

CITY OF PLYMOUTH

Subject: Local Development Framework
2009 Annual Monitoring Report

Committee: Growth and Prosperity Overview and Scrutiny Panel

Date: 19 February 2010

Cabinet Member: Councillor Fry
CMT Member: Director for Development

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Part: 1

Executive Summary:

This report highlights the key messages contained in the 2009 Annual Monitoring Report (AMR), to assist Member scrutiny of the Local Development Framework (LDF). To summarise, the key messages are

- Plymouth remains the most successful authority in the country in preparing its LDF.
 - It is on track to achieve virtually all of the ambitious targets that it set itself as part of its LDF.
 - As a consequence Plymouth is in a strong position to progress its long term goals, and is in a position to take advantage of the economic upturn when it comes.
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Corporate Plan 2009-2012:

The LDF is one of the Council's key strategies for delivering its Corporate Aims, as identified in the Corporate Plan. Producing an AMR is a requirement of the LDF process. It is seen as the main mechanism for assessing the LDF's performance in terms of helping to build Plymouth's future by articulating a spatial planning vision and strategy in support of the Sustainable Community Strategy. The LDF is a genuinely cross-cutting strategy, supporting the delivery of each of the Council's strategic objectives through provision of spatial planning policies and proposals.

Implications for Medium Term Financial Plan (MTFP) and Resource Implications: Including finance, human, IT and land

The report has no direct financial implications.

Other Implications: e.g. Section 17 Community Safety, Health and Safety, Risk Management, Equalities Impact Assessment, etc.

The AMR assesses progress towards achieving the LDF's promotion of community safety through the provision of policies to influence the design and nature of physical development. Equality impact assessment is used in the preparation of LDF documents.

The report has no direct other implications.

Recommendations & Reasons for recommended action:

It is recommended that the Growth and Prosperity Overview and Scrutiny Panel:

- 1 Note that the process for preparing LDF documents will change in response to revisions to government legislation and guidance on this matter.
- 2 Note the current position reported in the Annual Monitoring Report in relation to:- Contextual Indicators; Core Output Indicators; Significant Effect Indicators.
- 3 Note that the 2009 Annual Monitoring Report provides a commentary on whether or not the LDF Core Strategy Targets are on track to deliver the plan's key strategic objectives.
- 4 Instruct the Officers to take appropriate action to address the issues arising in relation to those indicators which are currently not on target but which can be addressed through the planning application process, namely Lifetime Homes and Renewable Energy Production.

Reason: To respond to the Growth and Prosperity Overview and Scrutiny Panel minute seeking a report on Plymouth's Local Development Framework Annual Monitoring Report - to ensure appropriate scrutiny of the Local Development Framework within the government's 'Plan, Monitor and Manage' approach.

Alternative options considered and reasons for recommended action:

There are no alternative options as the Annual Monitoring Report is a factual report, required by the Planning and Compulsory Purchase Act, that the City Council has to produce.

Background papers:

"Plymouth's Local Development Framework – Core Strategy 2006-21",

"Planning Act 2008", Office of Public Sector Information, 26 November 2008. (Part 1)

"Annual Monitoring Report 2009"

“Planning Policy Statement 12: creating strong safe and prosperous communities through Local Spatial Planning”

“Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008”

“Local Development Framework Monitoring: A Good Practice Guide”

Sign off: comment must be sought from those whose area of responsibility may be affected by the decision, as follows (insert initials of Finance and Legal reps, and of Heads of HR, AM, IT and Strat. Proc.):

Head	N/A	Head	N/A	Head	N/A	Head o f A M	N/A	Head	N/A	Head of S t r a t P r o c	N/A
Originating SMT: Member: Anthony Payne, Director of Development											

1. BACKGROUND

- 1.1. The Local Development Framework (LDF) Annual Monitoring Report (AMR) is a statutory document which has to be submitted to Government every December. It is seen as the main mechanism for assessing both progress in preparing LDF Documents, as well as the performance of the Strategy - providing the catalyst for any review or update.
- 1.2. **This Annual Monitoring Report is a position statement as at 31 March 2009 and covers the monitoring year 2008/09** (i.e. it is required to report on development activity between April 2008 through to March 2009.)
- 1.3. However, this monitoring period covers the time period before the effects of the global recession would have been fully felt, and the implications of this needs to be taken into account in considering future progress. In addition, while it is helpful to review progress on an annual basis, many of the development indicators need to be considered within a longer timescale (e.g. 5+ years), before coming to conclusions. For example, when a major development takes place in one year, it often takes one or two years for the market to assimilate its full potential, which in turn means correspondingly lower development rates in the following year. Therefore, where appropriate, this AMR caveats its conclusions within these broader considerations

2. CONTEXT

- 2.1. The approach to scrutinising the LDF was considered at the meeting of the Overview and Scrutiny Panel (OSP) on 20th August 2007. It was agreed that the most effective approach would be for the OSP to consider the findings of the AMR each January. The Panel could then advise the Portfolio Holder and officers on any implications it feels should be addressed:
 - through the Local Development Scheme (LDS) - thereby informing the prioritisation of work in relation to planning policy development and delivery.
 - In relation to planning policy matters - where the monitoring of performance against the LDF's objectives may indicate the need for some adjustments.
- 2.2. Within this context, the OSP needs to consider the following key messages that come from the 2009 AMR.

3. KEY MESSAGES IN RELATION TO THE LOCAL DEVELOPMENT SCHEME

- 3.1. Plymouth remains the most successful authority in the country in preparing its LDF. As at January 2010 the Council was over two thirds of the way through completing its very ambitious LDF programme, having:
 - Adopted 9 of its original programme of 14 Statutory LDF documents
 - Adopted 2 Supplementary Planning Documents: the Planning Obligations and Affordable Housing (SPD) and the Design SPD
 - Adopted the Review of Statement of Community Involvement
 - Submitted the City Centre/University AAP (Oct 2009) with the Examination being held in January 2010
 - Progressed the Derriford/Seaton AAP through Issues and Preferred Options Consultation

- Progressed the remaining 4 LDF Documents through their Issues and Options stage
- 3.2. This progress has not only provided us with national publicity about Plymouth and its aspirations, but also given the city a significant competitive advantage by bringing certainty to the development process and thus facilitating investment. Already a number of major investments have been completed, or are underway, bringing about a steep change in the quality, pace and intensity of development.
- 3.3. In looking to the 2010 LDF work programme, there are a number of matters that will impact on the timetable. These are:
- Changes, in 2008, to the national legislative and regulatory framework has altered the processes for preparing an LDF
 - The need for further evidence based studies to support the delivery of key proposals in the Derriford, Hoe and East End Area Action Plans and the Sustainable Neighbourhoods (Key Sites Allocations) DPD and new joint Plymouth Urban Fringe DPD.
- 3.4. The potential impact of these changes on the LDF timetable are explained in the AMR, and discussions about these changes are ongoing with Government Office South West.

4. KEY MESSAGES IN RELATION TO MONITORING CORE STRATEGY TARGETS

- 4.1. The Core Strategy was prepared with monitoring in mind. Each Section of the Core Strategy contains a set of Strategic Objectives, amplified by key targets. The AMR follows this approach of reporting on each topic area in terms of whether its key indicators are 'On Track' or 'Below Target'.
- 4.2. Whilst this report covers the time period before the effects of the global recession would have been fully felt, it would seem that Plymouth is continuing to lay the groundwork for a prosperous future - despite the recession. The city is on track with virtually all of the ambitious targets that it set itself as part of its Local Development Framework. They all provide an indication of how Plymouth is moving towards its vision of creating a city which is one of Europe's finest most vibrant waterfront cities where an outstanding quality of life is enjoyed by everyone. Plymouth is in a strong position to progress its long term goals, and take advantage of the economic upturn when it comes.
- 4.3 Out of the 40 Targets of the LDF Core Strategy

Targets met or on track to being met	36	90%
Below target/ improving performance	3	7.5%
Target not met	1	2.5%

- 4.4 The one target not to have been met is
- CS Target 9.2 relating to the delivery of the Peninsula Dental School by 2008. Development on the Devonport site just missed this target with a completion date of 16 March 2009. Reserved Matters were approved for development on the Derriford site in November 2009 and ground clearance work started in January 2010.

- 4.5 The three targets that are not yet on track to being met are:
1. CS Target 6.2 relating to the delivery of office development.
 2. CS Target 10.4 relating to the delivery of Lifetime Homes.
 3. CS Target 11.5 relating to onsite renewable energy production.

Mechanisms for improving future performance on each of these targets are set out below

1. CS Target 6.2 relating to the delivery of office development.
In 2008/09 4,868 sq m of office space was completed, up from 1,229 sq m in the previous year. A major new office development of almost 5,000 sq m was nearing completion in Sutton Harbour. Furthermore the City Centre and University Area Action Plan aims to create a new office core and contains a proposal for 100,000 sq m of office floorspace. This is expected to come forward in the next 5-6 years which would see this target being met in future.
2. CS Target 10.4 relating to the delivery of Lifetime Homes.
Whilst this year's performance of 12.4% is below the policy target of 20%, it is a significant improvement on the previous year's performance of 9.4%. A partial explanation for the below target performance is the number of dwellings that were the subject of earlier outline applications or previous submissions to which Lifetime Homes conditions had not been applied. In order to improve performance there is now a standard section in the case officer's report on "Equalities and Diversities Issues" where Lifetime Homes are addressed and relevant applications are referred to the Access Consultant who will advise on the requirement. Other proactive measures being taken to improve performance are:
 - a further workshop in November 2009 to reinforce awareness of the importance of this policy when considering planning applications.
 - a leaflet is being written for developers on the social and economic reasons for building homes to Lifetime Homes standards.
3. CS Target 11.5 relating to onsite renewable energy production.
19.3% major applications approved between October 2008 and September 2009 had conditions requiring compliance with this policy. This is an improvement on the previous year's performance of 10.2%. A number of presentations / workshops were delivered during 2008 to raise awareness of the requirements of this policy, and to ensure that the requirements for onsite renewable energy production equipment are considered early in the design and planning approval process. All case officer reports are expected to address this issue to ensure compliance and specialist advice is provided by our Environmental Planning Coordinator.

4.6 However as well as detailing where targets are not yet on track to being met, the AMR also highlights what has been achieved in the past year or since the start of the plan period in 2006

4.7 Housing

- An impressive 98 per cent of new homes finished in the last year were built on brownfield sites the highest percentage since monitoring began in 2001.

- In the last three years 3,071 new homes were built and a further 258 provided through converting or subdividing properties
- 220 homes were demolished - 218 were Council homes to clear the way for regeneration projects
- In 2008/9 1,097 homes were completed
- 290 affordable homes were delivered
- 21 properties removed from the buildings at risk register
- 1.7 per cent of developable land remains derelict - favourably below the national target of 2.5 per cent
- Although the number of homes under construction fell to 644, compared to 1,613 in 2007, some 274 new homes were started

4.8 Retail space

- 9.61 hectares of employment land were developed - the best in six years thanks to the completion of Tamar Science Park and Forrester's Business Park
- However, sites under construction fell from 13.9 hectares to 8.9 hectares
- Of 1,142 prime frontage shops across the city, including neighbourhood shopping areas such as Mutley and Crownhill, 103 were vacant in Autumn 2008. This is likely to have increased by now, although figures are not yet available.

4.9 Planning

- 100 major planning applications determined in 2008/09
- 376 minor applications
- 923 householder and other applications
- Planning Committee approved development to the value of £566 million in 2009
- Development has been approved on 10 Market Recovery Action Plan sites for a total of 695 residential units and 9,164 square metres of commercial floorspace

4.10 Environment

- Cann Wood designated a local nature reserve - three more in the pipeline including Bircham Valley and Radford Woods reserve
- Outline business case approved to manage waste that cannot be recycled, as part of a partnership between Plymouth, Devon and Torbay councils.

4.11 Transport

- 109,000 passengers used Plymouth City Airport until March 2008 - a 30 per cent increase
- Number of public transport journeys in 2007/08 20.6 million - up 4 per cent - largely due to concessionary fares

- Total vehicle miles fell to 1,134 million from 1,150 million in 2007

4.12 People

- Number of economically active in the city's travel to work area up from 140,170 to 143,405 - an increase of 3,235 in 2006 and 2007 - the latest figures.
- Steady rise in the number of economically active in Plymouth - although the rise has slowed down the city is still ahead of its target of 1,800 employees a year on average over five years.

4.13 Education

- New primary schools opened at Riverside, Ernesettle, Shakespeare, Mayflower, Oakwood
- Brook Green Centre for Learning - for young people with special needs
- First life-long learning campus officially opened at Whiteleigh incorporating new facilities for Whiteleigh Primary, Woodlands Special School and Sir John Hunt among others.

5. CONCLUSIONS

- 5.1. The 2009 AMR has reported that considerable progress is still being made in implementing the Core Strategy, through a number of delivery mechanism including the Area Action Plans. This work is providing a very strong foundation for delivering Plymouth's Vision, turning aspirations into reality by facilitating the development of key elements of the Vision. With 11 years to go in the plan period, the City Council can remain confident that the delivery of its overall vision remains on track.
- 5.2. The main concern, at this stage, relates to the potential effects of the current recession. However there are no indicators that would suggest that a change of policy approach is necessary, other than a pragmatic acceptance that it is going to take at least 2-3 years longer to achieve what we had expected to deliver by 2021.