

ADVISORY

AGENDA NO.

**REPORT TO PLANNING
COMMITTEE**

DATE: 25 OCTOBER 2006

**CORPORATE DIRECTOR OF
REGENERATION AND
TRANSPORT**

STOCKTON-ON-TEES BOROUGH LOCAL DEVELOPMENT FRAMEWORK ANNUAL MONITORING REPORT 2005/2006

SUMMARY

1. This report invites the Planning Committee to note and endorse the second Local Development Framework Annual Monitoring Report, prior to it being forwarded to Cabinet and Council in November 2006 for consideration and approval for submission to the Secretary of State.

RECOMMENDATION

2. Members are recommended to: -
 - i) note and endorse the second Local Development Framework Annual Monitoring Report
 - ii) note the schedule of policies from the existing Local Plan to be saved/deleted, prior to submission to Government Office North East for consideration.

BACKGROUND

3. Review and monitoring are key aspects of the Government's "plan, monitor and manage" approach to the planning system. They are crucial to the successful delivery of the spatial vision and objectives of the local development framework and should be undertaken on a continuous, pro-active basis. By identifying outputs and trends, these techniques will enable local planning authorities to build a comprehensive evidence base against which local development document policies and implementation mechanisms can be assessed. Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 requires local authorities to produce an Annual Monitoring Report to assess:
 - the implementation of the local development scheme
 - the extent to which policies in local development documents are being achieved.
4. Annual Monitoring Reports must be based upon the period from 1 April to 31 March, and submitted to the Secretary of State no later than the end of the following December. This report deals with Annual Monitoring Report for 2005/06, which needs to be submitted by the end December 2006.

MONITORING

5. Planning Policy Statement 12: Local Development Frameworks gives guidance to local authorities as to the content of the Annual Monitoring Report. This should include an assessment of:

- whether policies and related targets and milestones in Local Development Documents have been met or progress is being made towards meeting them or, where they are not being met or not on track to being achieved, the reasons why;
 - what impact the policies are having in respect of national, regional and local policy targets and any other targets identified in Local Development Documents;
 - whether the policies in the Local Development Documents need adjusting or replacing because they are not working as intended
 - whether the policies need changing to reflect changes in national and regional policy; and
 - if policies or proposals need changing, the actions needed to achieve this.
6. Regulation 48 specifically requires information to be provided on net additional dwellings. As a means of assessing policy implications, authorities should use trajectories to demonstrate past and likely future performance, and demonstrate how housing policies will deliver housing provision in their area.

CORE OUTPUT INDICATORS

7. Under the Local Development Framework guidance, a set of core indicators are included which local authorities are required to address in their Annual Monitoring Report. These indicators have to be collected within a consistent timeframe using a clearly identified set of definitions. Detailed definitions are set out to assist local authorities with this task.

SAVED POLICIES

8. As yet, there are no adopted policies for Stockton Borough under the new Local Development Framework. All policies in the existing Local Plan (1997) were saved for three years following the introduction of the 2004 Act. This means that unless action is taken, these will not be valid after September 2007. An additional task of this AMR is to carry out an evaluation of existing policies, and come to a conclusion as to which need saving beyond 27 September 2007, and which should be deleted. A schedule of policies which should be saved/deleted, together with reasons, is included in the AMR. The policies have been tested against the criteria set out in paragraph 7. However, the saving or deletion of policies needs to be agreed with Government Officer North East following the submission of the AMR, or by submitting information by 1 April 2007.
9. To be saved, policies must
- Reflect the principles of LDFs
 - Be consistent with current national policy
 - Have a clear central strategy
 - Have regard to the Community Strategy
 - Be in general conformity with RSS
 - Must not simply repeat national or regional policy.

SECOND ANNUAL MONITORING REPORT

10. Attached as an appendix for Members' information is Stockton Borough's second Annual Monitoring Report. This covers the period from April 2005 – March 2006. In the absence of new local development documents which will make up the Local Development Framework, this monitoring report still focuses on the performance of policies in the existing Stockton-on-Tees Local Plan

11. This Annual Monitoring Report will enable the Council to:

- assess progress towards meeting the targets set out in the Local Development Scheme.
- strengthen baseline data against which to monitor performance in the future.
- identify further gaps in the knowledge base, to enable systems to be put in place to collect information required for monitoring.
- look at the existing Local Plan policies to assess their effectiveness
- reach a decision on which policies, in the Council's view, should be saved beyond September 2007.

THE NEXT STEPS

12. The Annual Monitoring Report needs to be submitted to the Secretary of State by the end of December 2006.

RECOMMENDATION

That Members

- (i) note and endorse the second Local Development Framework Annual Monitoring Report
- (ii) note the schedule of policies from the existing Local Plan to be saved/deleted, prior to submission to Government Office North East for consideration.

Corporate Director of Regeneration and Transport.

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Background Papers: Stockton-on-Tees Local Plan
Planning Policy Statement 12: Local Development Framework
Local Development Framework Monitoring: A Good Practice Guide
Local Development Framework Core Output Indicators Update 1/2005
Stockton-on-Tees Local Development Framework Local Development Scheme March 2006

Financial Implications: Failure to meet the agreed deadlines for submission of the Annual Monitoring Report could impact adversely on the amount of Planning Delivery Grant received by the Council.

Environmental Implications: N/A

Community Safety Implications: N/A

Human Rights Implications: The provisions of the European Convention of Human Rights 1950 has been taken into account in the preparation of this report.

Ward and Ward Councillors: N/A