

ADVISORY

AGENDA ITEM

REPORT TO PLANNING COMMITTEE

21 NOVEMBER 2007

**CORPORATE DIRECTOR OF
DEVELOPMENT AND
NEIGHBOURHOOD SERVICES**

STOCKTON-ON-TEES BOROUGH LOCAL DEVELOPMENT FRAMEWORK ANNUAL MONITORING REPORT 2006/2007

SUMMARY

This report informs Members of the completion of the third Local Development Framework Annual Monitoring Report (AMR), prior to it being submitted to the Secretary of State before the end of December 2006. The AMR also reports on which of the existing Local Plan policies will be saved beyond September 2007.

RECOMMENDATION

Recommendation to Cabinet: -

- i) note and endorse the third Local Development Framework Annual Monitoring Report

BACKGROUND

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.

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 2006/07, which needs to be submitted by the end December 2007.

MONITORING

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 Document 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.

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

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.

THIRD ANNUAL MONITORING REPORT

Attached for Members' information is Stockton Borough's third Annual Monitoring Report. This covers the period from April 2006 – March 2007. 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.

This Annual Monitoring Report will enable the Council to:

- assess progress towards meeting the targets set out in the Local Development Scheme, and provide a basis for amendments in timetabling, as necessary.
- 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.

SOME KEY FINDINGS OF THE 2006/07 ANNUAL MONITORING REPORT.

Some key findings of the Annual Monitoring Report are:

- The key milestone in the Local Development Scheme, the issues and options consultation on the Core Strategy, was achieved
- Three Supplementary Planning Documents were adopted (Boathouse Lane Planning and Design Brief, Parking Provision for New Developments, and the Conservation and Historic Environment Folder)
- Disposal of waste via landfill is one of the best records in the country, with high levels of re-use, recycling and recovery of waste
- Nearly 10 hectares of employment land has been taken up (mainly at Preston Farm Industrial Estate and Wynyard)
- 563 new homes were completed (net) – 920 gross but 357 demolitions
- 58% of housing was built on brownfield land (compared with 40% or less during previous years).

THE NEXT STEPS

The Annual Monitoring Report needs to be submitted to the Secretary of State by the end of December 2007.

RECOMMENDATION

Recommendation to Cabinet: -

- i) note and endorse the third Local Development Framework Annual Monitoring Report.

Corporate Director of Development and Neighbourhood Services

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Background Papers Planning and Compulsory Purchase Act 2004
 Town and Country Planning (Local Development) (England)
 Regulations 2004
 PPS 12: Local Development framework

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 - None

Community Safety Implications – None

Human rights Implications – The provision 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