
REPORT TO:	Environmental And Development Services	AGENDA ITEM: 8
DATE OF MEETING:	26th January 2012	CATEGORY: DELEGATED
REPORT FROM:	Director of Operations	OPEN
MEMBERS' CONTACT POINT:	Ian Bowen 01283 595821 ian.bowen@south-derbys.gov.uk	DOC:
SUBJECT:	Local Development Framework Annual Monitoring Report: April 2010-March 2011	REF: IB
WARD(S) AFFECTED:	All	TERMS OF REFERENCE: EDS17

1.0 Recommendations

- (i) That members note the contents of the Local Development Framework (LDF) Annual Monitoring Report (AMR) and endorse its publication.

2.0 Purpose of Report

- 2.1 To consider the LDF Annual Monitoring Report for 2010/11 and approve formal publication following its submission to the Secretary of State on 23rd December last year.

3.0 Executive Summary

- 3.1 The Council has a duty to prepare an Annual Monitoring Report (AMR) of its LDF and submit it to the Secretary of State by 31st December each year. Whilst it had widely been understood that formal submission would no longer be necessary in view of the Localism Act, the Department for Communities and Local Government confirmed in December last year that this duty would not be abolished until January 2012. The AMR for the period 1st April 2010 - 31st March 2011 was therefore submitted by officers on 23rd December and is now being brought to this meeting as the first available Committee, for formal retrospective endorsement.
- 3.2 The full South Derbyshire AMR for 2010-11 is available via the following link <http://cmis.south-derbys.gov.uk/CmisWebPublic/Meeting.aspx?meetingID=1535>. It monitors firstly progress on preparing LDF documents and secondly actual development trends on the ground. These are detailed in paragraphs 6.1- 7.9 below.

4.0 Background

- 4.1 The Council has a statutory obligation to prepare an Annual Monitoring Report on the LDF covering the financial year and submit it to the Secretary of State no later than 31st December each year. The Localism Act, which came into force on 15th November 2011, makes provision for the removal of this duty and it had been widely understood that the formal submission of AMRs would not be necessary for the 2010-11 period.
- 4.2 However, the Department for Communities and Local Government confirmed in December 2011 that the relevant part of the Localism Act will not come into force until 15th January 2012. It therefore remained a technical and legal duty to submit an AMR by the end of last year. Accordingly, the South Derbyshire AMR was submitted by officers and is now being brought to this meeting as the first available Committee, for formal retrospective endorsement.

5.0 Purpose and Scope of the Annual Monitoring Report 2010-11

- 5.1 AMRs are essential firstly for monitoring progress on the preparation of LDF documents and secondly for tracking development trends. A summary of these two aspects for the period 1st April 2010 - 31st March 2011 is set out in paragraphs 5.1–5.9 below. The full AMR - the seventh to have been produced in South Derbyshire – can be viewed at <http://cmis.south-derbys.gov.uk/CmisWebPublic/Meeting.aspx?meetingID=1535>. The final document will be published on the Council's website.
- 5.2 For the avoidance of doubt, it should be noted that the AMR reports on all indicators including the numerical house-building requirements in the East Midlands Regional Plan. It should further be noted, however, that the Secretary of State has indicated his intention to abolish all regional strategies at the earliest opportunity.

6.0 Progress on Preparing the South Derbyshire LDF April 2010 – March 2011

- 6.1 The Council's formal LDF timetable (known as the Local Development Scheme (LDS)), published in 2007, included four milestones within the monitoring period (April 1st 2010 – March 31st 2011) as follows:
- The **Core Strategy**: Adoption was scheduled for June 2010;
 - The **Joint Site Allocations DPD**: submission to the Secretary of State (SoS) was scheduled for May 2010;
 - The **Site Allocations DPD**: submission to the SoS was scheduled for May 2010; and
 - The **Generic Development Control Policies**: submission to the SoS was scheduled for May 2010.
- 6.2 However, as reported in previous AMRs, the above timetable has been overtaken by successive fundamental reforms introduced by both the previous and current Governments. To this end, Members will recall that an indicative revised timetable for the Core Strategy has been published and aligned across the three local authorities comprising the Derby Housing Market Area (HMA). This envisages the adoption of the LDF Core Strategy in 2013. A formally revised LDS will be prepared when the full extent of the Government's current "localism" reforms are known.

- 6.3 Nevertheless, progress continued on the Core Strategy over the monitoring year. A major consultation on “Issues and Alternative Options” was completed in May 2010. Following the election of the Coalition Government, extensive “localism” community engagement was undertaken between February and March 2011. This was followed (after the end of the monitoring period) with a second phase of engagement undertaken jointly on a Derby HMA-wide basis on ‘Options for Housing Growth’.
- 6.4 Work on the collation of a robust evidence base has also been ongoing at both an HMA-wide and district level.

7.0 Policy Performance

- 7.1 Much of the information collected over the monitoring period suggests that relevant aspects of the Adopted Local Plan are being implemented to good effect with many policies still being used to inform development control decisions. Whilst the AMR covers a very wide range of indicators, the following paragraphs summarise the key trends in employment and housing development over the monitoring year.

Employment Development Trends

- 7.2 The rate of starts and completions remains at a relatively low level, reflecting the continuation of poor economic conditions. At the present time, plots remain at the four sites allocated in the adopted South Derbyshire Local Plan and a number of smaller windfall sites remain available. The requirement for additional employment land going forwards has not been finally determined and will be addressed in the emerging LDF Core Strategy. However, the Derby HMA Employment Land Review suggests that it may be necessary to identify additional land measuring some 80 ha to meet the needs of the district over the period to 2026.
- 7.3 The current shortfall in available land underlines the need to protect established viable employment sites against redevelopment for other purposes. There are a few known service constraints affecting the major allocated sites and the situation will be kept under review. Outside of Swadlincote there has been a reduction in the number of farm diversification and rural conversion projects applied for and granted planning consent in the current monitoring year. However, as approved schemes are implemented the proposals will contribute toward the diversification of the rural economy presenting new employment opportunities for those living in rural parts of the district.

Housing Development Trends

Past Completions and Overall Supply

- 7.4 Housing completions were higher than the previous two years within the 2010-11 monitoring period with 446 net dwellings completed (compared to 358 in 2008-09 and 308 in 2009-10). There have been 2,372 dwelling completions in South Derbyshire since April 2006, averaging 474 dwellings per annum (dpa). The required annual build rate for this period, as set out in the East Midlands Regional Plan, is 600 dpa. This means that, overall, there was a shortfall of 628 dwellings across the District since 2006 in comparison to the EMRP target.

- 7.5 This shortfall arises in large part to lack of building in the Derby Principal Urban Area (“PUA”) following the outcome of the conjoined inquiry in January 2009. Whilst there have been delays in the delivery of these sites, the three approved sites are currently working towards reserved matters and will contribute approximately 2,758 dwellings in total.
- 7.6 The South Derbyshire Local Plan was adopted in May 1998 and includes three major housing allocations: the former Hilton MOD Depot; Church Gresley; and Stenson Fields. The first two of these allocations have planning permission and are under construction. Originally allocated for 1,100 dwellings, the site at Hilton has had 1,837 dwellings completed with a further 36 completions expected. This includes a site south of Egginton Road, outside of the original allocation but still on the Depot site, for 98 dwellings. The allocation for 1,000 dwellings at Castleton Park, Church Gresley, was granted outline planning permission in 2000. The detailed applications for numerous phases now provide a site capacity of 1,270 dwellings of which 584 dwellings have yet to be completed. The bulk of the Stenson Fields allocation has been completed, however, capacity remains on the site for 100 more dwellings (98 in South Derbyshire).
- 7.7 In summary, there were 252 dwellings under construction and 3,978 dwellings not started as at 31 March 2011 on allocated sites or sites with planning permission. In addition to these sites there is also a resolution to grant subject to S106 agreement at Drakelow Power Station (2,239 dwellings) and the Council Depot (200 dwellings). Despite this provision of available housing sites it seems likely that, in the short-term at least, the current global economic slow-down will restrict annual completions and this is reflected in the housing trajectory.

Rolling Five-Year Supply

- 7.8 Government policies continue to require the maintenance of an ongoing rolling five-year supply of housing land. At 31st March 2011 South Derbyshire had a housing land supply of 5.10 years. It is important to note that an additional substantial stock of planning permissions exist beyond this position, which is currently distorted by the wider economic conditions and as such is not exclusively a land supply issue.
- 7.9 This can be further broken down to 3.18 years supply in the PUA, made up of the three conjoined inquiry sites and 9.24 years supply in the remainder of the District.

8.0 Financial Implications

- 8.1 None arising directly from this report.

9.0 Corporate Implications

- 9.1 LDF documents, and in particular the Core Strategy, are central to the achievement of corporate objectives under the theme Sustainable Growth & Opportunity. It remained a statutory duty for the Council to submit an AMR by 31st December 2011.

10.0 Community Implications

- 10.1 The LDF documents, and in particular the Core Strategy, will continue to be the key mechanism for shaping development and helping to achieve healthier, safer, vibrant

and sustainable communities in South Derbyshire. The AMR assists in managing and monitoring that process.

11.0 Background Papers

11.1 South Derbyshire District Council Local Development Framework Draft Annual Monitoring Report 2010/11. The full document runs to nearly 60 pages and is available via the following link: **<http://cmis.south-derbys.gov.uk/CmisWebPublic/Meeting.aspx?meetingID=1535>**.