

ANNUAL MONITORING REPORT 2007-2008

PROGRAMME AREA RESPONSIBILITY: ENVIRONMENT AND STRATEGIC HOUSING

CABINET

18 DECEMBER 2008

Wards Affected

County-wide

Purpose

To approve the Annual Monitoring Report 2007-2008 and its formal submission to the Secretary of State.

Key Decision

This is not a key decision.

Recommendation

THAT the Annual Monitoring Report 2007-2008 be approved for submission to the Secretary of State.

Reasons

To ensure that the Council's Annual Monitoring Report 2007-2008 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 provisions and requirements for development planning including the regular review and monitoring of development plans through mandatory Annual Monitoring Reports (AMRs).
2. Annual Monitoring Reports are required to assess the implementation of the Local Development Scheme; and the extent to which policies in the Local Development Documents are being achieved. The Council's AMR which has been prepared to meet the requirements of the planning system is attached to this report. The AMR assesses the extent to which the objectives of Unitary Development Plan (UDP) policies are being achieved and contains a comparator with last years AMR. AMRs are based on a period running from 1 April to 31 March of each year and submitted to the Secretary of State no later than the following 31 December.
3. The AMR largely follows the thematic division of the chapters in the UDP. It is divided into core subjects such as housing, employment, retail etc, for which there is available monitoring data. 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 measured.

Further information on the subject of this report is available from
Peter Yates, Planning Policy Manager on 01432 261952

4. Throughout the AMR 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.
5. The key findings of the AMR in respect of the topic areas are provided in an executive summary on page three of the report. Although the monitoring results provide useful data for an annual assessment to be made, in many instances it has only been possible to produce information on trends since 2004.
6. Over time the preparation of the AMR will enable accurate assessments to be made which will be used to develop planning policies to be included in the Local Development Framework. However, in respect of housing and employment detailed monitoring has been undertaken over many years and clear trends in both topic areas are apparent.
7. The AMR was reported to Planning Committee on 14 November 2008. The Committee debated the need to increase renewable energy provision, particularly small scale renewable projects, in the County. One means of addressing this would be through the preparation of a Design Code SPD. Consideration of such a document is currently being considered as part of the review of the Local Development Scheme, which will be considered by Cabinet in the early part of 2009. Reference to the Design Code has been added to Appendix three of the AMR to reflect this discussion. The Committee resolved to endorse the Annual Monitoring Report 2007-8 and recommended its approval to Cabinet.

Key Findings

8. Housing – between 2001-02 and 2004-05 completions were below the rate anticipated. Recent releases of UDP sites has resulted in an increase in the rate of housing completions in the County with 829 dwellings being completed in 2007-8 (gross). The level of housing supply in the County would suggest that the UDP housing target is likely to be achieved by 2011, however, the downturn in the housing market may well impact upon the rate of completions in the next few years. The percentage of housing completions on previously developed, or brownfield, land at 73% (606) has again exceeded both regional and national targets. In terms of affordable housing, 141 units were completed in 2007/08 an increase over the previous year (120 units). Moreover, the number of planning permissions for affordable housing and such housing likely to be delivered on allocated UDP sites suggests that the rate of completions over the remaining UDP period will increase. In addition, the preparation of the Local Development Framework provides an opportunity to review the effectiveness of the UDP affordable housing policies.
9. Employment - The amount of land developed for employment uses over the monitoring period was 8.66ha ha, significantly less than the almost 25ha developed during 2006-7 but still above the average recorded since the 1980's. Around 59% of the completions in the year were located on previously developed (brownfield) land.
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 2007-08 monitoring period.

Financial implications

11. The Annual Monitoring Report is prepared and produced using existing budgets with no direct financial implications.

Risk Management

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

Alternative Options

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

Consultees

None.

Appendices

Appendix one – Annual Monitoring Report 2007-2008

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)