

EXETER CITY COUNCIL

PLANNING COMMITTEE

10 DECEMBER 2007

**LOCAL DEVELOPMENT FRAMEWORK
ANNUAL MONITORING REPORT**

1. PURPOSE OF THE REPORT

- 1.1 To consider the content of the Local Development Framework Annual Monitoring Report and suggested revisions to the Council's Local Development Scheme.

2. BACKGROUND

- 2.1 The Planning and Compulsory Purchase Act 2004 requires every local planning authority to submit an annual report to the Secretary of State containing information on the preparation of the local development documents proposed in the Local Development Scheme and on the extent to which the policies set out in local development documents are being implemented and achieving their objectives. Members considered a similar report in December last year.
- 2.2 The report must be submitted by the end of December 2007.
- 2.3 For the purposes of monitoring policy implementation, the monitoring report must address the period between 1 April 2006 and 31 March 2007. As no local development documents were adopted in this period, the monitoring information will relate to the policies in the Local Plan First Review, adopted March 2005.
- 2.4 The content of the monitoring report follows advice in the good practice guide, 'Local Development Framework Monitoring', published by the ODPM. This recognises that not all information will be currently available and some will require additional survey work or research. The monitoring report must identify whether there are problems and explain how these will be overcome in the future.
- 2.5 The attached monitoring report, therefore, deals with:
- (i) a review of progress on the preparation of the local development documents that are identified in the Local Development Scheme, April 2007;
 - (ii) an assessment of Local Plan First Review policy implementation through the use of performance indicators (see Appendix 1 of the Monitoring Report and next paragraph); and
 - (iii) proposals for improved data collection (see Appendix 2 of the Monitoring Report).

- 2.6 In accordance with the ODPM advice the monitoring data includes information on ‘Contextual Indicators’ – that allow for the wider social, environmental and economic circumstances to be taken into account. The main focus of the report is, however, to examine:
- i. Mandatory Core Output Indicators, as specified in the ODPM guidance – that assess direct policy effects;
 - ii. Local Indicators based on the indicators listed in the Local Plan First Review Monitoring Framework, adopted March 2005; and
 - iii. Sustainability Indicators derived from the “Sustainability Appraisal Scoping Report” for the Core Strategy, published by the City Council in May 2005.

3. MAIN CONCLUSIONS

(i) Local Development Scheme

- 3.1 The monitoring report identifies the following progress in plan preparation since last year:
- (a) Core Strategy Preferred Options Report, published for public consultation in October 2006;
 - (b) Urban Capacity Study, Sustainability Appraisal, and Consultation Report, published in support of the Core Strategy Preferred Options in October 2006;
 - (c) University of Exeter Science Park SPD Issues and Options Report (prepared by Atkins), published for consultation in November 2006;
 - (d) Affordable Housing SPD published for consultation in October/November 2007;
 - (e) Completion of
 - Exeter and Torbay Housing Market Assessment
 - Employment Study
 - Landscape Sensitivity and Capacity Study
 - Interim Retail Capacity Update.
 - (f) Ongoing preparation of:
 - Housing Viability Study
 - Employment Land Review
 - Exeter Area Green Infrastructure Study (with East Devon and Teignbridge)
 - Strategic Flood Risk Assessment
 - Habitats Regulations Assessment
 - Sustainability Appraisal.

- 3.2 Revisions to the programme set out in the Local Development Scheme are required. In particular, the target date set for submission of the Core Strategy to the Secretary of State and the programme for the preparation of the Area Action Plans have to be revised to take into account the outcome of the Regional Spatial Strategy Examination In Public. The Panel, who held the Examination, have been considering revised household projections that could result in significantly higher housing targets for the City than currently proposed. The Panel Report is expected by the end of the year. It is hoped to submit the Core Strategy and consult on the Issues and Options for the City Centre Area Action Plan in Spring 2008. The programme for the Joint East of Exeter Area Action Plan will be subject to agreement with East Devon District Council.
- 3.3 The programme for the Residential Extensions SPD and the Trees In Relation to Development SPD is also amended. Consultation is planned for Spring 2008.
- 3.4 A revised Local Development Scheme will be presented to Members for consideration when the implications of the Regional Spatial Strategy are clearer and the programme can be determined. The Scheme will then be submitted to the Secretary of State for approval.
- 3.5 It is also worth noting that, under the 2004 Act, the local plan policies are 'saved' for 3 years from the adoption of the plan i.e. March 2008. In accordance with the procedures, the Council have formally requested the Secretary of State to make a direction to save the local plan policies (except for those that have been completed) beyond the expiry of the 3 year period. The response from the Government is awaited.

(ii) **Monitoring Results**

- 3.6 Employment and housing completions are above current Structure Plan targets. The high rate of take up of employment sites is unlikely to continue in the short term because of a lack of currently available major sites but will rise again to some extent as sites are brought forward through the Local Development Framework.
- 3.7 A record high of housing completions was achieved in 2006/7 due to completions on a number of major sites such as Digby, Central Station and Richmond Road. The completion rate is likely to reduce but remain above Structure Plan targets as sites with current planning permission are developed and as sites are brought forward through the Local Development Framework in response to the requirements of the Regional Spatial Strategy.
- 3.8 The proportion of housing completed on previously developed land has fallen from 87.5% in 2005/6 to 80% in 2006/7. Densities of completions have, in the majority of cases, exceeded the Government minimum of 30 dwellings per hectare. Some 24% of dwellings completed were affordable.
- 3.9 In the City Centre, Princesshay has opened successfully ahead of target. Enhancements have been completed to the lower and upper High Street and to Cathedral Yard and Cathedral Close. Progress is also being made on the provision of

essential transport infrastructure particularly to the east of the City. The Honiton Road to Pinhoe Road link has been completed and permission has been granted for the link from Topsham Road to the A379. Adjoining development will deliver the link.

- 3.10 The documents to be prepared through the Local Development Framework will seek to address all identified policy concerns but the monitoring data do not identify any issues that need to be brought forward for immediate attention.
4. **RECOMMENDED** that the Annual Monitoring Report 2007 be approved for submission to the Secretary of State.

RICHARD SHORT
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ECONOMY AND DEVELOPMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)

Background Papers used in compiling this report:

1. 2001 Census of Population
2. ECC Best Value Performance Plan 2006-2007
3. ECC Employment Land Availability Survey
4. ECC Housing Land Availability Survey
5. ECC Audit of Outdoor Recreation Facilities
6. English Nature -SSSI Condition Summary
7. Environment Agency – Objections to planning applications on flood risk grounds