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<b>REPORT TO:</b>	<b>Environmental and Development Services Committee</b>	<b>AGENDA ITEM: 8</b>
<b>DATE OF MEETING:</b>	<b>15<sup>th</sup> November 2007</b>	<b>CATEGORY:</b>
<b>REPORT FROM:</b>	<b>Director of Community Services</b>	<b>OPEN</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>Ian Bowen 01283 595821</b>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>Local Development Framework – Annual Monitoring Report</b>	<b>REF:</b>
<b>WARD(S) AFFECTED:</b>	<b>All</b>	<b>TERMS OF REFERENCE: EDS03</b>

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## **1.0 Recommendations**

### 1.1 That:

- (i) Members note the contents of the LDF Annual Monitoring Report (AMR);
- (ii) The AMR be submitted to the Government Office for the East Midlands before the deadline of 31<sup>st</sup> December 2007 and;
- (iii) A revised Local Development Scheme be prepared and brought before members in due course, reflecting the need for a revision to the timetable for the preparation of the Woodville–Swadlincote Area Action Plan

## **2.0 Purpose of Report**

2.1 To consider and authorise the submission of the Local Development Framework Annual Monitoring Report for 2006/07 to the Secretary of State, and to consider the need for a revision to the Local Development Scheme.

## **3.0 Detail**

3.1 The Local Development Framework (LDF) system set up by the Planning and Compulsory Purchase Act 2004, introduced a new requirement for the submission of an Annual Monitoring Report (AMR) by 31st December each year. The duty to submit an AMR is also a Best Value Performance Indicator (BVPI).

3.2 The AMR has two main purposes:

- i. to review progress in the preparation of LDF documents against the milestones set out in the Local Development Scheme (LDS); and
- ii. to assess the extent to which development plan policies are being successfully implemented through the use of a number of national and local indicators.

3.3 The AMR is in practice a management tool to inform the need for the review of LDF policies, or revisions to the timetable for their preparation. In particular there is a

requirement to report on the delivery of new housing through the inclusion of a 'Housing Trajectory' setting out past completions and anticipated future supply. Employment trends are another area where the AMR can usefully report performance in the District and these issues are examined in more detail in paragraphs 3.13 –3.15 below.

- 3.4 The following paragraphs summarise the findings of the AMR for the period 1<sup>st</sup> April 2006 - 31<sup>st</sup> March 2007. However, attention is also drawn to significant issues which have arisen since the close of the monitoring period, which will be formally recorded in next year's AMR.
- 3.5 The document runs to some 94 pages and copies have been placed in the members' room and the group lounges. Electronic versions have also been e-mailed to all members. The final document will appear on the Council's website.
- 3.6 The headline findings of the AMR for 2006/07 are summarised briefly below:

**(i) Progress on LDF Documents - The Local Development Scheme (LDS)**

- 3.7 The LDS in force for the majority of the monitoring period came into effect in July 2005 and indicated that key milestones would be achieved on the Woodville – Swadlincote Town Centre Area Action Plan, Core Strategy and Development Control Policies Development Plan Documents.
- 3.8 However significant problems were encountered early on in the monitoring year including ongoing judicial review proceedings on the withdrawn draft Local Plan, staff resource implications of major planning applications and preparations for the conjoined public inquiry, the publication of the draft East Midlands Regional Plan and significant new national planning policies. Therefore, some slippage occurred in taking forward these documents and this was noted (informally) in last year's AMR.
- 3.9 Towards the end of the monitoring period (March 2007), the District Council brought into effect an updated LDS to reflect the above circumstances. The revised LDS did not include any milestones within the year 1st April 2006 – March 31st 2007 and therefore no slippage occurred within that period.
- 3.10 Looking at the period since March 2007, the current LDS indicates that 'preferred options' consultation will take place on the Woodville – Swadlincote Area Action Plan in November 2007. It has become clear however, that there remains a need for a considerable amount of further background evidence before a soundly-based preferred option document can be offered for public consultation. In addition, delays occurred over the Summer of 2007 due to physical difficulties in undertaking geo-technical investigation work. It is therefore expected that some further slippage will result before reaching the preferred options stage. Furthermore, since the close of the monitoring period, discussions have taken place with the Government Office for the East Midlands who have, in the light of recent experience of AAPs in other parts of the region, raised concerns over the appropriateness of pursuing the AAP in advance of the Core Strategy. The Council will need to consider these issues and a further revision to the LDS will be required in due course.

**(ii) Extent to which development plan policies are being successfully implemented**

- 3.11 In the absence of an LDF, the District Council has continued to rely on some policies set out in the Adopted South Derbyshire Local Plan to inform its development control decisions. The range of information collected over the monitoring period suggests

that relevant aspects of that Plan are being implemented to good effect where possible. However, there remains a clear need to put in place the LDF to accord with national and regional planning policies.

- 3.12 The following paragraphs examine housing and employment land matters in further detail.

### **Housing Development**

- 3.13 Whilst housing completion rates in the District have historically been on target since the start of the Joint Structure Plan period in 1991, this is no longer the case. In the monitoring year 2006/07, housing completions fell below the annual net additional dwelling requirement, (451 net dwellings against an annual requirement of 600 dwellings) set out in the Joint Structure Plan. When future supply through existing commitments is taken into account, there is an overall shortfall in housing provision. This does not apply equally across the District, however, as it is directly attributable to the lack of allocated sites in the northern part of the District arising from the withdrawal of the draft Local Plan in 2005. Accordingly, there is in fact an over-supply of housing land in the Swadlincote area (with land supply exceeding the Government's 5 year requirement) and a shortfall in the Derby Sub-Area. There are, however, major planning applications for 5 sites in the Derby Sub-Area which are currently being considered at a conjoined public inquiry. The outcome of this inquiry will provide necessary supply for a limited period, but there will be a need to progress LDF documents to provide the framework to meet longer-term growth requirements required by the emerging Regional Plan for the East Midlands, including for affordable housing.
- 3.14 The percentage of residential completions on previously developed (brownfield) land has continued to increase within the monitoring period at 86.2%, although this is expected to fall in future years as greenfield land releases come on stream. Nearly all housing sites completed within the monitoring period were built at densities of at least 30 dwellings per hectare (94%).

### **Employment Development**

- 3.15 The average annual rate of employment land take-up since 1991 has been less than had been anticipated in the Derby and Derbyshire Joint Structure Plan, although the rate of starts and completions has accelerated in recent years with construction continuing at Tetron Point (Swadlincote) and Dove Valley Park, (Foston). In terms of supply, the overall level of completions, sites under construction, permissions and allocations for the district as a whole exceeds the Structure Plan target. However, it should be noted that the total for the Swadlincote Sub-Area in isolation falls some 9 ha short of the Structure Plan requirement. This underlines the need to protect established viable employment sites against redevelopment for other purposes.

## **4.0 Financial Implications**

- 4.1 None

## **5.0 Corporate Implications**

- 5.1 The LDF will be important in achieving key corporate objectives particularly in ensuring sustainable development. The submission of the AMR by 31<sup>st</sup> December is also a Best Value Performance Indicator.

## **6.0 Community Implications**

- 6.1 The LDF will be the key mechanism for shaping future sustainable communities in South Derbyshire. The AMR assists in managing and monitoring that process.

## **7.0 Conclusions**

- 7.1 Many of the policies in the Adopted Local Plan continue to provide a reasonable basis for development control decision-making and this is borne out by the trends identified by the range of indicators included in the AMR. The reduction in housing completions is a concern although this arises from the withdrawal of the draft Local Plan and will be partly addressed by the outcome of the conjoined public inquiry. However, there is a clear need to put LDF documents into place as swiftly as possible. Whilst outside of this formal monitoring period, it should be noted that 'preferred options' consultation on the Woodville - Swadlincote Area Action Plan will not be able to take place in November 2007 as previously anticipated. This will require the submission of a revised LDS and this will be brought to Committee in due course.

## **8.0 Background Papers**

- 8.1 South Derbyshire District Council Local Development Framework Annual Monitoring Report 2006/07