



Local Development Framework:
Annual Monitoring Report 2006/2007

November 2007

Contents

	Page
Executive Summary	3
Introduction	4
- Community Profile	
Local Development Scheme Implementation	8
Local Development Document Implementation	9
- Objectives	
- Targets	
- Indicators (including Housing Trajectory and PDL Trajectory)	
- Managing Delivery	
Emerging Issues	16
- Affordable Housing	
- Town Centres	
- Hot-food takeaways	
- Evidence Base	
Key Actions	18
Appendices	
1. Contextual Indicators	
2. Core Output Indicators	
3. Local Output Indicators	

Executive Summary

This is the third Annual Monitoring Report for Sedgefield Borough Council, which is required by the Planning and Compulsory Purchase Act 2004. The report is submitted to the Secretary of State by the end of December each year.

This Annual Monitoring Report looks specifically at 2006/07. However, where there is more up-to-date information available at the time of publication, this has been used.

Annual Monitoring Reports are required to monitor Contextual, Core Output, Significant Effects and Local Output Indicators. These will take time to fully address. For instance, it will take a number of years to finalise the Significant Effects Indicators. This report identifies what is the current situation, and identifies how the Council is seeking to develop its monitoring systems.

The report identifies that there are a number of emerging spatial planning issues in the Borough, such as a growing need for affordable housing, and identifies deficiencies in the evidence base for the Local Development Framework. Furthermore, the Report identifies what the key actions are likely to be during the next financial year.

Introduction

Why Monitor?

Section 35 of the Planning and Compulsory Purchase Act 2004 requires every local planning authority to make an annual report to the Secretary of State containing information on the implementation of the Local Development Scheme and the extent to which the policies in the Local Development Documents are being achieved. Further details are set out in Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.

Local Planning Authorities are required by Section 35 of the Act, Local Planning Regulation 48 and SEA Regulation 17, to undertake five key monitoring tasks, all of which are inter-related. We are required to:

- review actual progress in terms of Local Development Document preparation against the timetable and milestones in the Local Development Scheme;
- assess the extent to which policies in Local Development Documents are being implemented;
- where policies are not being implemented, explain why and to set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
- identify the significant effects of implementing policies in Local Development Documents and whether they are as intended; and,
- set out whether policies are to be amended or replaced.

This is the third Local Development Framework Annual Monitoring Report. The Borough Council is required to submit the Annual Monitoring Report 2006/07 to the Secretary of State by the end of December 2007.

This Annual Monitoring Report looks at the period between 1st April 2006 and 31st March 2007 and takes account of the Government's Good Practice Guide. This Guide was published on the 21st March 2005. The Guide identifies the need for additional monitoring beyond what was monitored previously. Therefore, there will be some information gaps in this Annual Monitoring Report whilst the Borough Council makes changes to its monitoring practices.

The Good Practice Guide provides four key principles that Annual Monitoring Report should comply with. Firstly, it is important that the Council makes use of existing information sources. This will avoid unnecessary duplication of work. Secondly, the information should be consistent with national and regional monitoring requirements. Again, this will avoid the unnecessary duplication of work. Thirdly, we should set Objectives, Targets and Indicators approach. Again, this will link into the Regional requirements. Fourthly, we should be forward looking. We should analyse findings and become action-orientated as a result of this analysis.

Sedgefield Community Strategy

The Community Strategy for Sedgefield Borough sets out a vision for the Borough over the forthcoming years. The Community Strategy Vision for the Borough, is that by 2014 Sedgefield Borough is a place where:

- People can live healthy, active and fulfilling lives as part of vibrant and strong communities;
- High quality businesses can prosper and local people have the confidence and skills to access the jobs that they offer;

- The natural and built environment is valued, conserved and enhanced;
- People can access the housing they want in attractive and safe neighbourhoods.

The annual Local Strategic Partnership Improvement Plan has replaced the Community Strategy Action Plan. The LSP Improvement Plan has a somewhat narrower focus than the Community Strategy Action Plan and should be broadened to include all key activity areas in the Community Strategy. The Local Development Framework will contribute to the implementation of the LSP Improvement Plan.

Sedgefield Borough Community Profile

The Borough Community Profile is being developed through the collation of baseline information for the Local Development Framework and the Sustainability Appraisal. The Borough Council has taken the decision to combine the requirements of both processes into one single information source.

The Local Development Framework's Sustainability Appraisal Scoping Report was published in June 2005 together with an Issues Paper for the Core Strategy and Major Allocations DPD. The Core Strategy's Full Sustainability Appraisal was consulted upon in July 2007. A Community Profile was developed within these documents and has subsequently been updated where appropriate. This Community Profile will be kept up-to-date and reviewed as part of the next Annual Monitoring Report.

Social Progress which Recognises the Needs of Everyone

Sedgefield faces a number of significant social issues, which will need to be addressed by the LDF as well as a range of other policies and programmes.

There is an increasing birth rate and an increasingly ageing population within the Borough.

There are pockets of serious deprivation and disadvantage within the Borough, and above average levels of fuel poverty. However, there is a strong sense of community in many areas.

The Borough suffers from some serious health issues, with poor levels of physical activity, poor diet and high rates of smoking contributing to higher than average death rates from heart disease. Life expectancy is below the national average although there are geographical variances, and almost one-third of households contain a person with a mobility problem or disability. There is also a high teenage conception rate across the Borough. Access to adequate health care is a major concern.

The 2001 Census shows 99.37% of the population are of white ethnicity. This equates to an ethnic minority groups of 0.63%. Data from the 2001 Census is now considered to be old data however information received from Darlington and Durham Racial Equality Council, in September 2006 advises an influx of 111 Polish workers.

In general, levels of recorded crime within the Borough are lower than average for England and Wales (in some cases, significantly lower). The only exception to this is criminal damage, which is higher. There do appear to be 'hotspots' within the Borough, where criminal activity is significantly higher than elsewhere. Although the level of crime in the Borough is below average, there is a high fear of crime that remains an issue. Substance misuse is widespread and increasing.

Educational achievement rates within the Borough are low, as are levels of basic skills. There is a high proportion of the adult population with poor literacy and numeracy skills and without qualifications. School leavers are generally going on to training courses as opposed to staying on in education.

Although there is a growing demand for new house building, certain areas of older housing are suffering abandonment. The growing problem of affordability is leading to an increasing number of house extensions, and there is a need to balance housing needs against demand.

The new 'Locomotion' museum provides some significant opportunities for regenerating the local economy and promoting the opportunities within the Borough, and the need for supporting services and infrastructure needs to be managed. There is a need for greater provision at the local level of opportunities for leisure and exercise, both indoor and outdoor, and there is a need to promote the arts, especially public art.

Effective Protection of the Environment

The Borough enjoys a semi-rural location and extensive areas of green space, with some high-quality designated areas, and the restoration of Hardwick Park provides major opportunities for the promotion and provision of supporting services.

The Borough contains Thrislington Plantation Special Area of Conservation (SAC), which is protected under the European Habitats Directive because of its calcareous grassland. There are also eight Sites of Special Scientific Interest within the Borough, although these are in a poor condition, and 29 Sites of Nature Conservation Importance (both of ecological and geological interest). These include priority habitats such as grassland and wetland and support protected species such as Dark Red Helleborine (orchid), Northern Brown Argus (butterfly), Great Crested Newts and Water Voles. However, the knowledge of biodiversity within the Borough is poor, and there is a significant danger of species and habitat loss, fragmentation, and poor maintenance.

There are 4 Scheduled Ancient Monuments and 519 records on the Sites and Monuments Record. The Borough has designated fifteen Conservation Areas and contains 176 Listed Buildings (1 Grade I, 5 Grade II* and 170 Grade II). There are also three historic parks at Windlestone, Whitworth and Hardwick. Similarly, lack of knowledge of the Borough's historical and archaeological resource may also be putting important buildings and sites at risk. The Borough Council is looking to produce a Supplementary Planning Document to guide the future development of Windlestone Hall as the site is currently for sale and thus experiencing some development pressure.

A number of town and village centres suffer from poor environmental quality, and there are high levels of concern over litter, fly tipping and dog fouling. The urban fringe needs to be maintained and improved, and the quality of industrial estates needs to be improved.

The pressure of development on greenfield versus brownfield sites needs to be managed, and the best agricultural land needs to be protected. Brownfield land can also be rich in biodiversity, which must also be given appropriate consideration.

Prudent Use of Natural Resources

The Borough has increasing levels of energy and water consumption, reflecting national trends, along with increasing levels of waste produced but low domestic recycling and composting rates. The potential for polluting activities (e.g. fly tipping, contaminated land, agricultural run-off, noise, domestic water) needs to be minimised.

A relatively dispersed population, along with low levels of car ownership, can make access to services and facilities difficult. The quality of the public transport system needs to be improved, along with the opportunities to use alternatives to the car (multi-user routes etc). However, car ownership is likely to rise, with major implications for climate change, congestion, local air quality, and road safety.

Climate change is one of the most serious sustainability issues facing the Borough. Levels of greenhouse gas emissions are rising, and will further increase with increasing transport and energy consumption. Flood risk is also likely to increase, with an increasing number of incidents. The Council has subsequently undertaken a Strategic Flood Risk Assessment, which is an important tool to help strategically manage flood risk across the Borough.

Minerals extraction is a major industry and employer within the Borough, but has potential for loss of landscape character, habitat loss and fragmentation, and hydrological change.

The Council has recently purchased Site Prioritisation software to help determine the full extent of contaminated land in the Borough. This software will be able to prioritise sites to be investigated to determine whether they can be classed as contaminated land and then seek remediation.

Maintenance of High and Stable Levels of Economic Growth and Employment

The Borough has almost 2,000 businesses across a diverse range of sectors, yet despite this the Borough suffers from high levels of unemployment above the national average, along with a heavy reliance on manufacturing, a low level of new business start-ups. NetPark presents a major opportunity for the Borough, however the low skill base is a significant barrier to building the knowledge economy, attracting and retaining businesses and entrepreneurs. Any potential adverse effects associated with NetPark need to be managed, such as poor transport linkages, or any negative impact on the character of Sedgfield village.

The Borough needs to promote its good location for easy access to major communication networks, while at the same time ensuring there is the right balance of provision of industrial units and development sites.

There is a need to revive the vitality and viability of town and village centres, and encourage and retain existing services within those areas.

The community sector also has a key role to play as service providers, and this needs to be encouraged through the provision of support and facilities.

Local Development Scheme Implementation

The Borough Council's Cabinet approved the first Local Development Scheme on 17 March 2005 and this was subsequently approved on 1st April 2005. Cabinet approved a revised Local Development Scheme on 5 October 2006.

Since the publication of the last Local Development Scheme in April 2005, the Borough Council has made progress in the delivery of its Local Development Framework. In February 2006, the Council adopted the Residential Extensions Supplementary Planning Document and in June 2006, the Council adopted the Statement of Community Involvement. In August 2006, the Borough Council published an Alternative Options Document for the Core Strategy and in October published a Search Sequence and Detailed Assessment to support the progression of the Major Allocations Development Plan Document. In July 2007, the Council published the Core Strategy Preferred Options Document, the Major Allocations Alternative Options Document, a draft Affordable Housing Supplementary Planning Document and the draft Guidelines for Developers to Incorporate Embedded Renewable Energy.

Despite significant progress, there has been some delay to the preparation of documents and so there is a requirement to further revise the Local Development Scheme. Through an analysis of the responses to the recent consultation documents, it is clear that there is a need to further develop and enhance our evidence base. This will take time and will have a direct impact upon current timescales for document delivery. Local Government Review across County Durham will have a significant impact on the delivery of the Local Development Framework over the next 18 months and this will have to be taken into account.

The Key Actions section of this Annual Monitoring Report identifies what the Borough Council intend to achieve during 2007/08.

Local Development Document Implementation

There are no Local Development Documents available to analyse. Once the Core Strategy and Sustainability Appraisal Objectives, Targets and Indicators are finalised, they will be used to analyse the implementation of Local Development Documents.

Saved Policies

Whilst the Local Development Documents are being prepared, the Good Practice Guide requires local planning authorities to monitor the “saved” policies. The Secretary of State’s Direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 saved the following policies beyond September 2007:

E1	E2	E3	E4	E11	E15	E18	E22	E23	IB1	IB2	IB3	IB4
IB5	IB6	IB7	IB8	IB12	IB13	IB14	IB18	H2	H4	H8	H10	H11
H14	H15	H16	H17	H18	H19	H20	H21	H22	H23	T1	T2	T3
T5	T8	T11	T13	S1	S2	S3	S6	S8	S9	S10	S15	S16
L1	L2	L4	L5	L8	L9	L10	L11	L12	L15	L16	L17	L18
L19	L20	L21	L22	D1	D2	D3	D4	D5	D6	D7	D8	D9

The Borough Council has not yet set up monitoring systems to address this issue, so we are unable to provide a comprehensive report. The Borough Council has utilised Planning Delivery Grant to provide a Planning Office Manager whose role will be to manage processes and performance management. We will need to put in place new procedures to effectively and efficiently monitor the implementation of “saved” policies. It is likely that the systems will be in place for 2008/09.

Objectives

The establishment of clear and specific objectives helps to guide the selection and measurement of meaningful indicators and targets. The monitoring and evaluation of progress towards meeting the objectives and targets helps to monitor the effectiveness of policies, and highlights whether there is a need to review and revise them.

Once the objectives have been identified and the related policies developed, it will be possible to set appropriate targets and relevant indicators. The Core Strategy Preferred Options Document began to identify appropriate means to monitor the implementation of the new Policies. The monitoring and implementation section will be further developed prior to the second round of consultation on the Core Strategy Preferred Options.

Similarly, the consultation on the Sustainability Appraisal Report containing the proposed Sustainability Appraisal Framework will take this process further. Future Annual Monitoring Reports will develop this approach.

Targets

The Good Practice Guide states that targets should be developed as a means to ensure effective policy implementation. There are three types of targets required: Process, Policy and Sustainability Appraisal Targets.

The *process targets* will help to monitor the preparation of Local Development Documents against the agreed milestones in the Local Development Scheme. The *policy targets* show how the direct effects of policies are measured and provide a benchmark for implementation. *Sustainability appraisal targets* are linked directly to the Sustainability Appraisal objectives and related indicators that will form part of the Sustainability Appraisal Report.

Given that the development of the Local Development Framework's objectives have not been finalised, it is not possible in this Annual Monitoring Report to identify appropriate targets.

Indicators

Further to monitoring the delivery of the Local Development Scheme, the Borough Council is required to monitor and provide information on a wide range of spatial data. This can be broken down into three specific areas: Contextual Indicators, Core/Local Output Indicators and Significant Effects Indicators. Firstly, *contextual indicators* describe the wider social, environmental and economic background against which the Local Development Framework operates. These contextual indicators aim to enhance the understanding of the wider context of spatial policies. Secondly, *output indicators* that are used to assess the performance of policies. The Core Output Indicators are largely based on those required by the Regional Planning Body. This reflects the need for compatibility between the differing requirements for Local Development Framework monitoring and Regional Spatial Strategy monitoring. Thirdly, *significant effects indicators* that are used to assess the significant social, environmental and economic effects of policies. These final indicators will be established through the development of the Sustainability Appraisal work. Whereas Output Indicators are intended to measure the direct effects of policies, significant effects indicators provide a more holistic view of the impact of a policy by identifying any unintended positive or negative effects.

Contextual Indicators

Work has been undertaken to fully understand the contextual nature of spatial indicators. A draft framework for measuring contextual indicators has been published for consultation alongside the submission of this Annual Monitoring Report. We have tried where possible to marry these contextual indicators with the emerging new National Set of Indicators developed by Government.

Core Output Indicators

The North East Assembly prepares and submits an Annual Monitoring Report to the Office of the Deputy Prime Minister to demonstrate the relative effectiveness of the policies contained in the Regional Spatial Strategy. In order to develop this AMR, the North East Assembly requires all local authorities to provide information on a wide range of spatial planning issues. The Sedgefield Borough Council annual return will also form the Core Output Indicators for our Annual Monitoring Report. The return for the financial year 2006/07 is attached at Appendix 2.

Housing Trajectories

PPS12 requires local authorities to prepare housing trajectories as part of the Core Outputs of the Annual Monitoring Reports. In addition, PPS3 now requires local authorities to prepare previously developed land trajectories within Local Development Documents. Both trajectories help to integrate the “plan, monitor, manage” approach to housing delivery by showing past completions and estimating future performance. The trajectories are illustrated graphically.

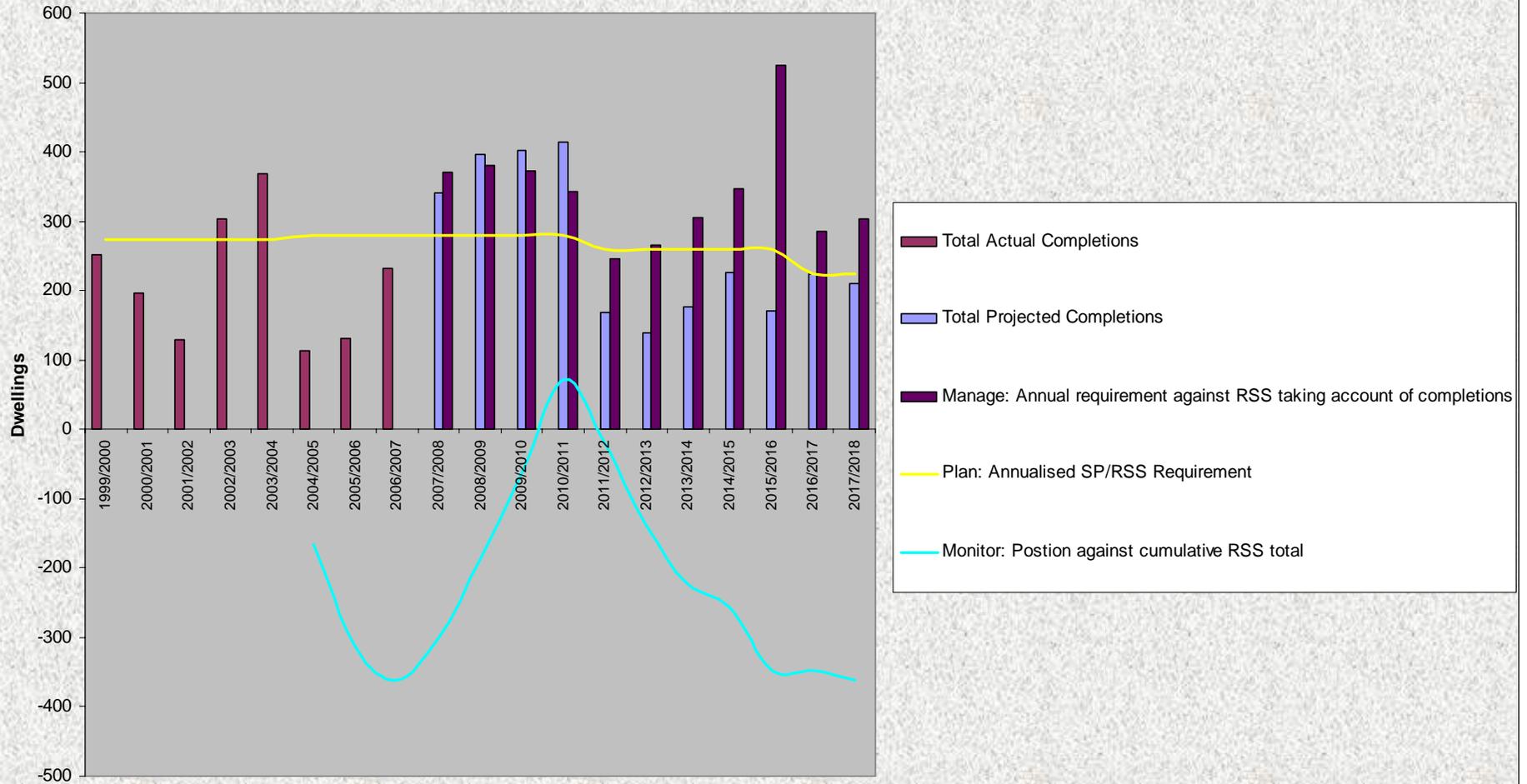
The housing trajectory will compare the levels of actual and projected completions over the Major Allocations Development Plan Document period. The Regional Spatial Strategy housing requirements used to inform the housing trajectory are those put forward by the North East Assembly Plenary in July 2007 in response to the Secretary of State’s RSS Proposed Changes. The Borough Council endorsed these figures.

The housing trajectory indicates that there is a continuing shortage of new residential completions in relation to the annualised average required build rate. This shortfall has occurred despite there being approximately 2,500 dwellings valid with planning permissions.

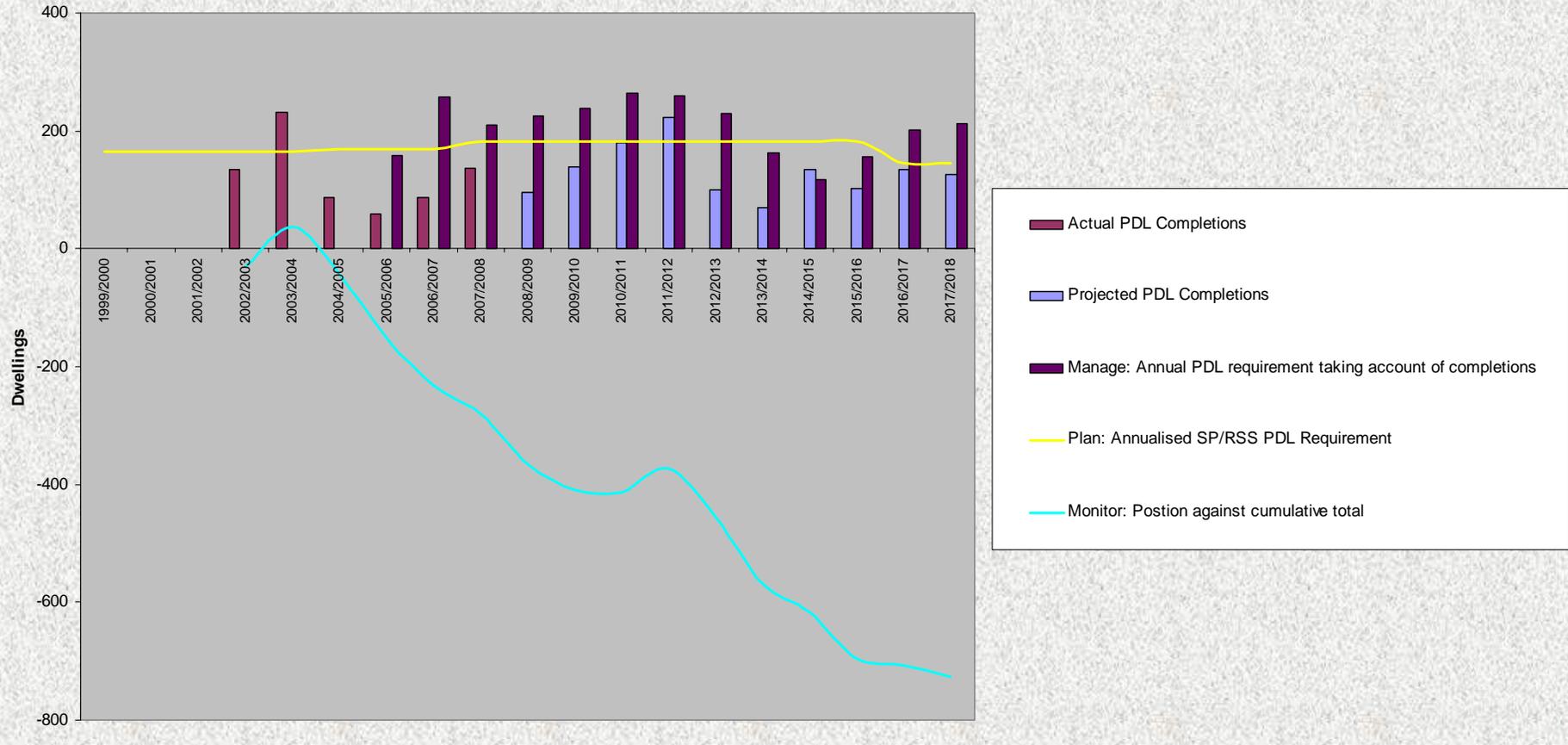
The Previously Developed Land Trajectory compares the levels of actual and projected completions on previously developed land. The proposed previously developed land target for County Durham is 65% from 2008. Prior to the 2008 figures, the national target of 60% has been used. The previously developed land trajectory indicates that there is likely to be a shortfall of the percentage of homes developed on previously developed land in relation to national and county targets.

Further work is being undertaken to attempt to address the current shortfall in housing completions, both in general and on previously developed land. It is clear that there will need to be further land releases to address the likely deficiencies in the latter two periods of the Regional Spatial Strategy. The publication of the Major Allocations Alternative Options Report in July 2007 has started this process. This work will also feed into the Borough’s Housing Land Availability Assessment that is due for completion by March 2008. The Borough Council has recently appointed NLP and Storeys:SSP to undertake an Employment Land Review. The Review will be complete by the end of March 2008. These issues are discussed in further detail in the Managing Delivery section of the AMR.

Housing Trajectory



PDL Trajectory



Managing Delivery

In order to reflect the principles of “Plan, Monitor, Manage” and address the predicted likely shortfall of the housing targets, there is a need to develop a series of management actions. The following management actions are intended to ensure future performance levels are achieved in line with the requirements of the Regional Spatial Strategy:

1. The progression of the Strategic Housing Land Availability Assessment and the Employment Land Review will help to ensure that all future delivery options are identified and assessed. These documents will be complete by the end of March 2008;
2. Obstacles and constraints to housing delivery have already begun to be identified through the preparation of the Major Allocations Alternative Options Paper. Further work on identifying obstacles and constraints will continue as the Strategic Housing Land Availability Assessment is conducted and progress is made on the Major Allocations Preferred Options Paper. Where obstacles and constraints are identified, the Borough Council will seek (where appropriate) to identify what actions could be taken to overcome constraints on particular sites;
3. The Major Allocations Alternative Options Report began the process of engaging with housebuilders and other key stakeholders and enabled the Borough Council to gain an improved understanding of some of the potential delivery constraints and opportunities. This engagement will be further strengthened through the preparation of the Strategic Housing Land Availability Assessment. The Borough Council actively encourages pre-application discussions with housebuilders and key stakeholders; and,
4. Annual Monitoring Reports monitor and review actual housing delivery performance and now monitor previously developed land trajectories. This Annual Monitoring Report identifies the potential shortfall of performance both in terms of housing delivery and previously developed land performance. If next years' trajectories do not indicate an improvement in performance then it may be necessary to further revise the management actions in order to improve and manage delivery in accordance with PPS3.

The likely shortfall of both housing delivery and previously developed land performance over the medium to long term will be addressed through the preparation of the Strategic Housing Land Availability Assessment (March 2008), the Employment Land Review (March 2008), and the progression of the Major Allocations Development Plan Document. These three key pieces of work, identified by the management actions above, will enable an update of the mix and quantity of different land categories to be included within the supply of deliverable sites. It is anticipated that this will help to redress the balance of land available for development. Sites that are brought forward in advance of the adoption of the Major Allocations DPD will need to conform to the tests set out in Planning Policy Statement 3, the North East Regional Spatial Strategy, and the emerging Core Strategy.

Local Output Indicators

The purpose of Local Output Indicators is to address particular local circumstances and issues. The inclusion of Local Output Indicators should be tailored to local

issues and policies. These Indicators can be developed over time. At this juncture, the Local Output Indicators deal with Development Control performance, aspects of the annual Town Centre Surveys and the affordable housing needs of the Borough. The Borough Council undertake Town Centre Surveys on an annual basis for the four main towns and Sedgefield village. The Strategic Housing Market Assessment is currently being produced to update the Housing Needs Assessment. Once complete the Strategic Housing Market Assessment will identify the housing needs and demand requirements for the Borough's population. Appendix 3 provides detailed information on these two Indicators.

Significant Effects Indicators

The purpose of the Significant Effects Indicators is to analyse how the policies contribute to the wider sustainability objectives in the Borough. Monitoring significant effects should enable a comparison to be made between the predicted effects and the actual effects of policy implementation. The Local Development Framework is required to contribute to the achievement of sustainable development. To enable the Borough to demonstrate this, the Local Development Framework is required to develop a series of Sustainability Appraisal Objectives. These objectives were developed through the Sustainability Appraisal Report. This Report was published in July 2007 and the objectives are currently being revised following the consultation responses received.

Emerging Issues

The Annual Monitoring Report is required to detail emerging spatial issues affecting Sedgefield Borough that need addressing through the portfolio of Local Development Documents that constitute the Local Development Framework.

Affordable Housing

Affordable housing is now established as a real and pertinent issue affecting all communities in the Borough. The Borough Council Scrutiny Committee 2 set up a specific review group in February 2006 to look at the issue of affordable housing in the Borough. This group has reported their findings to Cabinet and have made a series of recommendations. One of these recommendations was the preparation of an Affordable Housing Supplementary Planning Document. A draft SPD was published in July 2007. The document will not be taken forward until the findings of the Strategic Housing Market Assessment are known in January 2008.

Town Centres

Annual town centre surveys have indicated that the role and function of the Borough's Town Centres have changed significantly over recent years and that this is likely to continue. The Town Centres are in direct competition with larger, established town centres as well as increasing competition from Internet Providers and from out-of-town centres such as Teesside Park.

Various intervention programmes have been implemented and there is a need for continued support for the Town Centres. This has been reflected in the Council's Corporate Plan 2007/08. Government Office for the North East have identified that there is a specific need for the Core Strategy to identify the extent of new retail floorspace to come forward in each of the centres. In addition to this, the Borough Council's Cabinet has been agreed to develop an Area Action Plan to help guide improvements within Spennymoor Town Centre. This Area Action Plan will be included within the next revision of the Local Development Scheme.

Hot-Food Takeaways

The same issues raised previously by the last Annual Monitoring Report regarding hot-food takeaways remain relevant. Hot-food takeaways (Use Class A5) developments have started to increase significantly within all the town centres in the Borough. This can be evidenced through monitoring of the Town Centre Surveys undertaken. This growth of A5 uses has altered the composition of Use Classes in the Town Centres and in some instances grown to an inappropriate level. The use of buildings for A3 (Restaurants), A4 (Public Houses) and A5 uses have benefited the night-time economy.

However, the growth of A5 uses is sometimes to the detriment of the Town Centre during normal office hours, particularly where the premises is only open for business at night. The use of roller shutters on A5 uses premises during normal office hours has a negative visual impact and can give the centre a downtrodden and redundant appearance.

It is therefore important that further proposals for the change of use of buildings to A5 uses should be controlled to ensure that a balanced composition of town centre uses

remains and that the use of roller shutters are designed to ensure that they do not detract from the centre's overall appearance.

The Core Strategy Preferred Options Report introduced a proposed policy approach for the restriction of the number of Hot Food Takeaways permitted within each Town Centre. This proposal received support during the consultation exercise and the policy is to be further developed in the second round of Core Strategy Preferred Options consultation.

Evidence Base

The evidence base for the Local Development Framework will need to be widened in light of Government policy statements and advice from statutory agencies.

The Strategic Flood Risk Assessment and the Open Space Needs Assessment have been completed. The Strategic Housing Market Assessment and Green Space Strategy are currently being prepared.

The Employment Land Review and the Strategic Housing Land Availability Assessment are due for completion by March 2008.

The Appropriate Assessment Screening Report to the Core Strategy recommended that key likely flight lines for Special Protection Area birds be mapped to inform the further development of renewable energy policies. This project will be complete by March 2008.

Government Office has highlighted the need to undertake a Retail Study across the Borough.

Key Actions

This section of the Annual Monitoring Report will identify the Local Development Documents that the Borough Council expects to produce in 2007/08, and any consultancy projects required to develop the evidence base for the Local Development Framework. The text in this section will be used to help the authority monitor progress in terms of programme delivery in future Annual Monitoring Reports.

The Local Development Scheme 2006 identifies that the following documents will be produced in the next financial year. The table below updates the position at 1st November 2007.

Local Development Document	Status
Core Strategy Development Plan Documents	
Preferred Options – March 2007	Delayed ¹
Submission Draft – March 2008	Will not be achieved ²
Major Allocations Development Plan Documents	
Alternative Options – June/July 2007	Achieved
Affordable Housing SPD	
Draft Consultation – June 2007	Achieved
Adoption – September 2007	Will not be achieved ³

¹ Publication was delayed until July 2007 to take account of Sustainability Appraisal and Appropriate Assessment requirements.

² Government Office for the North East has suggested that there should be an additional Preferred Options exercise. This is likely to be scheduled for 2008 and so this will delay the publication of the Submission Draft document.

³ Awaiting the findings of the Strategic Housing Market Assessment as most up to date evidence base.