

ADVISORY

AGENDA ITEM

REPORT TO PLANNING COMMITTEE

25 NOVEMBER 2009

**CORPORATE DIRECTOR OF
DEVELOPMENT AND
NEIGHBOURHOOD SERVICES**

STOCKTON-ON-TEES BOROUGH LOCAL DEVELOPMENT FRAMEWORK ANNUAL MONITORING REPORT 2008/2009

SUMMARY

This report informs Members of the completion of the fifth Local Development Framework Annual Monitoring Report (AMR), prior to it being submitted to the Secretary of State before the end of December 2009. The AMR contains information about how the Council has performed against its Local Development Scheme and Core Indicators set by the Department for Communities and Local Government relating to Business Development, Housing, Environmental Quality, Minerals and Waste.

RECOMMENDATION

Recommendation to Planning Committee: -

i) Note and endorse the Local Development Framework Annual Monitoring Report 2008/09.

BACKGROUND

Review and monitoring are key aspects of the Government's approach to the planning system and should be undertaken on a continuous, pro-active basis. Identifying outputs and trends enables a comprehensive evidence base to be established. This can be used to assess the impact and effectiveness of existing local development document policies, as well as informing new policy development.

This AMR is based on the period 1 April 2008 to 31 March 2009, known as the 'reporting year'. It must be submitted to the Secretary of State no later than the end of December 2009.

LOCAL DEVELOPMENT SCHEME

The AMR sets out the Council's progress in meeting the timetable in the Local Development Scheme (LDS). During the year 2008/09, a number of the key milestones set out in the Local Development Scheme (LDS) 2008 were not met. With the agreement of Government Office North East, a revision to the Local Development Scheme was published in March 2009. This took into account the changes required by the June 2008 revision to Planning Policy Statement 12 as well as those required by the Planning Act (2008). Allowances were also made for the need to prepare further studies to supplement the evidence base and the effect of staff turnover.

Progress on the LDF during 2008/2009 has been focused on the Core Strategy. The introduction of new regulations in autumn 2008 meant that the timetable was amended. However a Publication Draft was published in October 2008, followed by an 8 week consultation period. The Submission Draft was then prepared and submitted to the Secretary of State in May 2009, beginning the Examination in Public.

The Preferred Options consultation for the joint Tees Valley Minerals and Waste Core Strategy and Site Allocations DPDs also took place during the reporting year, ending on 8 April 2008.

CORE INDICATORS

In July 2008, the Department for Communities and Local Government introduced the Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008. This document revised the Core Output Indicators for local planning authorities to report on in their AMRs and includes sections relating to Business Development, Housing, Environmental Quality, Minerals and Waste.

Core Output Indicators were designed as part of the monitoring framework to achieve a consistent and cost effective approach to data collection across the regional and local levels covering a number of national planning policy and sustainable development objectives appropriate to local and regional policy.

As far as possible, this AMR assesses progress against the 20 Core Indicators outlined in *Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008*. In some instances, monitoring systems are not sufficiently developed to report on Core Output Indicators fully, however work is being undertaken to improve monitoring systems and establish a comprehensive monitoring framework.

It is also recognised that further work is required to establish Local Output Indicators and sustainability indicators. Following the adoption of the Core Strategy and other Development Plan Documents (DPDs) (along with their Sustainability Appraisals, Appropriate Assessments and Infrastructure Strategies), locally distinctive indicators will be introduced to record the impact of policies contained within them as part of a Monitoring Framework. In the short term, relevant locally distinctive information has been included in the AMR where appropriate.

Some facts included in the AMR that may be of interest to Members are:

- **Although the number of gross housing completions has reduced significantly since 2007/2008, the Council has continued to meet its housing target as set out in the Regional Spatial Strategy of 600/annum between 2004 and 2011.**
- **The percentage of housing built on previously developed land continues to increase and in 2008/2009 was 72.5%. This is well above the Government target of 60% and slightly above the RSS target of 70%.**
- **Of the 604 dwellings completed in the Borough in 2008/2009, over 20% were defined as affordable.**
- **Take-up of employment land was just below 13 hectares, the proposed target set in the Core Strategy DPD.**
- **The percentage of waste disposed of through landfill of just over 8% and is still one of the best (lowest) in the country.**

THE NEXT STEPS

The Annual Monitoring Report needs to be submitted to the Secretary of State by the end of December 2008.

RECOMMENDATION

Recommendation to Cabinet: -

- i) note and endorse the Local Development Framework Annual Monitoring Report 2007/08.

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Background Papers

Planning and Compulsory Purchase Act 2004

Planning Act 2008

The Town and Country planning (Local Development) (England) Regulations 2004

The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008

Planning Policy Statement 12: creating strong safe and prosperous communities through Local Spatial Planning (2004)

Planning Policy Statement 12: Local Spatial Planning (2008).

Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008

Financial Implications – Any Financial Implications are accounted for in the existing Spatial Planning Budget.

Environmental Implications – The AMR contains a number of indicators relating to Environmental Quality.

Community Safety Implications – The AMR does not contain any indicators which directly relate Community Safety.

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 – The AMR is equally relevant to all wards