July 2019. This is a “land use” framework which sets out how sites could come forward for development in a comprehensive way. It promotes an “activity” led strategy which seeks to maximise the opportunities for everyone to use the centre for a range of cultural, social, leisure and employment activities which are unique to Slough.

5.57 The main elements for developing such a strategy are already in place. The centre can become a world class transport hub; it has the potential to be a thriving business area and can accommodate a large amount of new housing. It also recognises the aspiration to create a new cultural hub in Slough. All of these will generate the footfall and spending power that can be captured by a regenerated and revitalised shopping and leisure centre.

5.58 The Framework promotes the redevelopment of the Queensmere and Observatory shopping centres in a way which “rediscovers the High Street” and makes it the focal point. It also proposes to create a new pedestrian street which links the High Street to the station via Mackenzie Square and Brunel Way. This will help to break down the barrier that is currently formed by amount of traffic on the A4 Wellington Street and start to knit the centre back together.

5.59 The Framework also sets out the broad principles for how the centre should look in terms of building heights, street patterns, key linkages and design quality.

5.60 This is the start the process of producing a Master Plan for the Centre of Slough which can help to resolve outstanding issues and promote sustainable growth and investment in the area.

Heathrow

- 5.61 In order to try to accommodate the proposed third runway and mitigate it's impact, the Council has been carrying out a significant amount of work on the proposals for the expansion of Heathrow.
- 5.62 A formal response to Heathrow's consultation on it's master plan was made in in March 2018.
- 5.63 In June 2018 Slough responded to the Planning Inspectorate on the Scoping Report for the Environmental Impact Assessment which will accompany the Development Consent Order application.
- 5.64 In order to set out this Council's aspirations for way that the proposed third runway and associated development could be accommodated in the Colnbrook and Poyle area we produced a Spatial Strategy for the area in December 2019. This set out nine guiding principles which should be applied to the expansion of Heathrow. These were:
- Protect Colnbrook and Poyle villages in a "Green Envelope" and enhance the Conservation Area and built realm.
 - Prevent all through traffic but provide good public transport and cycle routes to the airport
 - Provide for the replacement of Grundons energy from waste plant and the rail deport north of the new runway
 - Ensure that there are good public transport links into Heathrow from Slough.
 - Enlarge the Poyle Trading Estate for airport related development but with access only from the M25.
 - Provide mitigation for the Colne Valley Park and ensure that existing connectivity is maintained through Crown Meadow.
 - Develop tangible measures to improve air quality in the Heathrow area
 - Ensure that all homes in the Borough that are eligible for noise insulation are provided for under the Quieter Homes Scheme.
 - Ensure measures to address flood risk from the proposals include mitigation to reduce the risk of existing flooding for residents and businesses in Colnbrook and Poyle.
- 5.65 The Colnbrook and Poyle Spatial Strategy was used in discussions with Heathrow about the development of their masterplan and subsequently informed the Council's formal response to consultations which was approved by Cabinet in September 2019.

- 5.66 The Council is now working with other authorities in the Heathrow Strategic Planning Group (HSPG) to produce a non-statutory Joint Spatial Planning Framework for the core area. This will focus upon identifying the future strategic planning issues and opportunities of the Sub-region addressing both background growth and growth projected over the next 30 years and additional growth arising from Heathrow's expansion.

Wider Growth Study

- 5.67 In order to help promote the northern expansion of Slough, the Council has worked with Windsor & Maidenhead, South Bucks and Chiltern Councils to undertake a joint Growth Study.
- 5.68 This Wider Area Growth Study is being undertaken in two parts. Part 1, has already been carried out by PBA who published their report in June 2019. The purpose of this was to define the geographic area of the study and the area of search for accommodating the future housing needs of the Slough, Windsor and Maidenhead core areas.
- 5.69 The Study concluded that the future housing needs of Slough are best met as close to Slough as possible, in areas where house prices are, or house prices in new developments could be, no higher than in Slough and close to areas that Slough residents commute out to.
- 5.70 As a result the Study had identified a very small 'narrow area of search', restricted to parts of adjoining local authority areas plus Hillingdon Borough. The later was included, not because it would necessarily be expected to take net migration from Slough, but because the inter relationship is such that if more housing was built in Hillingdon the net migration outflow to Slough is likely to be reduced.
- 5.71 Part 2 of the study will identify the potential locations within the respective areas of search that could accommodate the future housing need growth of the Slough, Windsor and Maidenhead core areas, in line with national policy, regardless of administrative boundaries.
- 5.72 As part of this work a draft Local Housing Needs Assessment has been produced by GL Hearn which identifies a potential shortfall of 4,300 homes in the southern part of South Bucks over the next 20 years. This is in addition to Slough's potential unmet need which has been identified above.
- 5.73 The results of the Wider Area Growth Study will be submitted to the Chiltern and South Bucks Local Plan examination in support of this Council's request that there should be an immediate partial review of the plan to bring forward the Northern Expansion of Slough to meet unmet needs from South Bucks and Slough.

Local Development Scheme

- 5.74 An updated Local Development Scheme was produced for the review of the Slough Local Plan in May 2019.
- 5.75 We have met the milestones in producing an Issues and Options consultation document and a draft emerging Preferred Spatial Strategy.

5.76 We aim to put a planning committee report on the update to the Emerging Preferred Strategy in February 2020 and go out to consultation in Summer 2020.

5.77 Key milestones identified in the LDS in May 2019 can be seen in the table below:

Key Milestones	
Evidence Base preparation	2015 ongoing
Call for Sites consultation	January 2016
Issue and Options Consultation	January 2017
Preferred Options Consultation	February 2020
Publication	Summer 2021
Submission to the Secretary of State	Winter 2021
Independent examination	Spring 2022
Receipt of binding report	Summer 2022
Adoption	Summer 2022

Performance Indicators

5.78 The development control statistics monitor the performance of the planning department.

Slough: Scale of Housing Development Applications 2018-2019	Number of Decisions	Number Granted	Percentage Granted	Speed of Decision*
Major	23	20	87%	97%
Minor	61	43	70.5%	75%
Total	84	63	75%	86%

*This compares to the national figures for England

Major residential – 82% granted

Major residential – 90% determined in time

Minor residential – 74% granted

Minor residential – 82% determined in time

5.79 The Government requires Local Planning Authorities to measure the speed in which it determines planning applications. It sets targets for each category of application as follows:

5.80 Major applications: 60% of planning applications within thirteen weeks of registration.

Minor applications: 65% of planning applications within eight weeks of registration

Householder applications: 80% of planning applications within eight weeks of registration

5.81 These statistics are reported to the government yearly as a means of assessing the performance of individual planning authorities. However, although the performance statistics state determination within a period of weeks depending on the category, satisfaction of the Governments performance requirements also include those applications which are determined to an agreed timescale between

the LPA and the applicant which are outside of the stated timescales above. Furthermore, government reviewed performance criteria in 2018 as an incentive to deliver development by measuring quality of decision making. This requires a minimum of 70% major and minor applications to be decided in time, and that no more than 10% of an authority's total number of decisions on applications made during a two year assessment period being overturned at appeal.

- 5.82 The Council encourages prospective applicants, landowners and developers to enter into pre-application discussions to help facilitate the right development in the right place to enable sustainable communities to be created. For larger schemes, the Council encourages applicants to enter into a planning performance agreement to help deliver sustainable development.
- 5.83 Planning applications are either determined in the statutory time frame (13 weeks for major development, 8 weeks for non-major development), or under an agreement between the LPA and the applicant, known as an extension of time (EOT) agreement. Article 29 of The Town and Country Planning (Development Management Procedure) (England) Order 2015. Our objective is for applicants, landowners and developers to enter into pre-application discussions and planning performance agreements which should reduce reliance on the use of EOT.
- 5.84 However, the value of EOT's are that developments that otherwise may have been refused can, in some instances be made acceptable through the modification of a scheme and/or the submission of further information. Slough Planning Department seeks to reach a positive outcome for planning applications in those cases where unacceptable development can be made acceptable through minor amendments

Enforcement

- 5.85 Enforcement statistics are also reported to central government. Four enforcement notices were issued in 2018/19. This is lower compared to last year when 29 Enforcement Notices were issued.
- 5.86 We have had no temporary notices; one planning contravention notice and two breach of conditions were served in the last year.

Appeal Decisions

- 5.87 The AMR also has to look at whether there are any lessons to be learnt from appeal decisions. There were 24 appeals against the refusal of planning applications in Slough in the 12 months from April 2018. This is a comparatively low number of appeals.
- 5.88 4 appeals (16%) were allowed by Inspectors which is lower than previous years. Generally 20% have been allowed in past years. It should be noted that nearly all of the appeals that were allowed related to design, character of the area or amenity which tend to be subjective judgements.
- 5.89 None of the appeal decisions are considered to indicate that there is a need to review any policies.

6. **Conclusion**

- 6.1 Members' approval is being sought for the production of an Annual Monitoring Report 2018/19 as summarised above, so that it can be published on the council's website to meet statutory requirements.

7. **Background Papers**

- '1' Residential and Employment Planning Commitments 2005-2019
- '2' Annual Monitoring Reports 2005-2019