

TITLE:	Derwentside Local Development Framework: Annual Report 2004/05
TO/ON:	Executive – 5th December 2005
BY:	Director of Environmental Services
PORTFOLIO:	Environment
STATUS:	Report

STRATEGIC FACTOR CHECKLIST

The Council's Corporate Management Team has confirmed that the Strategic Factor Checklist has been applied to the development of this report, and there are no key issues, over and above those set out in the body of the report, that need to be brought to Members' attention.

1 SUBJECT MATTER AND PURPOSE

- 1.1 This report informs Members of the preparation of the Council's first new style Annual Monitoring Report (AMR) covering the period 2004/05. A full copy of the report is attached.

2 BACKGROUND

- 2.1 The Planning and Compulsory Purchase Act was enacted in September 2004. This introduced a new planning system and a new type of development plan. Local Plans were replaced with a series of Development Plan Documents and these, along with Supplementary Planning Documents and a Statement of Community Involvement, form Derwentside District's Local Development Framework.
- 2.2 Review and monitoring are key aspects of the government's 'plan, monitor and manage' approach to the new planning system and Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations, 2004 requires local planning authorities to produce an Annual Monitoring Report (AMR). The AMR must be approved by the Council and submitted to the Government Office for the North East before 31st December each year. If the AMR is submitted by this date the Council will be entitled to a significant amount of Planning Delivery Grant.
- 2.4 The main purposes of the AMR are to:
- assess the progress of Development Plan Document preparation against the targets and milestones in the adopted Local Development Scheme,
 - analyse the effectiveness of existing 'saved' Local Plan policies and their impact on national and regional targets, particularly in relation to housing, and

- provide baseline data for future monitoring, including the Government's Core Output Indicators, identifying how any gaps in the data will be filled.

2.5 This year's AMR also includes a partial update of the Urban Capacity Study.

3 SUMMARY OF CONTENT OF 2004/05 ANNUAL MONITORING REPORT

3.1 Progress of the Local Development Scheme:

- The preparation of the Draft Statement of Community involvement (SCI) is currently on track,
- Although preparation of the Core Strategy, Development Control Policies, Major Allocations and Stanley Area Action Plan Development Plan Documents (DPDs) has not yet commenced the Council is confident that they will progress on time and that no modification to the adopted Local Development Scheme is therefore required.
- One new Supplementary Planning Document for Planning Obligations is to be prepared in parallel with the Development Control Policies DPD.

3.2 Policy Assessment:

- No monitoring system to assess effectiveness of 'saved' policies from the Local Plan currently exists but one will be implemented in 2006.
- Appeal decisions from 2004/05 provided little guidance on the effectiveness of Local Plan policies.
- There were 415 housing completions in 2004/05 and 215 demolitions.
- 10.1 hectares of employment land has been developed for housing in the last 3 years.
- A total of 65.1ha of employment is available in the District, 23.9ha in the short term, within less than 12 months, and the remaining 41.2ha is available long term.
- The Housing Trajectory shows that housing completions over the next five years are projected to significantly exceed the annual requirement in the Submission Draft RSS. Completions will then have to drop below the annual requirement for a number of years later in the period to avoid exceeding the RSS allocation.
- The Urban Capacity Study found that in addition to the sites under construction and with planning permission, there is potential capacity for 193 dwellings on previously developed sites within urban areas and a further 502 dwellings resulting from non-site specific sources, particularly bringing vacant dwellings back into use.

3.3 Key findings of the Policy Objectives, Targets and Indicators:

- Levels of crime are low, 16.3 incidents per thousand a year compared to 23.6 per thousand nationally.
- Car ownership is low, 33.6% of households have no car compared to 27.4% nationally.
- Unemployment is low at 2.3% compared to 4.8% nationally but average earnings are also low at £383.70 a week compared to £475.80 nationally.
- House prices have risen steeply up by 10.4% in 2004/05 alone compared to 2.5% nationally.

4 CONCLUSIONS

- 4.1 Monitoring is an essential part of any development planning process. The new style AMR is an important tool to assess the effectiveness of existing planning policies and to inform new ones that develop as part of the Local Development Framework. The first AMR has identified a number of gaps in monitoring systems and available data, which will need to be addressed in future AMR's.

5 RECOMMENDATIONS

- 6.1 Members are asked to consider the contents of this report and:
- Agree the contents of the 2004/05 Annual Monitoring Report and permit its submission to GONE before the December 31st deadline.

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