

Local Development Framework: Annual Monitoring Report 2012



**Presentation to Growth & Prosperity
Overview & Scrutiny Panel
20th February 2013**

Contents (Development Position as at 31 March 2012)



- <http://www.plymouth.gov.uk/amr.htm>
- Performance of the Planning Department in terms of
 - Plan preparation and consultation
 - Planning Applications and Appeals
 - Planning Obligation Contributions.
- Progress towards Core Strategy targets
- Progress of AAP Sites.
- Progress towards targets for growth.

Plan Making Progress



- **On target except**
 - Development Guidelines SPD First Review Adoption date revised from 28/01/2013 to 22/04/2013
 - CIL Charging Schedule
Will come into effect from 01/06/2013 instead of 01/04/2013
- **We undertook 12 consultation events incl.**
 - 4 progressing the Derriford & Seaton AAP
 - 2 relating to the CIL Charging Schedule
 - North Prospect Area Planning Statement
 - Review of 2 Previously Adopted SPDs
 - Tamar Estuaries Management Plan

Planning Applications and Appeals



- little change in the number of applications for major or minor developments.
- 'other' types of applications decreased (-8%)
- best ever performance for timescales for determining applications.
- the number of appeals received has halved compared to last year.
- performance on appeals has also improved with 74% wholly or partly agreed by Inspectorate.
- no recurring messages to suggest change of policy is required

Planning Obligations Contributions

In 2011/12

- we negotiated £10.6 million - much higher than in previous years due to major applications of Plymstock Quarry and Energy from Waste plant
- we received £0.6 million from developments recently completed or under construction
- we spent £2.2 million in schemes in the locality or contributing to citywide projects



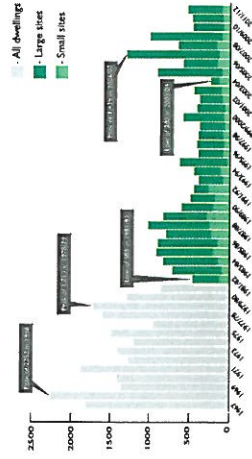
Progress Towards Core Strategy Targets

- Currently under review as part of preparation of Plymouth Plan
- Longer term targets still stand
- Short term performance targets have been affected by global and national economic conditions



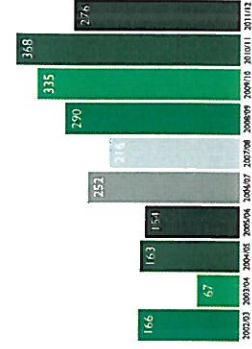
New Homes Built

Past delivery of dwellings



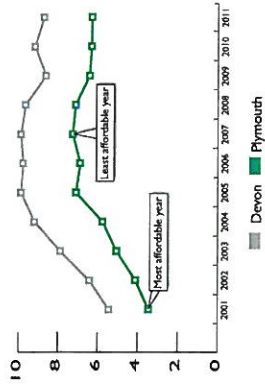
Affordable housing

Number of affordable dwellings completed



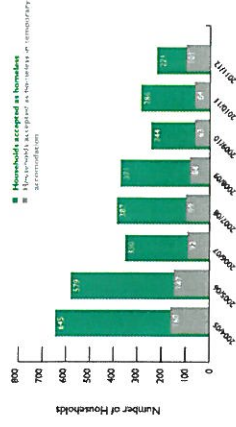
Affordability

Affordability: Ratio of lower quartile house prices to lower quartile earnings



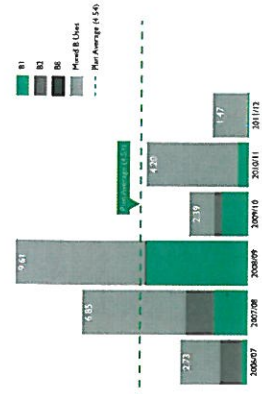
Housing Waiting Lists

Homelessness



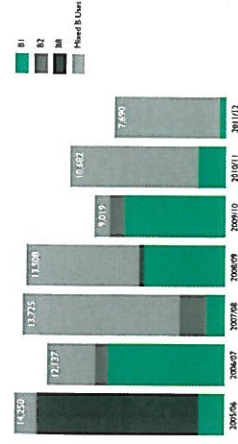
Employment Land Delivered

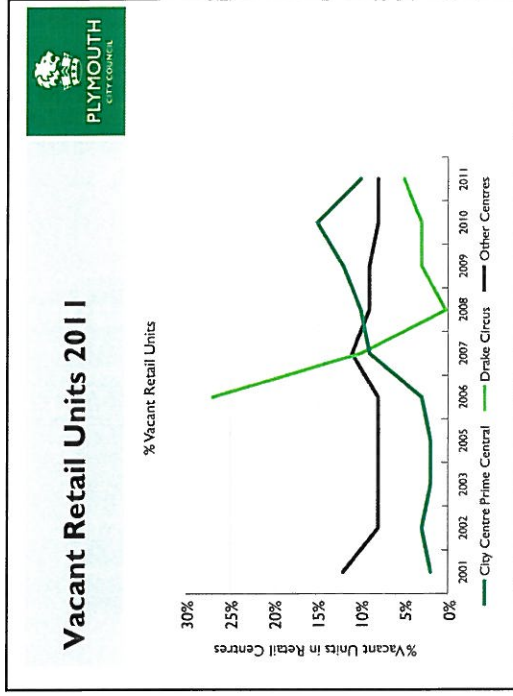
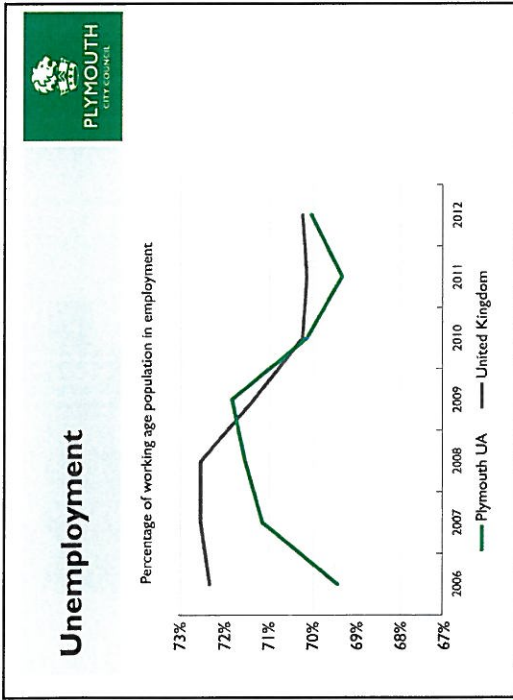
Employment land delivered (hectares) 2006-2012



Employment Floorspace

Employment floorspace delivered (sq.m) 2005-2012





Progress of Core Strategy Targets

29 out of the 40 targets of the Adopted LDF Core Strategy have been met or are on track to being met.

3 targets have been abandoned

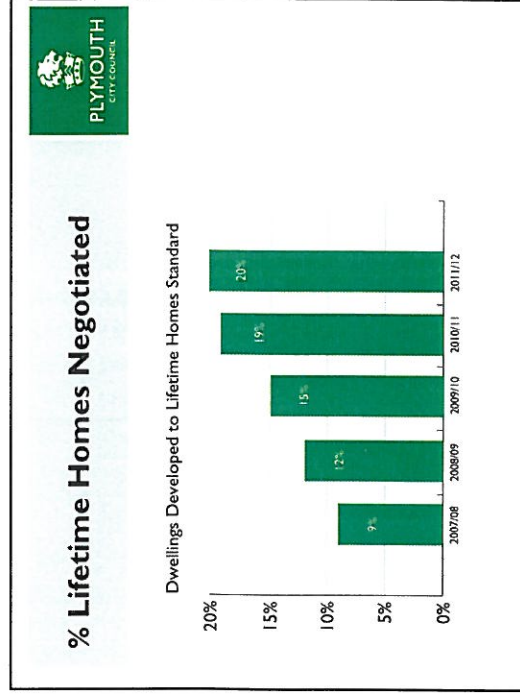
- CS4.2 relating to Buildings at Risk.
- CS4.3 relating to Plymouth Design Panel meetings.
- CS14.1 relating to Plymouth Airport passenger numbers.

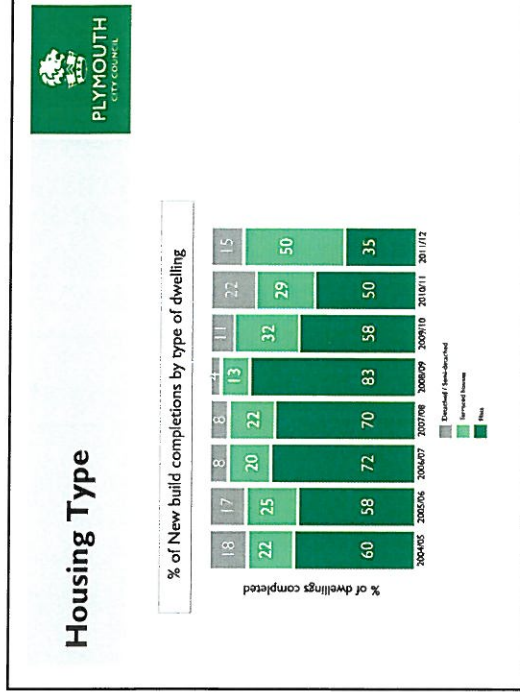
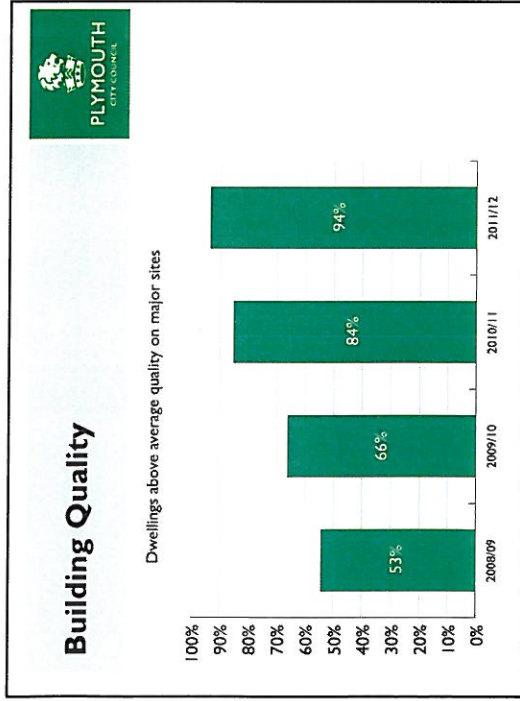
7 targets have not been fully met or are not yet on track

- CS 6.2 relating to Office Development.
- CS 6.3 relating to Employee Numbers.
- CS 9.1 relating to Educational Projects.
- CS 10.4 relating to Lifetime Homes Standards.
- CS 11.5 relating to Renewable Energy.
- CS14.6 relating to Air Quality Management Areas.

1 target has been revised

- CS10.1 relating to Delivery of New Homes.





Wildlife Habitats

- We have already designated almost 50 hectares of Local Nature Reserve.
- A further 84 hectares are planned and already have management plans in place.

Delivery of AAP Proposals (as at Q3, 2012)

Appendix 5 2013 Implementation Schedule

Delivery Framework - Site progress summaries

Development AAP

Development AAP	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
2012/13	100%									
2013/14	100%									
2014/15	100%									
2015/16	100%									
2016/17	100%									
2017/18	100%									
2018/19	100%									
2019/20	100%									
2020/21	100%									
2021/22	100%									

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Future Housing Land Supply

The AMR identifies sufficient sites to meet 5 year housing land requirement

Two pieces of research will inform future targets

- Strategic Housing Market and Needs Assessment which will inform review of housing requirements
- Strategic Housing Land Availability Assessment which will inform housing land supply

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Progress Towards Growth Targets

Potential Housing Demand and Supply

31,000
26,000
24,000
22,000
20,000
15,000
10,000
5,000
0

2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021

24,723
26,723
26,723

2.5% Population Growth Rate

Housing Demand (2006-2012)
Potential Housing Land Supply (2012-2021)
Additional Supply from Land Outside City Boundary (2012-2021)
Housing Demand (2012-2021)
Core Strategy Target