
REPORT TO:	Environmental And Development Services	AGENDA ITEM: 9
DATE OF MEETING:	18th November 2009	CATEGORY: DELEGATED
REPORT FROM:	Director Of Community Services	OPEN
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SUBJECT:	Local Development Framework Annual Monitoring Report: April 2009-March 2010	REF: IB
WARD(S) AFFECTED:	All	TERMS OF REFERENCE: EDS17

1.0 Recommendations

- (i) That members note the contents of the Local Development Framework (LDF) Annual Monitoring Report (AMR) and approve its publication
- (ii) The AMR be submitted, if necessary, to the Secretary of State before the deadline of 31st December 2010.

2.0 Purpose of Report

- 2.1 To consider and authorise the submission of the LDF Annual Monitoring Report for 2009/10.

3.0 Introduction

- 3.1 The Council has a statutory obligation to submit an Annual Monitoring Report on the LDF to the Secretary of State before 31st December each year. Whilst fundamental changes are being made to the LDF system by the new Coalition Government via the forthcoming Localism Bill, the requirement to prepare and submit an AMR remains for the time being.
- 3.2 The AMR is a useful tool in monitoring progress on preparing development plans and tracking housing, employment and other development trends over the monitoring year. A draft AMR for the period 1 April 2009 – 31 March 2010 has therefore been prepared. The full document runs to over 60 pages and copies have therefore been placed in the members' room and the group lounges. The final document will appear on the Council's website.

- 3.3 Headline findings from the AMR are provided below. However, it should be noted that since the close of the monitoring period, the Government has revoked all regional strategies including the East Midlands Regional Plan. Consequently, all numerical housing requirements have been cancelled.
- 3.4 For the avoidance of doubt, therefore, the 2009/10 AMR reports on all indicators, including those related to the Regional Plan, up to the end of the formal monitoring year (31 March 2010). However, all data relating to subsequent periods (e.g. in relation to the housing trajectory) takes no account of build requirements from the now revoked Regional Plan.

4.0 Progress on the LDF April 2009 – March 2010

- 4.1 It was reported in the 2008/09 AMR that a revised Local Development Scheme (i.e. timetable) would be published to take account of previous changes to Government Regulations and advice. Changes being introduced by the Coalition Government now mean a fresh look at the overall programme will, in any case, be necessary.
- 4.2 Over the monitoring year, progress continued on the Core Strategy and the emerging evidence base. A very high level of public response was received to a period of public consultation on an 'Issues and Alternative Options' document, (which aligned with similar consultations elsewhere across the wider HMA), between mid-January and the end of May 2010. In addition to general growth options, the consultation included questions around key aspects of the Woodville–Swadlincote regeneration area that had initially been intended to be addressed via an Area Action Plan.
- 4.3 The 'Issues and Alternative Options' was the second stage of public consultation and followed on from the 'Issues and Ideas' public consultation, which ran from January-March 2009. It had been anticipated that a 'Preferred Options' stage of consultation would take place from October 2010-January 2011. However, revocation of the Regional Plan means that local authorities and communities have additional flexibility to look at the overall amount of development that could be planned for, and where that development could be located. A revised indicative timetable is the subject of a separate report on this Committee's agenda. Details of the programme and ongoing work will be updated on the Council's [website](#).

5.0 Policy Performance

- 5.1 Much of the information collected over the monitoring period suggests that relevant aspects of the Adopted Local Plan are being implemented to good effect with many policies still being used to inform development control decisions. Whilst the AMR covers a very wide range of indicators, the following paragraphs summarise the key trends in employment and housing development over the monitoring year.

Employment Development Trends

- 5.2 Employment land take-up has risen slightly, but at 6.02 ha, remains at a low level, reflecting the continuation of poor economic conditions. At the present time, plots totalling some 60 ha (including redevelopment land at the Hilton Business Park) remain at the four sites allocated in the adopted South Derbyshire Local Plan and a number of smaller windfall sites including farm diversification projects remain

available. The requirement for additional employment land going forwards has not been finally determined and will need to be addressed in the emerging LDF Core Strategy.

Housing Development Trends

- 5.3 Housing completions were lower than previous years within the 2009-10 monitoring period with 308 net dwellings completed (compared to 358 in 2008-09 and 809 in 2007-08).
- 5.4 There were 375 dwellings under construction and 4,340 dwellings not started as at 31 March 2010 on allocated sites or sites with planning permission. The unimplemented permissions include over 2,500 dwellings on the sites granted consent in January 2009 through the conjoined inquiry. It seems likely that, in the short-term at least, the current global economic slow-down will restrict annual completions and this is reflected in the housing trajectory.
- 5.5 Due to the revocation of the EMRP housing targets, as outlined above, it is no longer possible for South Derbyshire to record a formal 5-year housing land supply position. However, the requirement for an ongoing land supply remains in extant sections of Planning Policy Statement 3 (July 2010).
- 5.6 For information purposes it is worth noting that, had the EMRP targets remained, then South Derbyshire would have had a 5-year supply of housing land at 31st March 2010. Furthermore, this position does not include planning permissions granted after 1 April 2010, including the granting of planning permission for 2,239 dwellings at the former Drakelow Power Station site.

6.0 Financial Implications

- 6.1 None arising directly from this report.

7.0 Corporate Implications

- 7.1 LDF documents, and in particular the Core Strategy, are central to the achievement of key corporate objectives under the theme Sustainable Growth & Opportunity. The submission of the AMR by 31st December is also a statutory requirement.

8.0 Community Implications

- 8.1 The LDF documents, and in particular the Core Strategy, will continue to be the key mechanism for shaping development and achieving healthier, safer, vibrant and sustainable communities in South Derbyshire. The AMR assists in managing and monitoring that process.

9.0 Background Papers

- 9.1 South Derbyshire District Council Local Development Framework Draft Annual Monitoring Report 2009/10. The full document runs to over 60 pages and copies have therefore been placed in the members' room and the group lounges. The final document will appear on the Council's website.