

# **APPENDIX L**

## **WAVERLEY BOROUGH COUNCIL**

### **ENVIRONMENT AND LEISURE OVERVIEW AND SCRUTINY COMMITTEE**

**11 NOVEMBER 2008**

**EXECUTIVE - 2 DECEMBER 2008**

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**Title:**

**LOCAL DEVELOPMENT FRAMEWORK - ANNUAL MONITORING REPORT  
2007/2008**

[Portfolio Holder: Cllr Mrs Carole Cockburn]  
[Wards Affected: All]

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**Summary and purpose:**

This report presents the Draft Local Development Framework Annual Monitoring Report 2007/2008 for consideration, prior to its submission to the Government Office of the South East (GOSE.)

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**How this report relates to the Council's Corporate Priorities:**

As a factual document the Annual Monitoring Report demonstrates how planning policies are assisting in delivering the Council's Corporate Priorities.

All the policies contained within the Waverley Borough Local Plan 2002, have their roots in the Keynote Policy, which states:

'The Council, through the Local Plan, will seek to maintain and improve the quality of life in Waverley without compromising the ability of future generations to meet their own needs and to enjoy a high quality environment. This means protecting and enhancing the Borough's environmental quality and providing homes, jobs, infrastructure and services without undermining the value of built, natural and man-managed environmental resources.'

A key consideration of the Annual Monitoring Report is to measure the effects that implementation of planning policies are having on social, environmental and economic sustainability. This relates to its role in demonstrating affordable housing provision, the protection and enhancement of the environment and consideration of the quality of life of all Waverley residents, now and for future generations.

**Equality and Diversity Implications:**

There are no equality and diversity implications arising from this report.

**Resource/Value for Money implications:**

New areas of monitoring will have resource implications. It is anticipated at present that these can be absorbed within current resources.

## **Legal Implications:**

There are no legal implications arising from this report.

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## **Background**

1. Section 35 of the Planning and Compulsory Purchase Act 2004 requires every local authority to make an Annual Monitoring Report (AMR) to the Secretary of State, containing information on the implementation of the Local Development Scheme and the extent to which the policies set out in local development documents are being achieved. This fourth AMR, covering the period April 2007 – March 2008, has to be submitted by the end of December 2008.
2. A key objective of the new planning system is that local development documents will be 'spatial' rather than purely land-use plans delivered through the grant and refusal of planning permission. They need to embrace wider social, environmental and economic objectives. They should also provide a mechanism for delivering sustainable development objectives; considering needs and aspirations of communities; adopting an integrated approach taking account of other strategies and policies; and setting out clear and agreed implementation mechanisms to ensure that spatial objectives and policies are delivered.
3. This spatial approach means that local development documents will need to be based on more comprehensive evidence than development plans were in the past. This is one reason why more robust approaches are now needed towards monitoring the new local development frameworks.

## **This Annual Monitoring Report**

4. In this continued transition period from the Waverley Borough Local Plan 2002 to the Local Development Framework (LDF), this fourth Annual Monitoring Report (AMR) will continue to report on the policies of the Local Plan, as no new policies have yet been adopted as part of the LDF. This AMR assesses the whole year from April 1st 2007 to March 31st 2008.
5. Due to the large size of the document, individual copies of the Annual Monitoring Report have not been distributed. Copies are however available for inspection in the Members Room, and individual copies are available upon request using the contact details at the end of this report.
6. Under the new planning policy framework, all of the Policies within the Local Plan were automatically 'saved' during the transition period (2004-2007). From 28th September 2007, 10 of the 143 policies in the Local Plan ceased to have effect following a Direction by the Secretary of State under Paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004. The remaining policies in the Local Plan continue to have effect and will form part of the development plan until they are replaced by new policies prepared as part of the LDF. These "saved" policies are set out in Annexe B of the Annual Monitoring Report 2007/08.

7. Due to the high number of policies within the Waverley Borough Adopted Local Plan 2002, it is not possible to monitor each and every policy individually. Therefore, the policies have been monitored by topic, grouped as they are within the individual Local Plan chapters.

### **Developing the Monitoring Framework**

8. The limitations of the monitoring systems that support the preparation of the AMR are currently being addressed. Work is ongoing to tailor monitoring systems to be more comprehensive and to make them more focused on forward planning and the LDF.
9. In addition, as part of national e-planning initiatives and in an attempt to streamline the planning process, a standard planning application form has been introduced at Waverley. This will ensure that much of the information required for monitoring purposes is gathered upfront.
10. GOSE recognises that the AMR is a document that will evolve over time, and the information contained within it will be modified as the LDF progresses and saved policies are replaced. New local indicators and targets will be introduced. Currently, few Local Plans are target based, and so in this AMR, targets from the Adopted Surrey Structure Plan 2004 continue to be used alongside Local Development Framework Core Output Indicators, as well as any targets identified in Waverley's Best Value Performance Plan and National Indicators provided in The New Performance Framework for Local Authorities and Local Authority Partnerships 2007. Some information continues to be unavailable at a local level, and therefore some of the core indicators may not be able to be monitored at this stage.
11. No feedback has been received on the last three AMRs from GOSE, and in the absence of further comment or guidance, this AMR follows a similar structure to the last documents. It is likely that this document will become more streamlined once the LDF Core Strategy is adopted.
12. A specific chapter relating to monitoring and implementation will be produced for the forthcoming Core Strategy. The targets and indicators in the document will be used to monitor the effectiveness of policies contained in the Strategy, and will be incorporated in the AMR once it has been adopted and the monitoring of the Core policies begins.
13. It will also be possible, in time, to draw out trends from information collected in a consistent way and from the same sources. Analysis of these trends will be vital to understanding the performance of policies in meeting their objectives and targets.
14. As part of the production of the revised Core Strategy, a number of studies have been commissioned and some completed, during the reporting period. These include a Town Centre Retail Study, Employment Land Review and Housing Land Availability Assessment, Housing Market Assessment and an Affordable Housing Viability Study. The findings of these studies will enable a sound, current baseline to be produced, which will provide the basis for policies in the Core Strategy. Each of the studies will include a monitoring protocol to ensure consistency for future monitoring.

## Changes to the Local Development Framework Core Output Indicators

15. The Core Output Indicators the Council is required to report on in the AMR were updated from the original set of indicators published in 2005. The new 2008 indicators require some additional information and changes in way some data is to be reported. All of these replacement or new indicators have been included in 2007/08 AMR and where data limitations prevent reporting this has been explained.
16. In order to provide the information for these Core Output Indicators improvements will be made to monitoring systems. Work has commenced on a new commercial monitoring system and will provide much of the data currently missing on topics such as employment and industry. This will assist in providing the information for the monitoring of LDF policies, once these begin to replace Local Plan policies.
17. The revisions to the Core Output Indicators, and specifically indicator H2, now require the base date of future housing projections to be more 'forward-looking'. For previous AMRs, the housing projections, followed on directly from the reporting period of the monitoring document. As such, for this AMR, which generally looks at the period 1st April 2007 to 31st March 2008, the projections for future housing delivery would have previously had a base date of 1st April 2008.
18. However, the revisions to the indicator specification now require the projections to have a base date of 1st April 2009, supported by an up-to-date picture of past dwelling completions. To this end, and due to the limited 'life' of planning permissions (three years from date of permission), it is imperative that the housing trajectory is prepared as close to publication and submission of the Annual Monitoring Report is reasonably practicable.
19. As a result, it is not possible at this stage to provide details of the Housing Trajectory within this report. It is the intention to amend the draft Annual Monitoring Report, to include the housing trajectory prior to the meeting. Copies of an amended draft of the Annual Monitoring Report will be made available for inspection in the Members Room, and individual copies are available upon request using the contact details at the end of this report.
20. Officers would also like to keep open the opportunity of ensuring that the trajectory is as up-to-date as possible prior to the submission of the document to the Government Office (GOSE) by requesting authority to make changes to the trajectory (in consultation with the Portfolio Holder for Planning and the Head of Planning) after Executive approval of the remainder of the document.

## Key Findings

21. Below are detailed the key findings from this year's Annual Monitoring Report:
  - In 2007/08, **99.4% of housing development completed during the reporting period occurred on Previously Developed Land**, with the majority developed in and around Farnham, Godalming and Haslemere. This is an increase from 85.8% during 2006/07 and now meets the Best Value

Performance Indicator Target, which requires at least 90% of housing development to be provided on Previously Developed Land.

- In 2007/08 **66 affordable dwellings were completed, which represents 26% of total housing completions.** Although this is a lower total number of affordable completions from the last reporting period it is **an increase in the percentage of affordable housing completed as a proportion of total housing completions.** This continues to be short of the Surrey Structure Plan Target to achieve at least 40% of annual new housing development being affordable by 2016.
- In line with policy, the **majority of completed dwellings continue to be 'smaller' units** of one, two and three bedrooms. In 2007/08, 63% of completions have two bedrooms or fewer, and 89% have three bedrooms or fewer.
- **House prices in Waverley rose by 18.3% between the January-March averages for 2007 and 2008,** compared to an 8.6% rise between 2006 and 2007. In Surrey house prices rose by 18.1%, compared to a rise last year of 9.3%. **However, latest results from the land registry in June 2008 show average house prices in Surrey had dropped in value by around 1% in 2 months.** Average house prices in Waverley continue to be higher than those in Surrey, the South East and England & Wales.
- **Development within the Low Density Residential Areas and Areas of Special Environmental Quality continues to be limited,** with little impact on the overall character. There were two residential developments completed in these areas, during 2007/08, totaling just two residential units.
- **Only three appeals relating to Built Environment policies were allowed since the last AMR.** These are specific to two area policies for South Farnham and Godalming Hillside and none of the developments were deemed to be detrimental to the character of the surrounding area by the inspector.
- **The target of a maximum of 30% of appeals being allowed has not been met.** In 2007/08, 38.3% of planning appeals were allowed against the Local Authorities decision to refuse, compared to 37.5% between 2006/07. The Waverley Corporate Plan 2008-2011 has identified the reduction of the proportion of appeals upheld against planning decisions as a part of corporate priority for the environment. The aim being to reduce this to 25% by 2010.
- **Four additional buildings within Waverley were granted Listed Building status during the reporting period.**
- Total available commercial floorspace has previously shown a year on year increase. During 2007-2008 total available floorspace has dropped by around 1200 square meters. However, there is evidence of the amount of available floorspace increasing again, from the beginning of 2008. The previous drop in available office space, between 2006/07 has stabilised, showing some increase in 2007/08.

- **A total of £750,306.83 was secured from Section 106 agreements for developments during 2007/08.** A Supplementary Planning Document 'Planning Infrastructure Contributions' was adopted just outside the reporting period in April 2008.

### **Overview and Scrutiny Committee Observations**

22. The Overview and Scrutiny Committee considered the monitoring report at its meeting on 11 November 2008 and had no observations to forward to the Executive.

### **Recommendation**

It is recommended that the Executive:

1. notes the Annual Monitoring Report; and
2. authorises the Head of Planning, after consultation with the Portfolio Holder for Planning, to agree any necessary drafting amendments to the Housing Trajectory prior to the submission of the Annual Monitoring Report.

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### **Background Papers (CSP)**

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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