

**Local Development Framework – Annual Monitoring Report****SUMMARY**

- 1.1 The Council is required, under the Planning and Compulsory Purchase Act 2004, to submit an Annual Monitoring Report (AMR) to the Secretary of State by the end of December each year. Derby's first AMR was submitted in 2005 and Cabinet is now being asked to approve the third for submission. The full document as proposed for submission can be seen on CMIS.
- 1.2 The AMR sets out important information on how planning policies are being implemented, for instance housing and employment land targets. It notes that in 2006/07 there was an increase of 1,052 houses in the City, considerably higher than the recent past. Of this total, 161 affordable houses were completed. Housing land supply remains very healthy and performance on the use of brownfield land continues to improve. Most housing development took place on sites allocated in the Local Plan or on recycled industrial or commercial land, with only a relatively small proportion (12%) provided through the redevelopment of houses with gardens. The AMR has not identified a need to review specific policies, although there will be a comprehensive review of key spatial planning policy through the preparation of the Core Strategy – but not of all Policies.
- 1.3 The AMR also sets out progress in implementing the Local Development Scheme (LDS). A great deal of work has been undertaken and good progress achieved on several Supplementary Planning Documents (SPD's).
- 1.4 The Panel Report into the draft Regional Spatial Strategy Review (RSS8) is due to be published in late November 2007. The Review has great implications for the City, especially in terms of the need for new housing. To take forward the RSS policies at the local level, the current LDS anticipates preparing a Core Strategy looking forward to 2026. It also proposes a site allocations Development Plan Document (DPD) - 'Sites for More Sustainable Communities' to be prepared jointly with Amber Valley and South Derbyshire District Council's. This is because the RSS requires significant new development across the City boundaries in both districts.
- 1.5 The AMR itself does not set out a revised programme for preparing the LDF documents, but it does give an indication of what changes will be necessary. It is intended to draw up a revised LDS which will establish the new programme and to report this to Cabinet early next year.

RECOMMENDATION

2. To authorise the submission of the Annual Monitoring Report to the Secretary of State by the end of December 2007, subject to any minor drafting amendments.

REASON FOR RECOMMENDATION

3. To satisfy the legal requirement to submit an AMR.



Local Development Framework – Annual Monitoring Report

SUPPORTING INFORMATION

- 1.1 Cabinet approved the Council's second Annual Monitoring Report (AMR) last November and this was submitted to the Secretary of State via GOEM in December. The AMR must be up-dated and submitted by December each year.
- 1.2 The AMR does two main jobs. The first is to monitor and review success in implementing the policies of the Local Plan Review and the emerging Local Development Framework. Indicators being monitored are derived from a number of sources, principally Core Indicators set by the Government and Local Indicators derived from the Local Plan and other sources.
- 1.3 A key area of monitoring relates to housing land. The period April 2006 – March 2007 saw a net increase of 1,052 dwellings in the housing stock. This is significantly higher than achieved last year and considerably higher than the recent past. There is sufficient land which is both deliverable and available to provide over 7 years supply of housing, exceeding the requirement of Planning Policy Statement 3 "Housing" to provide a minimum of 5 years deliverable housing land supply. The overall housing land supply continues to be very healthy, partly as a result of more brownfield windfall sites coming forward than anticipated.
- 1.4 Measured against the Derby and Derbyshire Joint Structure Plan the total potential housing supply at March 2007 was substantially in excess of the structure plan requirement up to the year 2011. As the Structure Plan housing requirement has not been saved, it is now necessary to monitor progress against the RSS Review which covers a much longer period up to 2026. The surplus land in the Structure Plan supply is helping to meet these longer term housing land requirements. Taking into account sites with planning permission, sites allocated in the CDLP and a number of sites identified through the recent Strategic Housing Land Availability Assessment, we believe we have a 15 year long term land supply and can identify sufficient land to accommodate all but about 1,500 dwellings of the full RSS8 Review requirement. The site allocations DPD "Sites for More Sustainable Communities" proposed in the LDS will formally identify sites to satisfy the full requirement.

- 1.5 74% of housing completions were on brownfield land, higher than the national target of 60% by 2008. The trend shows that the proportion of brownfield completions is steadily rising and that the 60% target is likely to be met in 2008. However, the current level of brownfield completions may not be sustained beyond the medium term as additional greenfield sites are likely to come forward. In addition, it is recognised that brownfield completion rates do significantly vary over time and that the Council can only indirectly influence it. 83% of employment development was on brownfield land.
- 1.6 The second main role of the AMR is to review progress in implementing the programme of preparing the LDF planning documents set out in the Local Development Scheme (LDS). Derby's first LDS was approved by Cabinet in May 2005 and a revised version, LDS3, came into effect in March 2007. In the light of this AMR, further revisions to the LDS are likely to be needed leading to an LDS4 in due course.

Core Strategy DPD

- 1.7 This document is being prepared in close liaison with both South Derbyshire District Council and Amber Valley Borough Council's Core Strategies. Though separate documents, the intention is to align them to ensure a consistent strategy throughout the three authorities on all issues which have cross boundary implications, such as new housing. To help achieve this, they are being prepared to a common timetable.
- 1.8 Some important work on the Core Strategy has been carried out, including commissioning key studies and ensuring close coordination and liaison with the emerging Sustainable Community Strategy via joint working with Derby City Partnership. However, the timetable for completion of the Regional Spatial Strategy Review process has slipped significantly and it is unclear at the moment whether this will necessitate a review of Core Strategy timetables. The Government have also indicated that they intend to legislate to remove the 'Preferred Options' stage, which could affect the timetable for preparing the document. Finally, there has been a shortage of available staff resources and many competing work pressures which together have had an impact on our progress. A detailed review of the timetable may therefore be needed when the next LDS is prepared. However, it is still currently anticipated that the Core Strategy will be adopted by June 2010 as indicated in the current LDS.

City Centre Eastern Fringes Area Action Plan DPD

- 1.9 A separate report is presented to Council Cabinet on this DPD. The report "City Centre Eastern Fringes Area Action Plan – Report on Progress and Changes to Future Programme" explains that a formal Action Area Plan (AAP) is now not considered necessary and that an alternative approach is being considered which will allow the work carried out to be used in bringing forward regeneration proposals for the area. In particular, it will provide the basis for attracting and selecting a 'preferred developer' for the Castleward Area sooner. This 'preferred developer' will work with the Council and Derby Cityscape to bring forward an appropriate set of proposals that are consistent with the planning framework already in place. If necessary, production of the AAP could be picked-up again at a later date.

Sites For More Sustainable Communities DPD

- 1.10 The programme for preparing this DPD has not been amended since the first LDS in 2005. However, it is felt that the timescale is still achievable provided sufficient staff resources can be dedicated to it. As reported last year, it is intended to prepare this as a joint document with South Derbyshire and Amber Valley for an as yet to be determined geographical area extending somewhat beyond the City's boundaries on its western and southern sides. This will allow a joined up approach to planning for major urban extensions which are inevitable over the next twenty years or so.
- 1.11 One issue that will need further consideration as part of this process is the political management arrangements for undertaking a joint plan of this nature. The Council has some experience of this from joint working with the County Council in preparing the Joint structure Plan and the more recent mineral and waste DPDs. A Joint Advisory Committee was set up for the Structure Plan, comprising members of both Council's. This considered the various stages of the plan and made recommendations to their respective decision making bodies. However, it is felt that a new structure is needed to reflect the cabinet style of Government that has come into being since the Advisory Committee was formed. This may revolve around the Cabinet Member and/or Leader, supported by Officers reporting back directly to Cabinet.

Minerals and Waste DPDs

- 1.12 These documents are broadly on track, although there may be some slippage in later stages due to the need to address a number of issues arising out of the consultation processes.

Design Guidance SPD

- 1.13 This document has been renamed 'Sustainable Design SPD' to give more emphasis to sustainability issues and to tackling climate change. Significant progress has been made, but there will be some slippage resulting from widening its scope to give more emphasis to these important issues. It is anticipated that a draft document will be prepared for consultation in June 2008, though it is also anticipated that the original adoption date of October 2008 will still be met.

Rykneld Road and Manor Kingsway SPDs

- 1.14 At the time of writing this report it was anticipated that both of these SPDs will be adopted in the near future.

Planning Obligations SPD

- 1.15 A draft of this document is almost complete and consultation on it anticipated in January next year. Adoption is now anticipated in July of next year, slightly behind programme.

OTHER OPTIONS CONSIDERED

2. The submission of the Annual Monitoring report to the Secretary of State by the end of the year is required by Regulation. No other options have therefore been considered.

For more information contact: Background papers: List of appendices:	Andrew Waterhouse Tel 01332 255023 andrew.waterhouse@derby.gov.uk Annual Monitoring Report Appendix 1 – Implications
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IMPLICATIONS

Financial

1. Costs of preparing and submitting the AMR are relatively low and can be contained within existing budgets. The AMR does not envisage the inclusion of any new documents in the LDS, so it does not imply any additional budget pressures beyond those currently allowed for in the existing budget.

Legal

2. The Annual Monitoring Report and the Local Development Scheme are statutory requirements on the Council.

Personnel

3. The AMR and LDS programme are key items in the Plans and Policies Business Plan.

Equalities impact

4. The AMR considers progress in meeting the City of Derby Local Plan Review objective of promoting social inclusion, meeting housing needs, reducing poverty, ill health and the effects of disability. Individual documents produced under the LDS will need to pay particular attention to equalities issues.

Corporate Priorities

5. The proposal predominantly comes under the Council's priorities of improving the quality of life in Derby's neighbourhoods, building healthy and independent communities and delivering excellent services, performance and value for money.