

ANNUAL MONITORING REPORT 2005-2006

PORTFOLIO RESPONSIBILITY: ENVIRONMENT

CABINET

14TH DECEMBER, 2006

Wards Affected

Countywide.

Purpose

To approve the second Annual Monitoring Report 2005-2006 and its formal submission to the Secretary of State.

Key Decision

This is not a key decision.

Recommendation

THAT the Annual Monitoring Report 2005-2006 be approved for submission to the Secretary of State.

Reasons

To ensure that the Council's Annual Monitoring Report 2005-2006 is submitted to the Secretary of State in accordance with the requirements of the Planning and Compulsory Purchase Act 2004.

Considerations

1. The Planning and Compulsory Purchase Act 2004 introduced new provisions and requirements for development planning. The regular review and monitoring of development plans through mandatory Annual Monitoring Reports (AMR's) is a fundamental feature of the new planning system. AMR's are to be based on a period running from 1 April to 31 March and submitted to the Secretary of State no later than the following 31 December. AMR's are required to assess the implementation of the Local Development Scheme and the extent to which the Council's planning policies are being achieved.
2. In establishing the content of this second AMR, the aim has been to produce a methodology consistent with the guidance provided by Government, which outlines an *objectives-policies-targets-indicators* approach to the monitoring of development plan documents. Improvements have been made in line with requests from government and examples of best practice have been implemented where appropriate.
3. The AMR largely follows the thematic division of the chapters in the UDP, such as housing and employment. Objectives for each topic area are identified and appropriate policies linked to these are set out. Where the UDP expresses a specific requirement to be met, this is identified as a target against which progress can be

Further information on the subject of this report is available from
David Nicholson, Forward Planning Manager on 01432 261952

measured. Core and local indicators are used to measure the performance of policy aims against a target, or where there is no identified target, performance is measured against an objective. Each indicator is cross-referenced with those UDP policies that are the key tools used to achieve the objectives and targets.

5. Throughout the Report there are sections of analysis, which interpret the monitoring results and provide additional comments on areas where data is currently lacking or where future monitoring could be enhanced to improve measurements of policy implementation.
6. The key findings of the AMR in respect of the topic areas are provided in an executive summary on page 3 of the report, which is attached for Cabinet members. Copies have also been placed in the Members' Room and are otherwise available from Members Services. Although the 2005-2006 monitoring results provide useful data, in many instances it has not been possible to produce information on trends over time. However, as this is the second reporting year, where appropriate, data findings have been compared.
7. The monitoring results do provide useful data for an annual assessment to be made, however it is not a large enough sample to draw conclusive findings. Subsequent AMR's will enable more accurate assessments to be made, which will be used to develop future planning policies. However, in respect of housing and employment detailed monitoring has been undertaken over many years and clear trends are apparent.

Key Findings

8. Housing – between 01-02 and 04-05 completions had been below that anticipated due to a delay in releasing a number of large housing allocations included within the UDP and subject to objection. However recent releases of some of these sites has resulted in a slight increase beyond that anticipated. Once the Plan is adopted it is expected that the rate of housing completions will increase further. The *percentage* of housing completions on previously developed land (brownfield) has remained consistent, however the *number* of brownfield completions has increased on 04-05 figures, exceeding both regional and national targets. In terms of affordable housing, although 05-06 has seen a considerable increase in gains since 00-01 there has still been a net loss of 168 affordable homes over the 6 years since government re-organisation in 1998, mainly due to the national “Right to Buy” policy.
9. Employment - The amount of land developed for employment uses over the monitoring period was 8.58 ha, 2.05 ha more than last year. This is above the annual County average of 5.36 ha per annum that has been recorded since the mid 1980's. However, in achieving this target, approximately 8ha of the employment land completions has taken place on greenfield land, an increase of almost 50% on the previous year and the most recorded since 1999-2000. However, the majority of this “greenfield” development involved the change of use of agricultural buildings that is in accordance with the policies contained within the UDP.
10. In the remaining areas of transport, town centres and retail, recreational and leisure, minerals, waste, development requirements, natural historic heritage and renewable energy, findings generally show that targets are being met or there has been progress towards meeting targets or monitoring requirements during the 05-06 monitoring period.

Risk Management

The production of an Annual Monitoring Report and its submission to the Secretary of State is a statutory requirement.

Alternative Options

There are no alternative options as preparation and submission of the Annual Monitoring Report is a statutory requirement.

Consultees

Planning Committee 24 November 2006.

Appendices

Appendix 1 – Annual Monitoring Report 2005-2006

Background Papers

- Planning and Compulsory Purchase Act 2004
- The Town and Country Planning (Local Development) (England) Regulations 2004
- Local Development Framework Monitoring: A Good Practice Guide (ODPM)
- Planning Policy Statement 12: Local Development Frameworks