

## **Local Development Framework – Annual Monitoring Report and Revisions to the Local Development Scheme**

### **SUPPORTING INFORMATION**

- 1.1 The Annual Monitoring Report (AMR) does two main jobs. The first is to review progress in implementing the programme of preparing planning documents set out in the Local Development Scheme (LDS). These are the documents, that together will make up the Local Development Framework (LDF), which under the new system replaces Local Plans. The second role of the AMR is to review success in implementing the actual policies of the Local Development Framework, for example progress in meeting housing and employment land targets.
- 1.2 In terms of progress with the LDS, the key findings of this review are as follows:
  - a. Proposed modifications to the City of Derby Local Plan (CDLP) Review were placed on deposit in September according to schedule. The CDLP is therefore still on course for adoption in February 2006, although as the LDS already notes, this may need to be put back slightly if further modifications have to be advertised.
  - b. Work on the Statement of Community Involvement (SCI's) has proceeded according to schedule. However, since the original timetable was formulated, Government have suggested that, where joint plans are proposed as part of the LDF, there may be a case for both Authorities to prepare SCI's to the same timetable to ensure consistency and allow for a joint Examination. The City Council is to prepare minerals and waste plans jointly with the County Council, but the County timetable for preparing its SCI is currently some four or five months behind the City's. Following consultation on a draft version of the AMR, the Planning Inspectorate (PINS) has now expressed a desire for the City and County Council's SCI's to be prepared to the same schedule. Although this issue has only recently emerged, it does make sense and a change to the SCI programme is proposed.
  - c. The preparation of the City Centre Eastern Fringes Action Plan commenced as programmed. However, new requirements for early consultation and undertaking sustainability appraisals have proven to be more time consuming than originally anticipated. This is not unexpected as this is the first document being prepared under the new system. As a result, it is proposed to put the programme back by seven months. Following initial consultation, it is also proposed to extend the area covered by the Action Plan to include the whole of the railway station buildings and the Pride Park station car park.

- d. Work has begun on the Core Strategy document according to schedule. However, following experience with the Action Plan, it is proposed to put the programme back by three months. This will also allow some flexibility in case of any slippage in the Regional Spatial Strategy timetable which is an essential input.
- e. Work on most of the proposed Supplementary Planning Documents has progressed according to schedule. The Design Guidance timetable will be need to be put back to take account of the specialist staffing issues raised by the document and a greater workload being involved than originally anticipated. The Nature Conservation SPD has progressed in accordance with the LDS timetable. However, advice from Government is that the Council should not adopt it until after the CDLP has been adopted – currently scheduled for February next year. It is therefore proposed to put the SPD's adoption date back a couple of months. Work has not progressed as fast as envisaged on the Darley Abbey Conservation Area Guidance because of other design and conservation work pressures, and there is now an issue of staff availability for the immediate future. In addition, it is considered that it would be prudent to take this exercise forward in the light of the Derwent Valley Mills World Heritage Site Economic Development Plan, the final edition of which is expected to be available early next year. It is envisaged that the programme for this SPD will slip significantly as a result of these factors, but it remains the intention to complete the SPD as soon as practicable.
- f. The preparation of a City-wide SPD for Planning Obligations is proposed, beginning in early 2006 and planned for adoption in early 2007. This will set out in more detail how the Council will implement its Local Plan/LDF policy for securing contributions from developers towards new development, such as affordable housing.

1.3 Changes arising out of the above assessment of progress are set out in the revised LDS programme included in the main AMR document and Appendix 2 of this report. If agreed, this will need to be incorporated into a revised version of the LDS and submitted to the Secretary of State early next year. Minor changes and up-dating to the text of the LDS will also be necessary and Cabinet is being asked to authorise the Director of Development & Cultural Services, in consultation with myself, to finalise the document. Once agreed by Government Office, the revised LDS will need to be referred back to Cabinet to be brought into effect.

1.4 The AMR also considers progress in implementing the policies of the City of Derby Local Plan Review, including housing and employment land supply. The main findings of this are set out in the 'key findings of the policy progress' section of the AMR.

- 1.5 The assessment has shown that there is a potential supply of housing land which is now about 1,400 dwellings more than the Structure Plan requirement. The main reason for this figure is the much higher than expected number of brownfield windfall sites that have come forward in the past year. However, caution is needed in considering how much of the supply will actually be built within the plan period. Some brownfield sites can be more difficult to implement. Consideration also needs to be given to the fact that the Local Plan and Structure Plan only look forward to 2011. There is a need to ensure a continuing supply of land beyond that date. It is therefore not considered that a change to Local Plan policy at this stage is needed or justified, particularly bearing in mind the late stage of the plan preparation process and the delay in adoption that would result. However, a number of other actions are recommended in the Report, including the need to consider the phasing of Greenfield Allocations, the need to resist additional greenfield windfall sites and for careful consideration in respect of the loss of employment land to housing.
- 1.6 It is also worth highlighting a few of the other key findings. Firstly, housing completions on brownfield sites this year have met the target agreed with Government as part of the Local Public Service Agreement. The amount of identified employment land exceeds the Structure Plan target by some 12 hectares which provides welcome flexibility. There is, however, a growing awareness of loss of existing employment land to other uses, especially housing, and this issue will need careful examination. Gaps in information on retail and leisure uses are recognised, but there are resource implications if these are to be addressed. However, at present, it is not considered that any policies of the CDLP Review will need reviewing.

#### **OTHER OPTIONS CONSIDERED**

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

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<b>Background papers:</b>	Local Development Framework – Annual Monitoring Report
<b>List of appendices:</b>	Appendix 1 – Implications

<b>IMPLICATIONS</b>
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**Financial**

1. Costs of preparing and submitting the AMR are relatively low and can be contained within existing budgets. The costs of delivering the programme of plan preparation indicated by the Local Development Scheme are much more significant, but hard to forecast with certainty. The programme proposed assumes that existing staff resources will at least be maintained, including the filling of two support posts for which funding has previously been identified. An estimate of anticipated non-staff expenditure on consultation, printing, research and plan examinations has been made. This indicates that the current reserves and annual budget for plan making are likely to be insufficient to deliver the full programme. Subject to the outcome of the 2006/7-2008/9 budget review, it is proposed to address the anticipated shortfall in resources through the use of Planning Delivery Grant, which is in part intended to address just such consequences of the new planning system.

**Legal**

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

**Personnel**

3. The Annual Monitoring Report and the Local Development Scheme are key items in the Plans and Policies Business Plan. As indicated under Financial Implications, the LDS programme assumes that appointments can be made to two additional support posts in the Plans and Policies Section.

**Equalities impact**

- 4 The Annual Monitoring Report will consider 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 objectives and priorities for change**

5. The proposal predominantly comes under the Council's Objectives for providing healthy, safe and independent communities, a diverse, attractive and healthy environment, a prosperous, vibrant and successful economy and a shared commitment to regenerating communities.