

## APPENDIX J

### WAVERLEY BOROUGH COUNCIL

#### EXECUTIVE COMMITTEE - 1 DECEMBER 2009

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#### Title:

#### **LOCAL DEVELOPMENT FRAMEWORK - ANNUAL MONITORING REPORT 2008/2009**

**[Portfolio Holder: Cllr Richard Gates]  
[Wards Affected: All]**

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#### Summary and purpose:

This report presents the Draft Local Development Framework Annual Monitoring Report 2008/2009 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.

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 fifth AMR, covering the period April 2008 – March 2009, has to be submitted by the end of December 2009.

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 fifth 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.
5. During this transition period Annual Monitoring Reports will evolve as we move from Local Plan policies towards adopting a Core Strategy. The structure of the AMR has changed this year, to reflect this, and will develop further as we create a monitoring framework for the Local Development Framework. It is likely that this document will become more streamlined once the LDF Core Strategy is adopted.

### **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.
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 South East Plan 2009 are used alongside Local Development Framework Core Output Indicators. Some information is 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. 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.
12. Once a targets and indicators are agreed as part of the forthcoming Core Strategy, it will also be possible to draw out trends from information. Analysis of these trends will be vital to understanding the performance of policies in meeting their objectives and targets.
13. 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 the completion of a Strategic Housing Market Assessment and an Affordable Housing Viability Study. Each of the studies commissioned will include a monitoring protocol to ensure consistency for future monitoring.

### **Changes to the Monitoring Framework**

14. The Local Development Framework Core Output Indicators the Council is required to report on within the AMR, were updated in 2008. The new 2008 indicators require additional information and changes in way some data is to be reported. All of these replacement or new indicators are included in this AMR and where data limitations prevent reporting this has been explained.
15. In order to provide the information for these Core Output Indicators improvements will be made to monitoring systems. Work is continuing 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.
16. The revisions to the Core Output Indicators, and specifically indicator H2, requires the base date of future housing projections to be more 'forward-looking'. The revisions to the indicator specification now require the projections to have a base date of the year following the AMR reporting year, supported by an up-to-date picture of past dwelling completions. As such, for this AMR, which reports on the period 1st April 2008 to 31st March 2009, the projections for future housing delivery have a base date of 1st April 2010. To this end, it is imperative that the housing trajectory is prepared as close to publication and submission of the Annual Monitoring Report as is reasonably practicable.

### **Key Findings**

Below are detailed the key findings from this year's Annual Monitoring Report:

- In 2008/09, 99.4% of housing development completed during the reporting period occurred on Previously Developed Land. This is consistent with the

amount reported in the last AMR and far exceeds the 60% target set under Policy SP3 of the South East Plan.

- In 2008/09 73 affordable dwellings were completed, which represents 23% of total housing completions. This is a higher total number of affordable completions from the last reporting period, but it is a small decrease in the percentage of affordable housing completed as a proportion of total housing completions. This continues to be short of the regional target to achieve at least 35% of annual new housing development being affordable.
- In line with policy, the majority of completed dwellings are built at a density of at least 40 dwellings per hectare. In 2008/09, 49% of developments were built on sites with a density of over 50 dwellings per hectare.
- 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 no residential developments completed in these areas, during 2008/09.
- Only two appeals relating to Built Environment policies were allowed since the last AMR. These are specific to Policy BE3, an area specific policy for South Farnham.
- A total of £892,141.83 was secured from Section 106 agreements for developments during 2008/09.

**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 and on the Waverley website.**

### **Recommendation**

It is recommended that the Executive receive the Annual Monitoring Report.

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### **Background Papers**

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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