



DERBY CITY COUNCIL

**COUNCIL CABINET**  
**19 December 2006**

Cabinet Member for Planning and Transportation

# ITEM 9

## **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 last year and Cabinet is now being asked to approve the second 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 housing land supply is very healthy and that performance on the use of brownfield land continues to improve. The AMR has not identified a specific need to review policies, although there will be a comprehensive review of the approach to spatial planning in due course through the preparation of the Core Strategy.
- 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 documents. However, there is a growing recognition nationally that the new system requires considerably more work to be done at the earlier stages of plan preparation than had been previously anticipated. This has implications for the plan preparation programme.
- 1.4 There is also a need to consider the implications of the draft Regional Spatial Strategy which was submitted to the Government in September by EMRA. This document will have significant implications for the City and its surrounding area, especially in terms of requiring the provision of new housing land. To take forward the RSS policies at 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'. The RSS will almost certainly require significant new development across the City boundaries in South Derbyshire and Amber Valley. Consideration therefore needs to be given to the most appropriate way of ensuring a coherent approach to policy making and land allocations. To this end, there would seem to be a strong case for close collaboration on Core Strategy preparation. There is also, in principle, a strong argument for extending the scope of the site allocations DPD to an area that extends somewhat beyond the City boundaries. This would require joint plan preparation arrangements with the adjoining district and borough councils. These issues require further consideration and discussion and will be addressed in more detail in a future Cabinet report on the next LDS.

- 1.5 The AMR itself does not set out a revised programme for preparing the 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.

<b>RECOMMENDATION</b>
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2. To authorise the submission of the Annual Monitoring Report to the Secretary of State by the end of December 2006, subject to any minor drafting amendments.

<b>REASON FOR RECOMMENDATION</b>
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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 first 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. The Government has recently published a consultation paper which links success against target for some of the Core Indicators to Planning Delivery Grant.
- 1.3 A key area of monitoring relates to housing land. The period April 2005 – March 2006 saw a net increase of 890 dwellings in the housing stock, excluding demolitions. This is a little higher than the 860 achieved last year and significantly higher than the recent past. The overall housing land supply continues to be very healthy, partly as a result of more brownfield windfall sites coming forward than anticipated. Total potential housing supply in March 2006 was substantially in excess of the Structure Plan requirement to the year 2011. Some of this is likely to be developed in the period beyond 2011 and will help meet longer term needs being established through the current Regional Spatial Strategy Review.
- 1.4 59% of housing completions were on brownfield land, close to the national target of 60% by 2008. The trend indicates that the 60% target will be met by that date, but 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.
- 1.5 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, LDS2, was approved in August 2006. In the light of this AMR, further revisions to the LDS are likely to be needed leading to an LDS3 in due course.

## **1.6 Local Plan Review**

The Plan was adopted ahead of target in January, which was recorded in LDS2.

## **1.7 Statement of Community Involvement**

The SCI was submitted to the Secretary of State in April this year. It was examined in September and the Inspector submitted his binding report, finding the document to be sound, in November. The SCI is now on course to be formally adopted in January 2007, meeting the targets in LDS2.

## **1.8 Core Strategy DPD**

Some preparatory work on this has been undertaken and evidence gathering is getting underway. However, there is a need to review the existing programme in the light of two landmark decisions by the Planning Inspectorate earlier this year that found early submitted Core Strategies to be 'unsound'. It has become apparent that the requirements for evidence base and the generation and testing of issues and options before Preferred Options stage are significantly more demanding than initially thought. There is also a need to ensure that the document is in conformity with the RSS Review, so proposals cannot be firmed up until that process has been completed, which will not be before the end of 2007. The precise revised timetable for the Core Strategy will be addressed in LDS3, but it is likely that the formal stages of the programme will be put back by about a year. In the light of the emerging RSS Review, policies for the Derby Principal Urban Area, there will be a need for very close liaison with the adjoining local authorities on our respective core strategies and there may well be opportunities for joint working.

## **1.9 City Centre Eastern Fringes Area Action Plan DPD**

A great deal of work has been done on this document over the year. A second round of informal consultation was undertaken in April/May on the advice of Government Office. On 5 September, Cabinet agreed a 'Preferred Option' for formal consultation. This would have enabled the LDS2 milestone of beginning this by September to be met. However, in the light of the 'soundness' issues mentioned in the Core Strategy section, publication of the 'Preferred Option' is being held back pending more work on the Plan's evidence base and options testing. It is felt that Preferred Options consultation should not proceed until a number of crucial studies, such as transport and flood risk assessment, have been completed. These studies would have had to have been carried out at some stage in any event, so it is hoped that some of the delay can be made up later. The precise revised timetable for the Action Plan will be addressed in LDS3, but it is likely that the 'Preferred Options' stage will now take place in the spring.

## **1.10 Sites For More Sustainable Communities DPD**

The programme for preparing this DPD was not amended in LDS2 and will need reviewing to ensure a suitable relationship to that of the Core Strategy. In addition, there is now a strong case to consider preparing a joint DPD with adjoining local authorities for an area somewhat larger than the City's administrative boundaries. This would enable a coherent approach to the planned growth of the Derby Principal Urban Area as envisaged in the RSS Review. This issue requires further

consideration between the respective local authorities and other partners and will be addressed in LDS3.

#### **1.11 Design Guidance SPD**

Some preparatory work has been undertaken, but progress has been limited following the departure of a specialist consultant who had been brought in on a temporary basis to work on it. A full time Urban Design Policy Officer has now been appointed and it is hoped that work will re-commence on it next year. The LDS3 programme will need to be amended to reflect this.

#### **1.12 Rykneld Road and Manor Kingsway SPDs**

These two SPDs are being prepared for major new housing led developments identified in the Local Plan Review. Both have slipped to some degree due to the need to undertake more evidence gathering and early consultation than was originally envisaged. Consultation is almost complete on a draft of the Rykneld Road document and expected to begin on the Manor Kingsway document early next year. LDS3 will need to revise the adoption date of Rykneld Road to the early part of next year and Manor Kingsway to next spring.

#### **1.13 Nature Conservation Guidance SPD**

This was adopted in April meeting the LDS 2 target.

#### **1.14 Darley Abbey Conservation Area Appraisal SPD**

The preparation of the Darley Abbey Conservation Area Appraisal and Management Proposals as a formal SPD has been abandoned due to the resource implications of the statutory process. There is also a broader question about the suitability of these documents as SPDs, given the nature of the issues they address. However, it is still intended to prepare non - SPD Appraisals of all Conservation Areas throughout the City. Preparation work on this will be starting in early 2007.

#### **1.15 Planning Obligations SPD**

A substantial amount of early progress has been made on the City-wide SPD for Planning Obligations, but the amount of work needed and staff shortages means that the programme anticipated in LDS2 will not be met. It is likely that we will consult on a draft in the spring of 2007 and adopt the SPD later that year.

### **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.

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<b>Background papers:</b>	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 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.