
ANNUAL MONITORING REPORT – LOCAL DEVELOPMENT FRAMEWORK

To: **Cabinet – 2 December 2009**

Main Portfolio Area: **Economy and Culture**

By: **Head of Regeneration Services**

Classification: **Unrestricted**

Ward: All Wards

Summary:

This report outlines the content of the Annual Monitoring Report on the Local Development Framework, and recommends that it be agreed for submission to the Secretary of State by the required date (31 December 2009).

For Decision

1.0 Introduction and Background

- 1.1 Government guidance stresses the central importance of the plan-led system (including Local Plans/Local Development Frameworks) in providing the framework for guiding determination of planning applications in order to manage development effectively.
- 1.2 Planning policy should be relevant to the local community, its circumstances and aspirations. But this can only be based on known information and data. Therefore Government advises that monitoring is essential to establish what is happening now, what may happen in the future, and to compare these trends against existing policies and targets to determine what needs to be done. It requires us to make a report to the Secretary of State by 31st December each year and to publish it as soon as possible thereafter. Our Annual Monitoring Report (AMR) has been drafted and covers the period 1st April 2008 to 31st March 2009.

2.0 Annual Monitoring Report for 2008/09

- 2.1 The AMR document (which includes an executive summary) is set out at Annex 1 to this report.

3.0 Key Conclusions

- 3.1 This section outlines some of the key findings of the AMR
- Take up (development) of allocated employment land, although higher than last year continues to be below Local Plan targets.
 - During the reporting year a total of 3.41 hectares of employment land, predominantly small sites of less than 0.1 hectare, was lost to alternative use. (Of this, 1.16 hectares was for residential purposes). The largest site (0.8 hectares) was the former Navico site at Star Lane, Margate which changed from industrial use to storage and distribution. No actual losses occurred on any safeguarded employment site.

- The district has an adequate supply of house building land compared to the requirements set out in the Kent and Medway Structure Plan adopted in 2006, and the South East Plan published in May 2009. Actual completion of dwellings in Thanet over the last 5 years has exceeded those requirements. In the 2008/9 year there were 726 new dwellings completed, as opposed to a requirement of 375.
- 98% of new homes delivered were on previously developed land. This significantly exceeds the 70% target in the 2006 Local Plan.
- 97% of new housing was located within 30 minutes public transport of a range of services.
- An element of affordable housing was negotiated on 50% of eligible housing sites, which is below the 2007/08 figure of 86%.
- Since last year shop and commercial vacancy rates in Margate and Ramsgate Town centres have risen, while that for Broadstairs has reduced. Once again, all units at Westwood Cross were utilised.
- Losses of open countryside amounted to about 8.4 hectares. This loss relates to one application granted at London Manston Airport for a car park and associated works, as allocated in the 2006 Local Plan.
- Two applications were granted that would result in the loss of best and most versatile agricultural land. One application, as mentioned above, and a second relating to 30.4 hectares mixed use urban extension at Westwood on land to the North of Haine Road and West of Nash Road. This is the allocated housing site for 1,000 new homes at Westwood.
- There were no losses of public open space or Green Wedges permitted in the reporting year.
- Once again the target to bring 10 properties back into use in areas designated as in need of special attention was exceeded. During the reporting year, 92 empty properties were brought back into use and of these, 55 were in areas in need of special attention.

4.0 Conclusion

- 4.1 I recommend that the content of the AMR document, which is essentially factual, is noted, and that the document be approved for submission to the Secretary of State.

5.0 Options

- 5.1 (i) Agree the submission of the AMR to the Secretary of State.

Or

- (ii) Advise officers what changes would be needed before the AMR can be submitted to the Secretary of State.

6.0 Corporate Implications

6.1 Financial

- 6.1.1 The GOSE has emphasised that the LDF process will require significant use of resources and has urged local authorities to ensure that adequate staffing and financial resources are made available to deliver the programme.

6.2 Legal

- 6.2.1 The Council is required (by the Planning and Compensation Act 2004) to make an Annual Monitoring Report to the Secretary of State by 31 December each year). Failure to submit a sound and robust Annual Monitoring Report would concern the Secretary of State and question the integrity of the Planning Service. Having a robust AMR in place could also reduce the chance of legal challenge in respect of individual planning decisions.

6.3 Corporate

- 6.3.1 Submission of the Annual Monitoring Report and meeting targets within the Local Development Scheme will reflect on assessment of the Council and on Planning Delivery Grant.

6.4 Equity and Equalities

- 6.4.1 The AMR is essentially a factual report and is not considered to have any direct impact on equity or equality. As such an EIA was not considered appropriate or necessary.
- 6.4.2 The AMR intends to inform the public about policy performance. As such it is important that it is conveniently accessible and usable by all sectors of the community who wish to access it. The document will be available on the Council's web site and will be made available in alternative formats.

7.0 Recommendation:

- 7.1 **Cabinet agrees the Annual Monitoring Report (as set out at Annex 1 to the report) for submission to the Secretary of State.**

8.0 Decision Making Process

- 8.1 In the opinion of the author of this report this is a policy framework key decision in the Forward Plan and subject to call in.

Meeting: Cabinet	Date: 2 December 2009
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Contact Officer:	Helen Johnson - Research Officer (Strategic Planning) Extn. 7196
Reporting to:	Colin Fitt, Strategic Planning and Conservation Manager

Annex List

<i>Annex 1</i>	<i>Annual Monitoring Report from 1 April 2008 to 31 March 2009</i>
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