

Annual Monitoring Report

2007-2008

Submission to the Secretary of State

December 2008



Exeter City Council

Exeter Local Development Framework

Contents

Executive Summary

- 1. Introduction**
- 2. Local Development Document Preparation**
- 3. Summary of Monitoring Results**

Appendix One – Monitoring Data

- i) Contextual Indicators
- ii) Core Output, Local and Significant Effects Indicators

Appendix Two – Information to be collected

Appendix Three – Demonstrating a 5 year supply of Deliverable Sites

EXECUTIVE SUMMARY

The aim of the Annual Monitoring Report is to review progress on the preparation of local development documents, proposed in the Council's Local Development Scheme, and to examine the extent to which the policies set out in the local development documents are being achieved.

The programme for the preparation of documents, particularly the Core Strategy, has been delayed due to changes in Government guidance on the preparation of the Local Development Framework and as a result of proposals in the emerging Regional Spatial Strategy.

As a result, an additional consultation will be carried out on the new issues that have arisen which affect the preparation of the Core Strategy. This consultation is programmed for early next year with Submission to Secretary of State in summer 2009. Revisions to the Local Development Scheme will be submitted to the Secretary of State when the outcome of Local Government Review is known.

Until local development documents are in place, the monitoring of policy implementation will examine the policies in the Local Plan First Review, adopted March 2005. These are assessed against performance indicators.

The assessment indicates that good progress is being made towards meeting targets and the achievement of policy objectives.

The Local Development Framework will update and revise policy to deal with changing circumstances and new objectives but no areas of significant policy concern have been identified, through the monitoring assessments, that require immediate attention.

1. Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 requires the City Council to prepare an Annual Monitoring Report (AMR) setting out progress on the preparation and implementation of the Council's Local Development Framework. This monitoring report deals with the period from April 2007 to the end of March 2008.
- 1.2 The report begins with a review of progress on the preparation of the local development documents with reference to the programme in the Council's Local Development Scheme, April 2007.
- 1.3 The monitoring results are then summarised, with details presented in Appendix 1. Until the documents that will make up the Local Development Framework are in place the monitoring information will relate to the 'saved' policies in the Local Plan First Review, adopted March 2005 ('saved' by Direction of the Secretary of State, March 2008).
- 1.4 National guidance states that it is acceptable for AMRs to develop gradually to take account of emerging best practice. Not all the information required is available or can be readily collected. In Appendix 2 the report highlights where there are deficiencies and explains how these deficiencies will be overcome in future years.
- 1.5 An assessment of Exeter's 5 year housing land supply is attached at Appendix 3.
- 1.6 In accordance with advice in the good practice guide 'Local Development Framework Monitoring' published by the ODPM, the monitoring data in Appendix 1 is presented as follows:
 - Contextual Indicators – that allow for the wider social, environmental and economic circumstances to be taken into account;
 - Mandatory Core Output Indicators, as specified in the ODPM guidance - that assess direct policy effects;
 - Local Indicators based on the indicators listed in the adopted Local Plan First Review Monitoring Framework; and
 - Significant Effects Indicators, which are a product of the sustainability appraisal process.

2. Local Development Document Preparation

The current Local Development Scheme was brought into effect on 6 April 2007. The position with regard to the documents listed in the Scheme that were expected to make progress is as follows:

Development Plan Documents

The preparation of the Core strategy has been carried out in parallel with the emergence of the Regional Spatial Strategy (RSS). Submission of the Core Strategy to the Secretary of State has not met the timetable set out in the Council's Local Development Scheme because of the need for reasonable certainty on the scale of development likely to be required by the RSS on adoption. The RSS has significantly increased the number of houses to be built in Exeter to 2026. Further consultation is therefore required to explain how this may be achieved. The consultation will also deal with new guidance in Planning Policy Statement 12 that allows for Core Strategies to allocate strategic sites and that requires Core Strategies to provide guidance on infrastructure needs and delivery.

The consultation will be carried out in 2009 when the decision on the RSS is known. Taking into account the consultation responses, the Core Strategy will be published for pre-submission representations and will then be submitted to the Secretary of State. The programme for the other Development Plan Documents is under review (see Revised Programme below).

Supplementary Planning Documents

Affordable Housing

Consultation on the Affordable Housing SPD was carried out between 12th October and 19th November 2007. Adoption of the SPD has been deferred because of the risk that the Planning Inspectorate may find the Core Strategy unsound if the affordable housing policy, including the increase in the percentage required, had been predetermined and also because of the more recent concern that it would be unwise to adopt a higher standard at a time of economic difficulty.

Residential Extensions

The SPD was adopted in September 2008.

Trees in relation to development/
Residential Design Guide

Preparation of both SPD's has started.

Revised Programme

Subject to the outcome of Local Government Review, the programme in the Local Development Scheme will be revised to identify, as priorities, the preparation of the Core Strategy and the Site Allocations Development Plan Document. It will also include joint working with East Devon and Teignbridge District Council in respect of new Growth Point proposals to the east and to the south west of the City. The nature of the joint working (Area Action Plan, Masterplan or Supplementary Planning Document) has still to be determined. The revised programme will be submitted to the Secretary of State for approval.

Supporting Studies

Completed:

Urban Capacity Study 2006
Exeter and Torbay Strategic Housing Market Assessment 2007
Housing and Employment Land Permissions and Completions 2008
Employment Study 2007 (Atkins)
Landscape Sensitivity and Capacity Study 2007 (Diacomo Associates and White Consultants)
Retail Capacity Update 2007 (DTZ)
Hotel Study 2007 (The Tourism Company)
Open Space Audit 2005
Strategic Flood Risk Assessment 2008 (plus further site appraisal: clarkebond)
Habitats Regulations Assessment 2008 (WSP)
East of Exeter New Growth Point Energy Strategy 2009 (Element Energy Limited)

In preparation:

Strategic Housing Land Availability Assessment
Housing Viability Study
Newcourt Study (Atkins)
Employment Land Review
Post Princesshay Retail Capacity Study (DTZ)
Exeter Area Green Infrastructure Study (with East Devon/Teignbridge and Natural England: LDA Design)
Gypsy Site Search
Sustainability Appraisal

Proposed:

Monkerton / Hill Barton Study
Alphington Study (possible study for discussion with Teignbridge District Council)
Office Market Assessment

3. Summary of Monitoring Results

- 3.1 The monitoring information presented in Appendix 1 is summarised and analysed below. This deals with the period from April 2007 to the end of March 2008 and does not, therefore, reflect the impact of the current economic conditions. The information generally follows the topic headings that are identified in the Local Plan First Review Monitoring Framework. Targets that are referred to below are derived from those listed in the Monitoring Framework.

Contextual Information

- 3.2 The population of Exeter has risen significantly from 116,600 in 2005 to 119,600 in 2006 and to 122,400 in 2007. The rate of unemployment has decreased and the percentage of working age population qualified to NVQ Level 3 or equivalent has increased as well as the percentage of pupils obtaining 5 or more GCSEs (grade A*-C). The differential between average house prices and average income rose to 10.2 by March 2008 but remained lower than East Devon, Mid Devon and Teignbridge.
- 3.3 Noise complaints have increased substantially but this is partly due to merging computer systems, which has led to a better method of reporting that is making the data more reliable than before. Transport indicators suggest that the number of children walking and cycling to school has increased. Waste indicators show that the percentage of household waste recycled has increased. This period has also seen a drop in violent crime and a decrease in the levels of burglaries per 1000 homes.
- 3.4 Three Super Output Areas (small areas that are used for the Indices of Deprivation) in Exeter are in the top 10% nationally, comprising Sidwell Street and Clifton Road area, Burnthouse Lane area and Rifford Road area. The inclusion of Rifford Road area this year does not mean that conditions have worsened. The Indices of Deprivation is a measure of relative deprivation rather than absolute deprivation. Changes in rankings reflect where other areas in the country have improved and consequently the areas listed below them receive a lower ranking.

Economic Growth

Employment

- 3.5 Between 2001 and 2008 an average of 7.9 hectares of employment land has been completed each year compared to the Structure Plan 2001-2016 target rate of 5.7 hectares a year. This is mainly due to the completion, over the period, of major developments such as the Met Office and EDF Energy combined with steady growth at Exeter Business Park and Matford. The high rate of growth is unlikely to continue in the short term because of the economic downturn and a lack of availability of major sites but will increase again as the economy improves and sites are brought forward through the Local Development Framework.

Retail

- 3.6 Princesshay has proven very successful. According to Experian, who produce retail rankings of shopping centres, Exeter has risen from 57 last year to 43, as a result of Princesshay. Vacancies in the City Centre have increased from 26 last year to 36 this summer, the most significant vacancies being in the High Street, Paris Street and Sidwell Street. The total number of vacancies, however, remains modest when set against just under 600 retail units in the City Centre overall, and there is progress on

re-letting. Prime rental values for retail continue to exceed those of Taunton, Torquay and Plymouth.

- 3.7 Enhancements have been made to the public realm at Lower High Street and, apart from tree planting, have been completed at Paris Street and Sidwell Street.

Access to Housing

- 3.8 Between 2001 and 2008 an average of 538 dwellings has been completed each year compared to the Structure Plan 2001-2016 target of 447 dwellings a year. Completion rates will be significantly lower in the next few years due to the economic downturn but will increase again as the economy improves and sites are brought forward through the Local Development Framework.
- 3.9 The proportion of housing completed on previously developed land has fallen from 87.5% in 2005/06 to 80% in 2006/7 to 68.6% in 2007/8. An average density of 47 dwellings per hectare was achieved which generally meets the targets in the Regional Spatial Strategy Proposed Changes for 40 to 50 dwellings per hectare overall and at least 50 dwellings per hectare in urban extensions. Only 10% of dwellings were affordable, largely due to most of the affordable housing at Digby having been completed in the previous year. The proportion of affordable dwellings that meet special needs has risen substantially from 4% to 14%.
- 3.10 An assessment of Exeter's 5 year housing land supply for the period April 2009 to 31 March 2014 is attached at Appendix 3. The assessment has been undertaken in accordance with the Planning Inspectorate advice note. It is based on the current development plan (the Devon Structure Plan 2001 to 2016) dwelling requirement adjusted for historic performance and identifies specific deliverable sites to deliver housing in the first five years.

Transport

- 3.11 As a compact City all new development in Exeter provides good accessibility to essential services and to frequent public transport. All new non-residential development within the monitoring period has complied with the Local Plan First Review maximum car parking standards and the number of public City Centre car parking spaces has remained stable as desired.
- 3.12 Following the grant of permission last year for a road link between the A379 and Topsham Road, as part of the Newcourt development, permission has been granted on appeal for an alternative alignment and junction on the A379. The ability to deliver the junction on the A379, as proposed by the earlier permission, is subject to a High Court ruling (the hearing is next summer) on the ownership of land. If ownership does not prevent the implementation of the earlier permission it will be for the County Council as Highway Authority to determine which junction should be implemented, as both junctions cannot be constructed together.
- 3.13 Ongoing improvements continue to provide facilities for buses, cyclists and pedestrians. In particular, this will include a new shared pedestrian, cycle link across Exhibition Fields improving access to St James's School / Pinhoe School and Willowbrook School, a new direct shared pedestrian / cycle link improving access to Pinhoe School across the library playing fields, and a new shared pedestrian / cycle link in the Whipton area improving access from Summerway to Pinhoe Road. Vehicular routes in Sidwell Street, Cheeke Street and Paris Street have been re-organised into a 'loop' in order to improve the public realm by narrowing the

carriageway and widening footways in Paris Street. A new contra flow cycle lane has been provided in Paris Street.

Open Space

- 3.14 The Council published an Open Space Audit in 2005 in line with guidance accompanying PPG17. Local standards were set in the Audit based on the Green Flag Award standard. Out of the 11 parks in Exeter, 8 met the local standards. Since 2005 a number of improvements have been made to the infrastructure of many of the parks, including the addition of some cycle paths, seats made from recycled materials and new planting schemes. All of the new family housing developments built in 2007-2008 have, or will have, access to a good quality play area and the provision of open space is above national standards.

Environment/Townscape

- 3.15 In general, the townscape/heritage indicators have been met. There has been an increase since 2005 in the extent of the Exe Estuary SSSI that has been classified as favourable, but a decline at Bonhay Road Cutting due to the need for scrub management. The levels of carbon monoxide have dropped significantly. Nitrogen dioxide has increased, but levels have not exceeded the Government's limit, and in the long-term, levels are decreasing. A 28.1% reduction in household energy consumption between 1996 and 2007 has been achieved which falls slightly short of the 30% target.

Use of Local Plan Policy

- 3.16 Analysis of planning applications that have been presented at Planning Committee from April 2007-March 2008 indicates that the policies most commonly referred to are.

1. DG1 Objectives of Urban Design
2. DG4 Residential Layout and Amenity
3. T1 Hierarchy of Modes
4. DG2 Energy Conservation
5. H1 Search Sequence
6. T3 Encouraging Use of Sustainable Modes
7. T10 Car Parking Standards
8. T2 Accessibility Criteria
9. EN4 Flood Risk
10. C1 Conservation Areas

There is limited reference to policies on Tourism, Community Services, Leisure and Recreation and Environment but many of these policies are promotional or would only apply to planning applications for a specific area.

Overall Summary

- 3.17 Overall, most of the indicators suggest good progress is being achieved especially those concerned with development. Structure Plan employment and housing land targets have been exceeded. Performance in retail has been good over the last year although vacancies in the City Centre have increased. Transport objectives are being met but substantial transport infrastructure enhancements will be required to enable delivery of the employment and housing land proposals. Environmental targets e.g. energy and biodiversity, which are influenced by many other factors

beyond the planning system, are harder to measure and, therefore, some information is not available. Indicators such as accessibility and open space provision are particularly positive. The monitoring of the use of Local Plan policy indicates increased reference to energy conservation, car parking and flood risk than previous years, which suggests a higher level of concern for environmental issues.

- 3.18 As the report is concerned with the period from April 2007 to May 2008, it does not report the impact of the current economic downturn. Next years report is likely to highlight a significant slowdown in development.

Appendix One – Monitoring Data

(i) Contextual Indicators

These indicators are derived from Government guidance in 'Local Development Framework Monitoring' and from the Core Strategy Sustainability Scoping Report.

Demographic Structure

Indicator	Data
Population size	2005: 116,600 2006: 119,600 2007: 122,400

Socio-cultural issues

Indicator	Data
Level of crime	Levels of Violent Crimes per 1000 population in Exeter: 2004/05: 25.8 2005/06: 24.3 2006/07: 21.7 2007/08: 20.1 Levels of domestic burglaries per 1000 homes: 2004/05: 12.5 2005/06: 9.3 2006/07: 11.8 2007/08: 10.5
Unemployment (claimant count rate)	Exeter 1.5% March 2005 E&W 2.3% Exeter 1.6% March 2006 E&W 2.6% Exeter 1.6% March 2007 E&W 2.5% Exeter 1.3% March 2008 E&W 2.2%
No of Super Output Areas (small areas used for the Indices of Deprivation) in the City which are amongst the 10% of SOAs in England which have the highest levels of multiple deprivation	Three SOAs in Exeter are in the top 10% nationally, comprising Sidwell Street and Clifton Road area, Burnthouse Lane area, and Rifford Road area.
Noise complaints	2004/05: 431 2005/06: 520 2006/07: 853 2007/08: 1468
Number of 'sites of potential concern' with respect to land contamination	2005/06: 350 2006/07: 346 2007/08: 345

Percentage of pupils obtaining 5 or more GCSEs (Grade A*-C) (% of 15 year olds)	For state schools in Exeter: 2005: 46.4% 2006: 46.3% 2007: 49.3%
---	---

Economy

Indicator	Data
Economic activity rate	2005: Exeter 78.4% E&W 78.2% 2006: Exeter 80.8% E&W 78.3% 2007: Exeter 77.6% E&W 78.3% 2008: Exeter 75.3% E&W 78.4%
Percentage of population of working age qualified to at least NVQ Level 3 or equivalent	<i>2 or more A-levels</i> 2005: Exeter 47.9% E&W 43.9% 2006: Exeter 54.3% E&W 44.9% 2007: Exeter 56.3% E&W 45.9%
Differential between average house price and average full-time salary	2005: 9.2 2006: 9.3 2007: 9.5 2008: 10.4
Employees in knowledge based industries	2004/05: 13% 2005/06: 12.8% 2006/07: 12.6% 2007/08: Update not available until Dec 2008
Number of VAT registrations per 10,000 working age population	2005: Registrations: 35.1 Deregistration: 26.2 2006: Registrations: 33.5 Deregistration: 27.3 2007: Data not yet available

<p>City Centre shopping yields on investment (prime retail yields – the lower the yield the greater the prospects for growth)</p>	<p>2006: Plymouth: 5.5% Taunton: 5.25% Exeter: 5.5%</p> <p>2007: Plymouth: 4.75% Taunton: 4.5% Exeter: 4.5%</p> <p>2008: Plymouth: 4.5% Taunton: 4.5% Exeter: 4.5%</p>
<p>Rental values for retail</p>	<p>Zone A rent (£ per sq ft per annum in prime area):</p> <p>2006: Taunton: £140 Torquay: £85 Plymouth: £180 Exeter: £200</p> <p>2007: Taunton: £140 Torquay: £90 Plymouth: £180 Exeter: £220</p> <p>2008: Taunton: £140 Torquay: £90 Plymouth: £180 Exeter: £225</p>
<p>Pedestrian flows in City Centre</p>	<p>Pedestrian Flow (over a week in March)</p> <p>2006: 112,000 (Tesco Metro, High Street) 2007: 118,000 (Tesco Metro, High Street) 2008: 119,400 (Tesco Metro, High Street)</p>

Environment

Indicator	Data
Area of statutory nature conservation sites	237 hectares Sites of Special Scientific Interest, 18.33 hectares Local Nature Reserves (Barley Valley: 10.73; Belvidere Meadows: 7.6)

Air Quality

Indicator	Data
Air Quality Management Areas	Since April 2007 there is one AQMA, which combines the previous AQMA's into a new enlarged area which covers all the main transport routes into the City.

Human Health

Indicator	Data
Standardised Mortality Rates (mortality from all causes)	2006: 90 2007: 91 (comparison against the national average, set at 100). Exeter, therefore, is slightly below the national average.

Waste

Indicator	Data
Percentage of household waste recycled	2004/05: 20.75%: 8,060 tonnes 2005/06: 25.36%: 9,927 tonnes 2006/07: 28.73%: 11,281 tonnes 2007/08: 29.45% 11,393 tonnes
Kg household waste collected per head	2004/05: 343kg 2005/06: 345kg 2006/07: 333kg 2007/08: 323kg

Housing and the built environment

Indicator	Data
The proportion of LA homes which do not meet the decent home standard	2005/06: 42% 2006/07: 30% 2007/08: 22%
No of rough sleepers	March 2005: 9 November 2006: 6 March 2007: 10 November 2008: 15

Transport

Indicator	Data
Percentage of children walking to school	2005: 66.9% of pupils from 21 of Exeter's schools 2006/7: 56% of pupils from 35 of Exeter's schools 2007/8: 60.7% of pupils from 33 of Exeter's schools
Park and Ride provision	Park and Ride on 3 out of 6 corridors into the City. No of spaces: Matford: 500; Sowton: 500; Honiton Road: 660; Digby: 500, with 350 reserved for hospital staff.

(ii) Core Output, Local and Significant Effects Indicators

These indicators are derived from Government guidance in 'Local Development Framework Monitoring'; from the Local Plan First Review Monitoring Framework; and from the Core Strategy Sustainability Appraisal (2007/8 completions and planning permissions data unless specified otherwise).

Economic Growth

Core Output Indicators

Indicator	Data
1a Amount of floorspace developed for employment by type (sq m)	<p>2007/8:</p> <p>City Centre Offices 7788</p> <p>B1, B2 or B8 Uses (City Centre) 0</p> <p>Out of Centre Offices 6420</p> <p>B1, B2 or B8 Uses (out of Centre) 7591</p> <p>Car Showrooms 1936</p> <p>Total Excluding Car Showrooms <u>21799</u></p> <p>Grand Total <u>23735</u></p>
1b Amount of floorspace developed for employment by type in employment or regeneration areas (sq m)	<p>2007/8:</p> <p>Out of Centre Offices 6420</p> <p>B1, B2 or B8 Uses (out of Centre) 7591</p> <p>Car Showrooms 1936</p> <p>Grand Total <u>15947</u></p>
1c Amount of floorspace by employment type, which is on previously developed land (sq m)	<p>2007/8:</p> <p>City Centre Offices 7788</p> <p>B1, B2 or B8 Uses (City Centre) 0</p> <p>Out of Centre Offices 397</p> <p>B1, B2 or B8 Uses (Out of Centre) 682</p> <p>Car Showroom 333</p> <p>Grand Total <u>9200</u></p> <p>% 39%</p>
1d Employment land available by type (ha) <i>PP= Planning Permissions and approvals subject to Section 106 Agreement. LP= Local Plan Allocations</i>	<p>PP (at 1 April 2008)</p> <p>City Centre Offices 0.12</p> <p>Out of Centre Offices 4.88</p> <p>B1, B2 or B8 Uses (out of Centre) 6.64</p> <p>Car Showrooms 1.95</p> <p>Total excluding car showrooms 11.64</p> <p>Total <u>13.59</u></p>

	<p>LP (without planning permission) at 1st April 2008</p> <p>South of the A379 12.4</p> <p>West of Exeter Business Park 1.9</p> <p>Osprey Road, Sowton 0.5</p> <p>West of Ibstock 2.1</p> <p>Eastern Fields 3.3</p> <p>Total <u>20.2</u></p>
1e Loss of employment land (ha)	<p>In employment/regeneration areas 0</p> <p>In local authority area 0</p>
1f Amount of employment land lost to residential development (ha)	0
4a Amount of completed retail, office and leisure development	<p>Retail: 27,000 sq m Princesshay (completed September 2007) 2,931 sq m Wickes Store at Sowton</p> <p>Office: 14,208 q m</p> <p>Leisure: None</p>
4b. Amount of completed retail, office and leisure development in town centres	<p>Retail: 27,000 sq m Princesshay (completed September 2007)</p> <p>Office: 7788 sq m</p> <p>Leisure: None</p>

Local/Significant Effects Indicators

Indicator	Target	Data
Amount of employment development	Development of 85 ha of employment land excluding City Centre offices between 2001 and 2016 (Structure Plan to 2016)	Completions 2001-2008: 55.06 ha which equates to 7.9 hectares a year. Target rate is 5.7 ha a year.
Vacant floorspace in the City Centre	No more than 6% of shops in the City Centre outside areas with planning permission for redevelopment to be vacant	2004/05: 5.6% 2006/07: 4.4% 2007/08: 6.1%

Access to Housing

Core Output Indicators

Indicators	Data
Housing provision to achieve strategic targets	See Trajectory below
Percentage of completed new and converted dwellings on previously developed land	68.6%
Percentage of new dwellings completed at:	
i) less than 30 dwellings per hectare	6.4%
ii) between 30 and 50 dwellings per hectare	45%
iii) above 50 dwellings per hectare	48%
Affordable housing completions	58 (31 dwellings from planning obligations)

Local/Significant Effects Indicators

Indicator	Target	Data
Amount of additional housing	Development of 6,700 dwellings between 2001 and 2016 (Structure Plan to 2016.)	Completions 2001-2008: 3768 which equates to 538 a year. Target rate is 447 a year.
Percentage of dwellings completed 2007/2008		
(i) on Local Plan allocated sites	No target set	60%
(ii) on windfall sites	No target set	40%

Provision of affordable housing, social and special needs housing	At least 25% of total new dwellings provided on sites capable of yielding 15 or more dwellings or on sites of 0.5 ha or more are affordable	10% (most of the affordable housing at Digby completed in previous year)
Proportion of affordable homes that meet special needs	No target set	2005/06: 11% 2006/07: 4.4% 2007/08: 14%
Vacant residential properties	No target set	1133 (approx 2.3% of total stock)

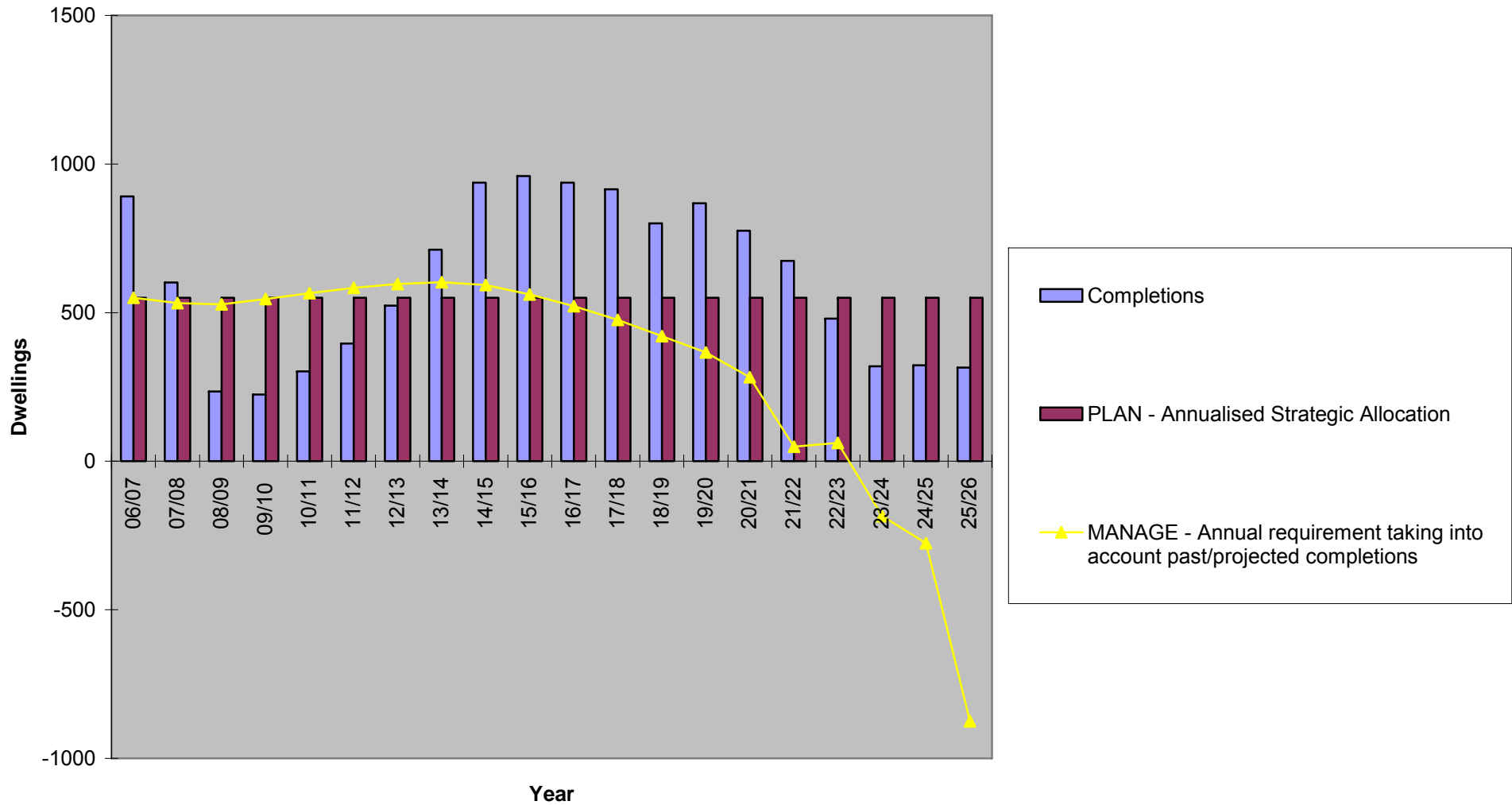
Housing Trajectory

The housing completion data presented elsewhere in this report relates to the Structure Plan period to 2016. The housing trajectory presented below (Columns 1 to 20) deals with the Regional Spatial Strategy (RSS) period to 2026. Column 1 presents the completions for 2006/7, the first year of the RSS plan period. Column 2 is the completions for 2007/8, the reporting year that is the subject of this report. Column 3 is the estimated completions for the current year, 2008/9. Columns 4 to 20 set out the projected completions 2009 to 2026.

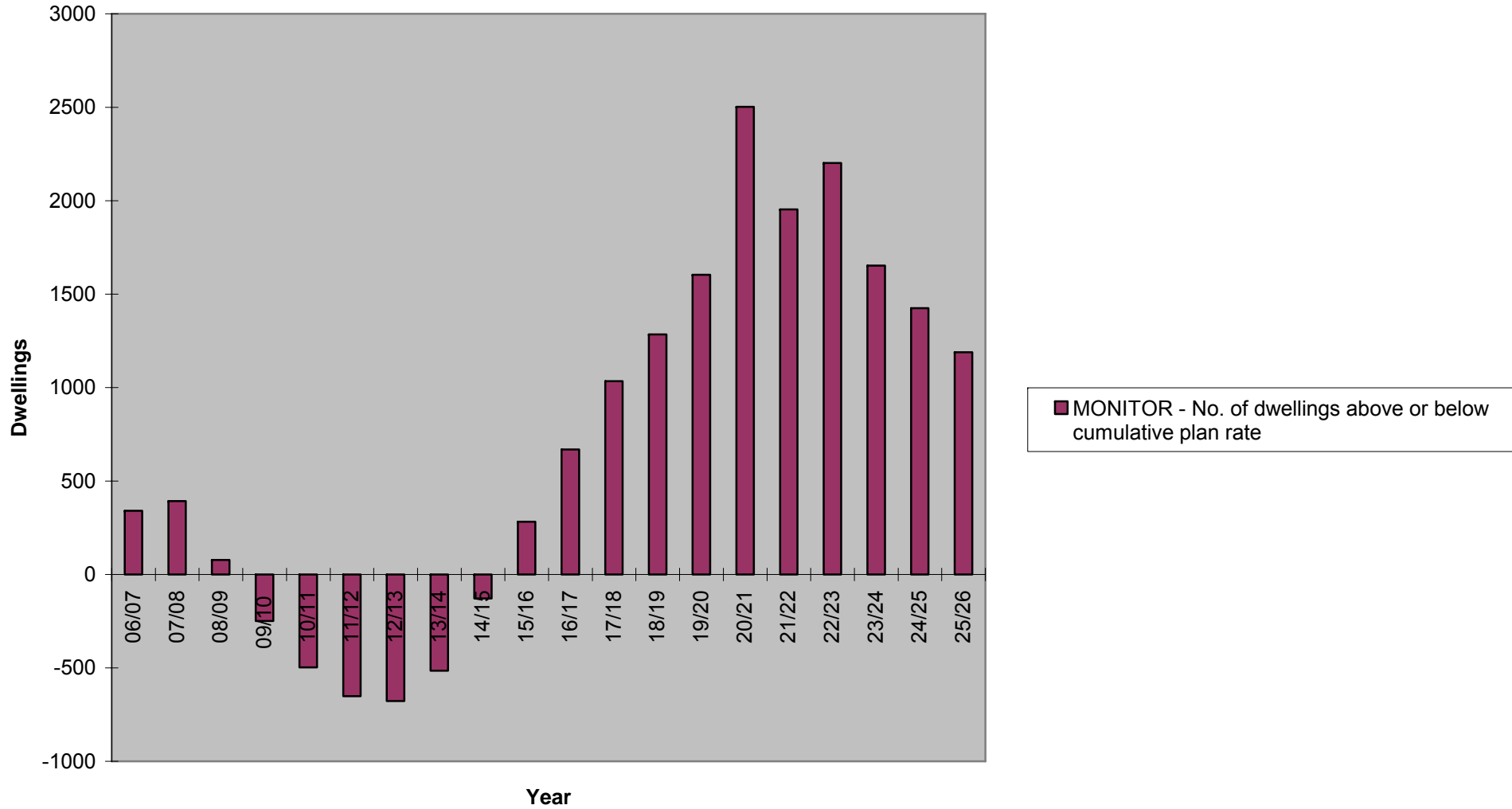
The draft RSS requires average completions in Exeter of 550 dwellings per year from 1 April 2009. The trajectory indicates that the completion rates will drop significantly over the next five years, from the record highs achieved in 2005/6 and 2006/7. This is primarily as a result of the economic downturn and its impact upon the housing market. It is predicted that completions will eventually pick up again, such that, by the end of the RSS plan period, the total requirement will have been exceeded by around 1200 dwellings.

AMR Trajectory - Monitor & Manage (based on draft RSS annualised Strategic Requirement)																										
	07/08 08/09																									
	02/03	03/04	04/05	05/06	06/07	REP	CUR	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Total	
Plan Period					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
Previous completions	444	314	482	734	891																					
Reporting year completions						601																				
Projected completions	Net additions						235	224	302	396	524	712	937	960	937	915	801	868	776	674	480	319	323	315		
	Area (ha)							4	6	8	10	14														
	Plan target					550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	11000
Annual completions					891	601	235	224	302	396	524	712	937	960	937	915	801	868	776	674	480	319	323	315	12190	
Cumulative completions					891	1492	1727	1951	2253	2649	3173	3885	4822	5782	6719	7634	8435	9303	10753	10753	11552	11552	11875	12190	12190	
Planned Rate					550	1100	1650	2200	2750	3300	3850	4400	4950	5500	6050	6600	7150	7700	8250	8800	9350	9900	10450	11000	11,000	
MONITOR - No. of dwellings above or below cumulative plan rate					341	392	77	-249	-497	-651	-677	-515	-128	282	669	1034	1285	1603	2503	1953	2202	1652	1425	1190		
Managed delivery					550	532	528	545	566	583	597	602	593	562	522	476	421	366	283	49	62	-184	-276	-875		

AMR Trajectory - Plan and Manage



MONITOR - No. of dwellings above or below cumulative plan rate



Transport

Core Output Indicators

Indicator	Data
<p>Amount of completed non-residential development within Use Class Orders A (retail), B (employment) and D (leisure) complying with car-parking standards set out in local development framework</p> <p>Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).</p>	<p>All completed non-residential development complied with standards in the Local Plan First Review.</p> <p>Estimated that 100% of new residential development conforms to these standards (Exeter is a compact City)</p>

Local/Significant Effects Indicators

Indicator	Target	Data
Routes and frequency of bus and rail routes	Within the urban limit 90% of population to live within 400m of ½ hourly public transport.	100% of residents live within these standards (see above).
No of public City Centre car parking spaces.	To remain broadly fixed at about 4300 spaces.	City Centre parking spaces: 4322 (Includes 581 NCP parking spaces)
Traffic Composition	No target set	<p>Average percentage of vehicles in each category on 6 of the main routes in and out of the City (Honiton Road; Pinhoe Road, Alphington Road; Topsham Road, Cowley Bridge Road and Cowick Street).</p> <p>2006/7: Motor Cycles: 1.1% Light Goods Vehicles / Cars: 93.2% Coaches and Buses: 2.2% Heavy Goods Vehicles: 3.5%</p> <p>2007/8: Motor Cycles: 1.2% Light Goods Vehicles / Cars: 93.5% Coaches and Buses: 2.2% Heavy Goods Vehicles: 3.1%</p>

Percentage of people walking to work	To raise percentage of people walking to work	2006: 11.4% 2007: 12.1%
Year on percentage increase in cyclists	No target set	2006/07: +12% 2007/08: +10%
Percentage of people cycling to work	No target set	2006: 8.5% 2007: 8.9%
Percentage of children cycling to school	No target set	2007: 3.1% 2008: 4.1%

Open Space

Core Output Indicators

Indicator	Target	Data
Amount of eligible open spaces managed to Green Flag Award standard	80%	<p>8 out of the 11 City Parks (73%) meet a local standard based on Green Flag criteria published in the 2005 Open Space Audit. The criteria include management, accessibility, cleanliness, safety and community involvement.</p> <p>The Council's Parks and Open Spaces Team is currently setting up a system to monitor the Council's Parks using Green Flag criteria.</p>

Local/Significant Effects Indicators

Indicator	Target	Data
Loss of playing fields	No loss of playing field unless it is appropriately compensated for in another area	None
Provision of amenity space in new developments	All new family housing to be within 1000m of good quality children's play facilities suitable for all age groups	All family housing completed 2007/08 within 1000m of suitable play facilities.
Provision of open space (per 1000 people)	2.43 ha of open space per 1000 people	Area available (hectares) per 1000 population: 3.92 Including Valley Parks: 9.31
% of land developed in landscape protection areas	No target set	0.22% (land at Exwick Heights School)

Environment/Townscape/Cultural

Core Output Indicators

Indicator	Data
Water	
Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds	0

Local/Significant Effects Indicators

Indicator	Target	Data
Maintenance of Tree Cover		
Retention of important trees through new Tree Preservation Orders (TPOs)	Creation of new Tree Preservation Orders	14
	No TPOs trees felled without appropriate compensation	0
Indicator	Target	Data
Biodiversity		
Reported condition of Sites of Special Scientific Interest	To maintain and enhance the condition of Sites of Special Scientific Interest	Favourable condition: Exe Estuary: 89.54% Stoke Woods: 100% Unfavourable condition: Exe Estuary: 10.46% (Recovering 9.92%, Declining 0.54%) Bonhay Road Cutting: (Declining 100% - as scrub management required)
Local Nature Reserves per 1000 population	To maintain levels of access to Local Nature Reserves	0.15 ha per 1000 population

Air Quality		
Air quality levels	Air quality to maintain or improve from 1997 level.	
	Carbon Monoxide Maximum hourly concentration (mg/m ³) 1997: 14	Carbon Monoxide Maximum hourly concentration (mg/m ³) 2004: 7.1 2005: 5.3 2006: 4.4 2007: 2.5
	Nitrogen Dioxide Maximum 1-Hr Mean (µg m ³) 1997: 201	Nitrogen Dioxide Maximum 1-Hr Mean (µg m ³) 2004:164 2005:189 2006:141 2007:170
	Sulphur Dioxide Maximum 1-Hr Mean (µg m ³) 1997: 59	Sulphur Dioxide Maximum 1-Hr Mean (µg m ³) 2004: 24 2005: 13 2006: 14 2007: 13
	Particulate Matter Annual Average Concentration (µg m ³) 1998: 30	Particulate Matter Annual Average Concentration (µg m ³) 2004: 30 2005: 31 2006: 32.5 2007: 29
Indicator	Target	Data
Water Quality		
General Assessment for river water quality		Exe: Very Good Alphin Brook: Good Exeter Canal: Fairly Good
Land and Soil		
Re-use of buildings/conversion	To increase the proportion of housing provided through conversions	Number of dwellings/percentage of completions: 2004: 78 (25%) 2005: 79 (16%) 2006: 89 (12%) 2007: 112 (12.5%) 2008: 91 (18%)

Renewable Energy		
Energy consumption/conservation	Reduce household energy consumption in the City by 30% of 1996 levels by 2010.	From 1996 to 2007 Council initiatives for energy saving activities have resulted in an overall improvement in energy efficiency in private and social housing in the City of approximately 28.1%.
Townscape		
Development affecting listed buildings	No loss of listed buildings or harmful alteration	12 alterations subject to formal enforcement
No of listed buildings, scheduled monuments and conservation areas	No target set	1696 Listed buildings 19 Scheduled Monuments 20 Conservation Areas
Development affecting archaeological remains	No unauthorised loss of archaeological remains without appropriate recording	No cases subject to formal enforcement (calendar year 2007)
Cultural Heritage		
Tourist visits/attractions visits/museum use	To increase tourist/visitor use of cultural heritage assets	Number of visits to museums in person per 1,000 population 2005/06: 2,161 2006/07: 2,041 2007/08: 1,092 (RAMM closure)

Appendix Two – Information to be Collected

Information to be collected

Contextual Indicators

Indicator	Action to be taken
Fear of crime	Indicator to be identified.
Index of cultural facilities	Liaison with Council's Leisure and Museum Service and Economy and Tourism Service to prepare the index.

Core Output Indicators

Indicator	Action to be taken
Biodiversity	
Change in priority habitats and species (by type)	As yet no information available, but consultants are working for Devon County Council on the possibility of monitoring species on sites in Devon.
Renewable Energy	
Renewable energy capacity installed by type	Monitoring will be carried out when the policy guidance is in place.

Local/Significant Effects Indicators

Indicator	Action to be taken
Percentage of new housing provided for people permanently confined to wheelchairs.	A percentage requirement will be considered in the Development Control DPD.

Appendix Three – Demonstrating a 5 year supply of Deliverable Sites

Demonstrating a 5 year supply of Deliverable Sites 2009 - 2014

Planning Policy Statement 3: Housing (PPS3) sets out a requirement for local planning authorities to identify and maintain a rolling five year supply of deliverable land for housing.

This statement is produced in accordance with the advice produced by the Department for Communities and Local Government.

The statement consists of three main stages:

- (i) Identify the level of housing provision to be delivered over the following 5 years (i.e. from 1 April 2009 to 31 March 2014).
- (ii) Identify sites that have the potential to deliver housing during the following 5 years.
- (iii) Assess the deliverability of the identified potential sites.

i) Identify the level of housing provision

The Devon Structure Plan proposes that 6,700 dwellings should be built in Exeter over the period 2001 to 2016. Completions between 2001 and April 2008 were 3,857 and, based on planning permission granted since then, it is predicted that a further 235 dwellings will be completed to April 2009. This leaves 2,608 dwellings to be provided over the remainder of the plan period to 2016. This produces a figure of 373 dwellings per year.

This results in a total target for the 5 year period from April 2009 of 1,862 dwellings.

ii) Identify sites that have the potential to deliver housing

A - Sites with permission granted

The Council's records show that, at 30 September 2008, a total of 2,870 dwellings had been granted planning permission (or permission subject to the completion of a S106 Agreement), but were not yet completed. Of these, 2,491 related to 'major sites' of 10 or more dwellings and 379 related to 'minor' sites of up to 9 dwellings.

B - Sites allocated in the Development Plan

There are a number of sites that are allocated in the Development Plan (Policy H3 of the Exeter Local Plan First Review) that have not yet been developed and do not benefit from planning permission. These are listed below:

Site	Approx no. of dwellings
3. Allotment Gardens, Marypole Road	40
4. Yeo & Davey, Old Tiverton Road	15-35
7. HMS Pellew, Dryden Road	30-35
11. Fire Station, Howell Road	10-18
14. Land at Beech Cottage (part of the Land north Of Old Rydon Lane allocation)	15 ¹
Total	110-143 (approx 127)

C - Unallocated brownfield sites

The Government advice note also refers to unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the 5 year period.

Preliminary work on the Exeter SHLAA has identified a number of brownfield sites, which could yield a total of 1,371 dwellings during the 5 year period to 2014.

SUMMARY

A – Sites with permissions granted	2,870
B – Sites allocated in the Development Plan	127
C – Unallocated brownfield sites	1,371
OVERALL TOTAL	4,368

¹ The Local Plan allocates 300 dwellings on land to the north of Old Rydon Lane. Planning permission has been granted for 285 dwellings on part of the site, subject to S106 Agreement. This leaves around 15 dwellings for the remaining part of the site.

iii) Assess deliverability of potential sites

A – Sites with permission granted

Major sites

Preliminary work on the SHLAA has involved contacting the applicants and/or landowners of sites with planning permission (or permission subject to the completion of a S106 Agreement) at 30 September 2008, asking them to confirm whether or not they intend to implement the permission. No applicants for major sites have advised the Council that they do not intend to implement their permission. Hence it is expected that all of these permissions will be implemented.

A joint Methodology for preparing SHLAAs has been produced by Exeter City Council and other local authorities in the Exeter Housing Market Area. The methodology includes a standard approach to calculating completion rates for sites with planning permission. This standard approach has been applied to the major sites with planning permission, to determine the contribution they will make to the 5 year supply. Of the total of 2,491 dwellings, it is expected that **1,806** dwellings will be completed during the 5 year period, as set out below, with the remaining 685 dwellings being completed either before (i.e. during 2008/9) or (i.e. 1 April 2014 onwards) after that period:

	Units remaining
Princesshay	3
Episcopal Building & York Wing, Dinham Road	35
Land r/o Matworthy & Orchard House, Deepdene Park	18
County Ground, Church Road	53
County Ground, Church Road	100
Former Royal Naval Stores Depot, Topsham Road (Upper & Lower Sites & Land north of Old Rydon Lane & Land east of Newcourt House	612
Former Garage, Verney Street	67
Exeter Trust House, Blackboy Road	27
Crossmeads Conference Centre	90
Quintana Gate, Bartholemew Street East	18
Land adjacent 18 & including 29 Lower North Street	73
Former Cold Store, Chancel Lane	122
Land at Beacon Avenue	99
1-11 Sidwell Street	96
137 & 137A Cowick Street	50
Clydesdale Road/Highcroft	6
54-56 St Leonards Road	13
48 Beacon Lane	14
162/163 Fore Street	10
DJ Motorcycles & The Old Bakery, Lower North Street	10
91, 93, 95 & 97 Wonford Street	10
Former Texaco Service Station, Western Way	11
58 Main Road	14
Land at North Gate Court, Lower North Street	11
Frickers Yard, Willeys Avenue	13
Site adjacent 60 Haven Road	14
Site adjacent Maclaines Warehouse, Haven Road	12
Land r/o Oakridge & Oaklands, Cowick Lane	13
33-35 Culverland Road	12
Cecil Boyall House, Victory Wing & Magdalene House, Southernhay	13

88 Honiton Road	10
Apollo Works, Looe Road	14
Point Exe, Bonhay Road	49
Rowancroft, Fore Street, Heavitree (student flats)	47
Bradforads, Cowley Bridge Road (student flats)	47
Total	1,806

Minor sites

During preliminary work on the SHLAA, applicants for 5 minor sites have advised the Council that they do not intend to implement their permissions. These permissions comprise 14 dwellings of the total potential yield from minor sites (379), but are not included in the 5 year supply.

Of the remaining potential yield, the SHLAA methodology's approach results in a prediction that 84 dwellings will be completed during 2008/9 (i.e. before the start of the 5 year period) and **281** dwellings will be completed during the 5 year period.

B – Sites allocated in the Development Plan

Sites that are allocated in the Development Plan (Policy H3) but have not yet been developed are listed in section (ii).

Of this list, the landowners of Marypole Allotments (site 3) and the Fire Station, Holloway Road (site 11) have advised that they are no longer available for development. In addition, the landowner of Yeo & Davey, Old Tiverton Road (site 4) has not confirmed to the Council that it is available, despite having been contacted in writing on three occasions. Hence it is considered that these sites, which would have contributed approximately 79 dwellings, are not deliverable within the 5 year period.

The landowners of sites 7 and 14 below have advised that they are available and it is therefore expected that they could come forward within the 5 year period. Preliminary site assessments for the SHLAA indicate that both of these sites have the capacity to yield a greater number of dwellings than provided for in the Local Plan (i.e. 45-50 dwellings):

Site	Approx no. of dwellings
7. HMS Pellew, Dryden Road	41
14. Land at Beech Cottage	30
Total	71

Unallocated brownfield sites

As none of the unallocated brownfield sites identified through preliminary work on Exeter's SHLAA has made significant progress through the planning system, they have not been included in the calculation of the 5 year supply.

SUMMARY

A	Major sites with planning permission (including those subject to completion of S106 Agreement)	1,806
	Minor sites with planning permission	281
B	Sites allocated in the Development Plan	71
C	Unallocated brownfield sites	0

TOTAL DELIVERABLE

2,158

In conclusion, Exeter City Council can demonstrate a 5 year supply of deliverable land compared to the Devon Structure Plan's requirement of 1,862 dwellings, with a surplus of 296 dwellings.



Exeter City Council

FORWARD PLANNING
EXETER CITY COUNCIL
CIVIC CENTRE
PARIS STREET
EXETER
EX1 1NN

TEL: 01392 265250
E-MAIL: ldf@exeter.gov.uk
WEB SITE: www.exeter.gov.uk