

AGENDA ITEM

REPORT TO PLANNING COMMITTEE

8 December 2010

**CORPORATE DIRECTOR OF
DEVELOPMENT AND
NEIGHBOURHOOD SERVICES**

LOCAL DEVELOPMENT FRAMEWORK: ANNUAL MONITORING REPORT 2009/2010

SUMMARY

1. This report informs Members of the completion of the Local Development Framework Annual Monitoring Report (AMR) for 2009/2010, prior to it being submitted to the Secretary of State before the end of December 2010. The AMR contains information about how the Council has performed against its Local Development Scheme and, following the adoption of the Core Strategy in March 2010, it also assesses progress against the Local Development Framework's objectives using locally specific targets and indicators. Core Indicators set by the Department for Communities and Local Government relating to Business Development, Housing, Environmental Quality, Minerals and Waste are also included.

DETAIL

2. 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.
3. A key aspect of the review and monitoring process is the Annual Monitoring Report (AMR). This AMR is based on the period 1 April 2009 to 31 March 2010, known as the 'reporting year'. It must be submitted to the Secretary of State no later than the end of December 2010.
4. The AMR sets out the Council's progress in meeting the timetable in the Local Development Scheme (LDS). Of particular note during 2009/2010 was the adoption of the Core Strategy Development Plan Document. The Core Strategy was submitted to the Planning Inspectorate for examination in public in late May 2009 and following hearing sessions held between 21 September and 2 October 2009, was found to be a sound plan for the Borough in February 2010. It was adopted as Council Policy in March 2010. The AMR also reports other LDF progress, including the adoption of the Open Space and Landscaping DPD and the progress of the Minerals and Waste DPDs towards submission to the Secretary of State. .
5. The AMR also assesses progress using a number of monitoring indicators. Twenty of these are set out the *Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008* issued by the Department for Communities and Local Government. The Core Strategy also included a number of local indicators, many of which were first monitored in the 2008/2009 AMR and have been incorporated formally in the 2009/2010 document. Further local indicators will be introduced to monitor the objectives and policies of future DPDs.
6. Some key findings of the 2009/2010 AMR which may be of interest to Members include:

- 713 dwellings were completed in the Borough in 2009/2010. This is over one hundred dwellings greater than the 2008/2009 total.
- Of the 713 dwellings completed, 189 (approximately 27%) were classified as 'affordable' whilst 499 (approximately 70%) were built on previously developed land.
- Over 800 hectares of employment land (including allocations and extant planning permissions) was available within the Borough at the end of March 2010.
- 87% of Stockton Town Centre's Primary Shopping Frontage is currently classified as being in retail use, although some of these units are currently vacant.

7. The Annual Monitoring Report 2009/2010 is available in the Members' Library and on the Electronic Members' Library (accessible through the Council Intranet).

NEXT STEPS

8. Following consideration by Planning Committee the report will be referred to Cabinet on 20 December 2010 for Members agreement. The AMR will then be submitted to the Secretary of State before 31 December 2010.

RECOMMENDATION

9. Members are recommended to: -

- i) Note and endorse the Local Development Framework Annual Monitoring Report 2009/10.

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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: 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