

EAST DEVON DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

ANNUAL MONITORING REPORT

For the Period - 1 March 2006 to 30 April 2007

December 2007

EAST DEVON - LOCAL DEVELOPMENT FRAMEWORK

ANNUAL MONITORING REPORT – For the Period - 1 March 2006 to 30 April 2007

EXECUTIVE SUMMARY

This Annual Monitoring Report (AMR) forms part of suite of documents for the District to be produced under the requirements of the Planning and Compulsory Purchase Act 2004. The Annual Monitoring report covers the 1 April 2006 to 31 March 2007 period and advises on:

- 1) **the extent to which the policies set out in the Local Development Documents are being achieved, and**
- 2) **the implementation of the Local Development Scheme.**

To provide an overview of the District a series of **Contextual Indicators** are identified reflecting the fact that East Devon is a large rural District with a number of coastal and market towns. House prices in the District are high but wages levels comparatively low and East Devon has an elderly population profile. East Devon is a District of high built and natural environmental quality.

To provide a measure of the impacts of planning policies there are a number of **Output Indicators** identified in this AMR. These are core indicators that Government guidance advises should be monitored and as part of its work on LDF production, particularly in respect of the sustainability appraisal, the Council are in the process of defining **Local Indicators**. These Local Indicators are not, however, reported on in this AMR.

Summarised below are key findings from the AMR for 2006/07.

- There were no identified cases where planning permission was granted contrary to the advice of the Environment Agency in respect to flooding considerations in 2006/07.
- There were nil recorded significant losses to statutory wildlife sites and biodiversity interests in 2006/07.
- A total of 403 dwellings were built in East Devon in the 2006/07 period, though work at the new community of Cranbrook has not yet started. The housing completion figure was below the average completion rate over the past 10 years across the District. Most residential development occurred on brown field sites and 79 affordable dwellings were constructed.
- There were no significant employment premises recorded as being built in the 2006/07 period. However there were a number of premises under construction at the end of the survey date period.
- There are three managed open space areas with Green Flag accreditation in East Devon. A number of other open spaces are managed along Green Flag lines (clean, green and safe).
- There were no major renewable energy schemes recorded as being built in East Devon in 2006/07 though there were a number of smaller scale/householder schemes built/in operation.

The second key part of this AMR advises on timescales for preparation of Local Development Documents (DPD), these are the various documents and plans that will make up the Local Development Framework (LDF). The adopted **East Devon Local Plan** forms part of the LDF and it will eventually be superseded by various additional DPD documents. DPD documents scheduled to be consulted on next year, 2008, include the **East Devon Core Strategy, the Gypsy and Travellers DPD** and the **East of Exeter PUA Joint Area Action Plan**.

EAST DEVON - LOCAL DEVELOPMENT FRAMEWORK

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1 INTRODUCTION

- 1.1 This Annual Monitoring Report (AMR) forms part of a suite of documents for East Devon produced under the requirements of the Planning and Compulsory Purchase Act 2004.
- 1.2 Planning documents to be produced by East Devon District Council will set out a spatial framework to promote, manage, coordinate and regulate the development and use of land across the District. The primary policy document currently used in the determination of planning applications in East Devon is the **East Devon Local Plan**. The East Devon Local Plan is very up to date having been adopted on 19 July 2006. The Local Plan forms part of the **Development Plan for the District** along with the **Devon Structure Plan** and the **Devon Waste Local Plan** and **Devon Minerals Local Plan**.
- 1.3 The draft **Regional Spatial Strategy for the South West** was subject to consultation in the summer of 2006, was subject to examination in 2007 and is due to be adopted in 2008. On approval it will supersede the Devon Structure Plan as part of the Development Plan for East Devon.
- 1.4 The East Devon Local Plan now forms part of the Local Development Framework (LDF) (in the form of 'saved' policies). Over time parts of the Local Plan (and ultimately the plan in its entirety) will be superseded by new policy documents. The **East Devon Local Development Scheme (LDS)** advises on the programme for future policy/plan production. Future plans will be collectively termed **Local Development Documents (LDDs)**.
- 1.5 The East Devon LDS, as approved in March 2007, advises that the role of the Annual Monitoring report will be to advise on:
- **the implementation of the Local Development Scheme; and**
 - **the extent to which the policies set out in the Local Development Documents are being achieved.**
- 1.6 The LDS advises that the AMR will be prepared and submitted each year to the Council's Executive Board for approval prior to its submission to The Government Office for the South West (GOSW). The AMR covers the year from 1 April of the first calendar year to 31 March of the next calendar year (i.e. the financial year). This AMR covers the 1 April 2006 to 31 March 2007 period.
- 1.7 As a result of monitoring (as set out in AMR and other monitoring reports/papers) and the associated assessment of conclusions reached it will be possible to determine whether changes should be made to the overall timeframe for production of LDF documents and to inform policy formulation and policy review of these documents.

2 CONTEXT FOR MONITORING – OBJECTIVES, POLICIES & INDICATORS

- 2.1 East Devon District Council planning policy is currently set out in the East Devon Local Plan.
- 2.2 The Local Plan chapters (for the most part) are prefaced by a series of objectives, these set out a broad framework of aims for the Local Plan and the policies of the plan/that chapter. To assess the effectiveness of policies, i.e. to examine whether they are achieving the objectives sought, it is desirable to monitor policies and how they are being used and what the implications or results are on the ground. Monitoring will inform the effectiveness of policy and therefore inform policy application and policy review.
- 2.3 At the present time monitoring systems at the Council are in an evolving state. There is, at present, no systematic process of assessing how frequently Local Plan policies are used in the determination of planning applications or how policies are applied or interpreted, including through the appeal process by Inspectors. This monitoring report does not seek to establish a comprehensive system of monitoring rather it sets out summary monitoring information. It is noted that more sophisticated monitoring will be required in the future and the intention is to do this in conjunction with LDF document production.
- 2.4 The monitoring of indicators is a key part of any monitoring exercise. Indicators are measurable entities that either directly or indirectly inform on the success or otherwise of a policy or action or they advise on wider issues that can be cross-referenced to strategies, policies or actions. Over a period of time and through comparison with past records and other areas and ongoing assessment of need and other defined standards it is possible to use indicators to assess performance. Thereafter refinement of objectives and policy can be undertaken in order to more fully seek to realise outcomes sought.
- 2.5 The Office of the Deputy Prime Minister (ODPM), now superseded by the department of Communities and Local Government (CLG), has produced guidance on Monitoring¹. Reference is made in this report to a number of 'ODPM core output Indicators' (see Tables 3 to 9). For consistency reasons reference is retained to the ODPM in this report (not the replacement CLG). The ODPM guidance refers to three types of indicators:
- **Contextual Indicators** - These provide an overview describing the District and against which effects of policies can be assessed. The ODPM in their guidance advise on the broad types of issues/areas to be monitored and these can be expanded upon or interpreted to meet local concerns/considerations.
 - **Output Indicators** - These are used to measure quantifiable physical activities that are directly (in part or whole) related to and are a consequence of the implementation of planning policies. These indicators are to be monitored under government monitoring guidance.
 - **Local Indicators** - These fulfil the same basic role as output indicators through measuring the output of policies. They are however applicable to local circumstances and are defined at the local (East Devon or more localised) level to reflect specific identified local issues and considerations.

¹ Office of the Deputy Prime Minister – Planning Local Development Framework Monitoring - A Good Practice Guide – March 2005 (as updated by Local Development Framework Core Output Indicators – Update 1/2005)

- 2.6 A key part of identification/defining of **Output Indicators** and **Local Indicators** is to seek to ensure there is a causal link or relationship between any objective or policy in the plan and the measurable or identifiable impacts that that policy may have. The indicator is used to measure or inform on that impact. In the use of indicators it is important to be aware that many factors can be determinants of events occurring on the ground and it will be essential to seek to identify what factors are influencing events occurring. Some of these may be related to or influenced by spatial planning policy, but frequently other factors can be equally or more important in influencing events.

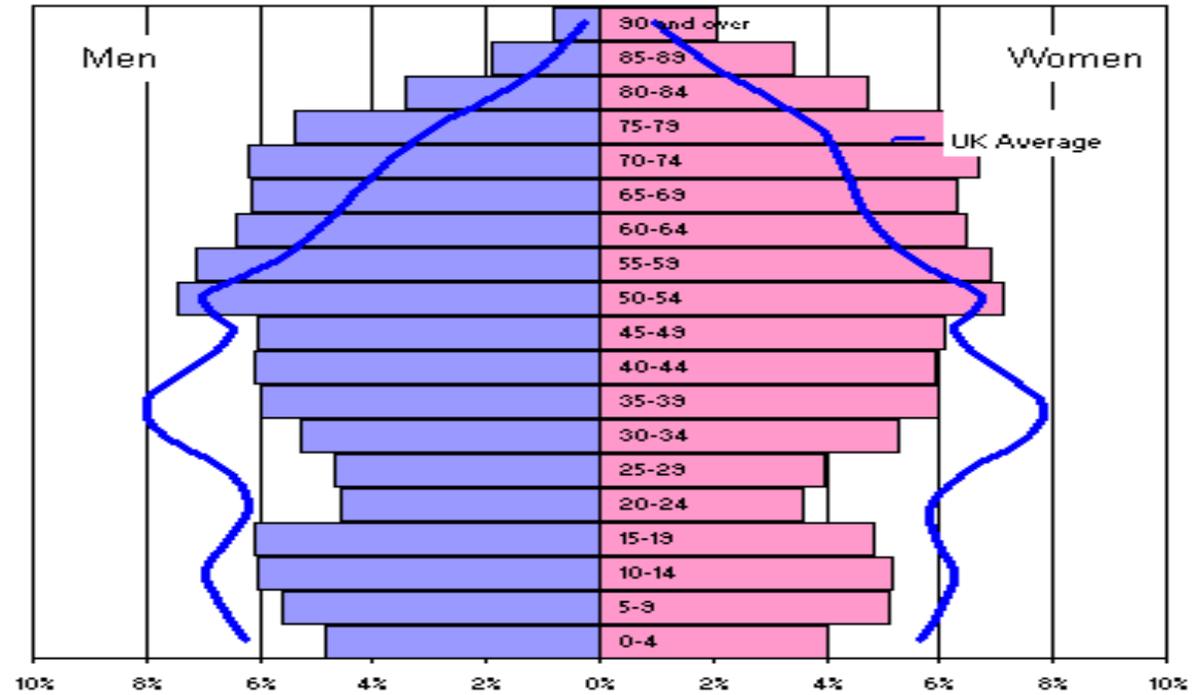
Contextual Indicators

- 2.7 The contextual indicators with regional and national comparisons (set out on the following page - Table 1) give an overview of the District. Other indicators are set out in chapter 3 of this report.
- 2.8 Measured by both population size and land area East Devon is one of the larger Districts in South West England. The District comprises of a number of long established market and coastal towns and also extensive rural areas.
- 2.9 The eastern and northern boundaries of East Devon abut rural areas of Mid Devon district and rural parts of Dorset and Somerset. The southern coastal boundary of East Devon (forming part of the Dorset and East Devon 'Jurassic Coast' World Heritage Site) adjoins the English Channel. The western boundary of East Devon abuts the commercially vibrant city of Exeter and the environmentally significant Exe estuary. Growth pressure associated with the Exeter sub region and the need to meet strategic growth objectives has resulted in provision being made for major developments in the western part 'West End' of East Devon. The major developments include a new community (Cranbrook), a new terminal for Exeter Airport, a major business park (Skypark), an intermodal freight facility/freight distribution centre, a Science Park abutting the M5 motorway and strategic highway improvements to include a new relief road bypassing Clyst Honiton village and improvements/works to Junction 29 of the M5 motorway. These developments are at the Exeter Principal Urban Area.
- 2.10 Average household size in East Devon, at 2.22 persons per dwelling, falls below regional and England averages and population density is also lower than regional/England averages. A very small proportion of the District's population is non-white.
- 2.11 East Devon is characterised by an elderly population profile, as illustrated in Table 2. This is most noticeable amongst 60/65 plus age groups and reflects the popularity of the District as a retirement destination, especially the coastal towns. East Devon population levels are shown by the bars in Table 2 and the United Kingdom averages by the solid lines.

Table 1 - Contextual Indicators

Contextual Indicator		East Devon	South West	England	Data Source and Web Link (where known)
Land area		823.7 sq km	23,837 sq km	130,281 sq km	Census 2001/ local GIS map records
Population – Persons at 2006		131,100	5,124,100	58,845,700 (Data is GB total figure)	ONS Mid-Year Population Estimates 2006 http://www.nomisweb.co.uk/reports/lmp/la/2038431904/report.aspx#abempocc
Average Household Size		2.22	2.31	2.36	Census 2001
Population Density - Persons Per Hectare		1.53	2.11	3.77	Census 2001 http://www.statistics.gov.uk/census2001/profiles/18ub.asp
Ethnic Composition	White	99.3%	97.7%	90.9%	Census 2001
	Non White	0.7%	2.3%	9.1%	
Average House Price - 2007		£282,000	£240,000	£230,000	Land Registry July to September 2007- link to Exeter City documents - http://www.exeter.gov.uk/index.aspx?articleid=1001
Proportion of households with no car		22.8%	20.2%	26.8%	Census 2001
Crimes (offences) per 1,000 population (2004-2005)		14.6	22.3	26.3 (England & Wales figure)	Home Office Crime Statistics for England and Wales http://www.crimestatistics.org.uk/tool/Default.asp?region=1&l1=0&l2=0&l3=0&sub=0&v=27
Average weekly gross full time wages 2004		£397.10	£383.70	£429.40	Annual Survey of Hours and Earnings
Employees by sector (2004 data)	% Manufacturing	6.9	11.6	11.9	Nomis Official Labour Market Statistics - Annual Business Inquiry http://www.nomisweb.co.uk/reports/lmp/la/2038431904/report.aspx#abempocc
	% Construction	7.0	4.6	4.5	
	% Distribution, Hotels & Restaurants	31.3	26.9	24.7	
	% Transport	6.2	4.9	5.9	
	% Business	10.6	17.0	20.0	
	% Public Administration, Education & Health	28.9	28.3	26.4	
	% Other Services	6.0	4.6	5.1	
	% Tourism	15.6	9.1	8.2	
Area of SSSI	Total Area	2,981 ha	166,576 ha	1,072,537 ha	English Nature
	% of Land Area	3.6%	7.0%	8.2%	
Number of Listed Buildings	Total Listed Buildings	4,408	88,932	371,971	English Heritage and East Devon District Council Records (East Devon and South West figures are based on 2006 population levels).
	Number of Residents per each Listed Building	29.7	57.6	134	
Number of Scheduled Ancient Monuments	Total Number of SAMs	122	6,944	19,740 (Approx)	English Heritage
	SAMs per Sq Km of land	1 SAM per 6.8 SqKm	1 SAM per 3.4 SqKm	1 SAM per 6.6 SqKm	

Table 2 - East Devon Population Profile by Age Group



Source: 2001 Census (copied from www.statistics.gov.uk/census2001/profiles/18ub.asp)

2.12 House prices in East Devon are higher than national average levels and wages are lower than the national average. This, coupled with a limited supply of existing affordable housing, creates an acute affordable housing problem in East Devon. Car ownership levels in the District are high and crime levels low.

2.13 Compared to national and regional averages a large proportion of jobs in East Devon fall within the:

- distribution, hotels & restaurants sector;
- the public administration, education and health sector; and
- the tourism sector.

There is, therefore, a high reliance on public sector employment and also in jobs in the service/care sectors and tourism jobs, many of these offer seasonal and/or lower paid employment (agricultural employment which is comparatively common in the District also often falls into this bracket). In addition a comparatively high proportion of the District's population is retired and therefore not economically active.

2.14 East Devon is characterised by the quality of both its natural and built environment. Around two thirds of the District falls within one of two Areas of Outstanding Natural Beauty. Although the District has a rich and diverse environment only a comparatively small percentage of the land area of the District is classified as being part of a Site of Special Scientific Interest. With a total of 4,408 Listed Buildings East Devon has a substantial number of Listed Buildings. This figure equates to 1 Listed Building for around every 29.7 persons resident in the District. This is a ratio that is very nearly twice as high as the South West average and over four times the England average. Scheduled Ancient Monuments are less common in East Devon than elsewhere in the country.

3 KEY POLICY ISSUES/AREAS

- 3.1 As the East Devon Local Plan forms the District Council's key planning policy document this section of the monitoring report specifically cross-references to the chapters of the Local Plan and the objectives and policies within each chapter.
- 3.2 The East Devon Local Plan was adopted on 19 July 2006. The Local Plan includes the following chapters which form sub-headings discussed below.
- Ch 2 Local Plan Strategy.
 - Ch 3 Design and Development.
 - Ch 4 Environment.
 - Ch 5 Population and Housing.
 - Ch 6 Employment.
 - Ch 7 Shopping.
 - Ch 8 Tourism.
 - Ch 9 Recreation.
 - Ch 10 Community Infrastructure.
 - Ch 11 Transport and Access.
 - Ch 12 New Community/Exeter Area of Economic Activity.
- 3.3 This section of the AMR sets out a number of **Output Indicators** and suggested areas/issues for potential future inclusion in the AMR as **Local Indicators**. Local Indicators are being defined at present through preparation of an East Devon LDF Sustainability Appraisal Scoping Report and also through research and background studies that will feed into and help inform production of various DPD Issues and Options reports. Local Indicators do not feature in this AMR but will feature in future AMRs.

Local Plan Strategy – Local Plan Chapter 2

- 3.4 The strategy chapter of the Local Plan sets out the overarching framework for the distribution and accommodation of development in the District. The strategy chapter does not contain specific objectives, however in summary form the policies of this chapter relate to the following issues (objectives):
- **Policy S1** – sets out an overarching framework for development of the strategic schemes in/at the Exeter AEA/PUA.
 - **Policy S2** – sets out the importance of Area Centres (and to a lesser extent the Local Centres) as a focal point for accommodating the bulk of new development.
 - **Policy S3** – establishes villages with a broad range of facilities as an appropriate location for limited (essentially in-fill) development.
 - **Policy S4** – affords protection to the countryside and identifies the countryside as appropriate for limited development where a countryside location is required.
 - **Policy S5** – sets out an overall framework for securing infrastructure provision in association with development.
 - **Policy S6** - provides for a 'Green Wedge' as a constraint to development in selected cases between settlements to resist the potential for settlement coalescence.
- 3.5 There are no indicators specifically identified for/linked to the Local Plan Strategy chapter of the plan. Issues/topic matters identified for future possible indicator identification (with these also being cross-referenced/linked to other Local Plan chapters) include:
- Rates/levels of development occurring, especially at housing and employment sites.
 - Job creation levels and quality of jobs created.
 - Provision of community and physical infrastructure (including as measured against rates/levels of other development occurring).
 - Overall levels of development occurring in Area Centres and Local Centres.

Design and Development - Local Plan Chapter 3

- 3.6 The Design and Development chapter contains the following objectives.
- i) To protect and enhance the countryside and areas of landscape, nature conservation or historical/archaeological importance.
 - ii) To protect and improve the quality and character of settlements.
 - iii) Promote good design in development that respects and enhances local character and distinctiveness.
 - iv) To promote sustainable forms of construction and development.
- 3.7 There are no indicators specifically identified for/linked to the design and development chapter of the plan. Though issues/topic matters identified for future possible monitoring include:
- o Percentage of dwellings/buildings meeting defined eco-standards.
 - o % Renewable energy secured by development sector.
 - o % Residential developments gaining Secured by Design accreditation.
 - o % Houses designed to Building for Life standards.
 - o % & number of buildings/structures taken off of the Buildings at Risk register.
 - o % & number of developments nominated or winning awards (eg RIBA, Civic Trust).

Environment - Local Plan Chapter 4

- 3.8 The Environment chapter contains the following objectives.
- i) To protect and enhance the countryside and areas of landscape, nature conservation or historical/archaeological importance.
 - ii) To maintain and increase biodiversity.
 - iii) To protect and improve the quality and character of settlements.
 - iv) To minimise the use of greenfield land and direct most new development to existing towns to reduce the need to travel and maximise the potential of modes of transport other than the private car.
 - v) Promote good design in development that respects and enhances local character and distinctiveness.
 - vi) To protect important open spaces in towns and villages and green wedges which preserve their separate identities.
 - vii) To conserve land, soil, water and energy resources and reduce, recycle and recover waste.
- 3.9 The following indicators have been identified and as relevant to Environment objectives.

Table 3 – Environment Indicators – To Year Ending 31 March 2006

Environment Indicators	Commentary on Indicator	East Devon Status
Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	ODPM core output Indicator (No 7)	None.
Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional significance.	ODPM core output Indicator (No 8)	None identified. East Devon District Council adopted its Local Biodiversity Action Plan in November 2005 and is in the process of establishing biodiversity indicators and targets. Allied with indicator and target identification will be the establishment of a monitoring system. The intention is that data will be collected and published in future years.

Environment Indicators	Commentary on Indicator	East Devon Status
(changes arising from development, management and planning agreements, in hectares and numbers of priority species type).		

- 3.10 Local environment indicators have not been identified at this stage though possible issues/topic matters identified for future indicator identification include:
- Numbers/extent/quality of TPOs.
 - Number of Conservation Areas and Conservation Area Appraisals undertaken.
 - Length of rivers with good or fair water quality.
 - Loss/adverse impacts on protected landscape areas.

Population and Housing - Local Plan Chapter 5

- 3.11 The Population and Housing chapter contains the following objectives.
- i) To ensure that all residents have the opportunity of a decent home by providing a mix of house types and densities and encouraging housing tenure diversity through the provision of affordable housing.
 - ii) To seek provision of adequate infrastructure to meet existing needs and keep pace with the requirements of new development.
 - iii) To protect and enhance the countryside and areas of landscape, nature conservation or historical/archaeological importance.
 - iv) To minimise the use of greenfield land and direct most new development to existing towns and the new community to reduce the need to travel and maximise the potential of modes of transport other than the private car.
- 3.12 The following indicators have been identified as relevant to Population and Housing objectives.

Table 4 – Population and Housing Indicators – To Year Ending 31 March 2005

Population and Housing Indicators	Commentary on Indicator	East Devon Status
Housing trajectory showing: (i) net additional dwellings over the previous five year period; (ii) net additional dwellings for the current year; (iii) projected net additional dwellings up to end of the LDF period; (iv) the annual net additional dwelling requirement; and (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to	ODPM core output Indicator (No 2a)	<p>(i) There were 2,703 residential completions in East Devon for the 2002/03 to 2006/07 period.</p> <p>(ii) There were 403 residential completions across East Devon for the 1 April 2006 to 31 March 2007 period.</p> <p>(iii) It is projected that from 1 April 2007 to 31 March 2011 (the end date of the Local Plan), excluding development at the Cranbrook new community, there will be a further 1,542 dwellings built in East Devon. Best current estimates suggest completion of 1,100 dwellings at Cranbrook by the end date of the Local Plan. This gives a gross total of an extra 2,642 dwellings.</p> <p>(iv) To meet the 2011 Structure Plan requirement of 10,200 dwellings for the 1995 to 2011 period there would need to be the completion of 3,671 dwellings in the 2007 to 2011 period.</p> <p>(v) The total of 3,671 dwellings reported in (iv) above equates to an annual average completion rate (over 4 years) of 917 dwellings per year for the 2007 to 2011 period.</p> <p>It should be noted that the above data is based on comparison with 2011 Structure Plan requirements, assessment has not been undertaken against 2016</p>

Population and Housing Indicators	Commentary on Indicator	East Devon Status
previous years' performance.		Structure Plan requirements nor against emerging Regional Spatial Strategy requirements. Also the data combines new community (Cranbrook) requirements and elsewhere in East Devon requirements. If the 2,900 dwellings at Cranbrook component is removed it would leave a completions requirement figure of 771 dwellings for four years or 193 per year. The graphs and commentary below provide further information on past and projected future completions.
Percentage of new and converted dwellings on previously developed land.	ODPM core output Indicator (No 2b)	2001-02 - 57.2 % 2002-03 - 65.7 % 2003-04 - 70.0 % 2004-05 - 75.9 % 2005-06 - 73.3 % 2006-07 - 61.3%
Percentage of new dwellings completed at (net density): (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare.	ODPM core output Indicator (No 2c)	Data is not currently available for the density of development achieved. The intention is that data will be collected and published in future reports.
Affordable housing completions.	ODPM core output Indicator (No 2d)	In 2006/07 there were 27 – rented affordable dwellings built. 52 - shared ownership affordable dwellings built. Totalling 79 – affordable dwellings in these sectors.

- 3.13 Local housing indicators have not been identified at this stage though issues/topic matters identified for future possible indicator identification include:
- Number of dwellings by bedroom numbers.
 - Location of dwellings – those falling in Area Centre, Local Centre, the new community/at the PUA and elsewhere by number and percentage.

Housing Completions and Projected Completions in East Devon

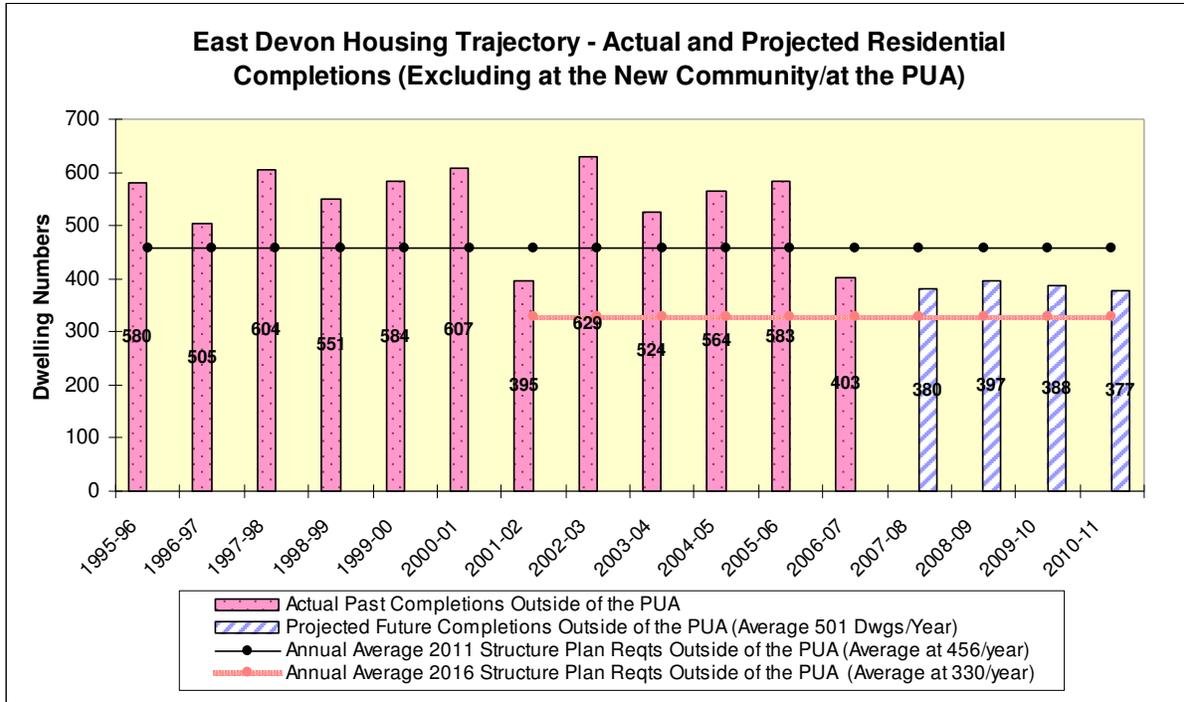
- 3.14 Table 5 provides data on past and projected future residential completions in East Devon that are **not** at the PUA nor Cranbrook nor in the Area of Search K (as part of the draft RSS 1,500 Search K figure) for the period covering 1995/96 to 2015/16. This table illustrates past and projected completions on a year by year basis. Past completions are a combination of Windfall and Allocation site figures. Future projected residential completions are predicted on the basis of a conservative estimate of future development rates. It is stressed that data/site assessment work is very much at an early stage and will be more fully addressed in the East Devon Strategic Housing Land Availability Assessment (SHLAA) to be produced in 2008.

East Devon Local Development Framework - Annual Monitoring Report – 2006/07

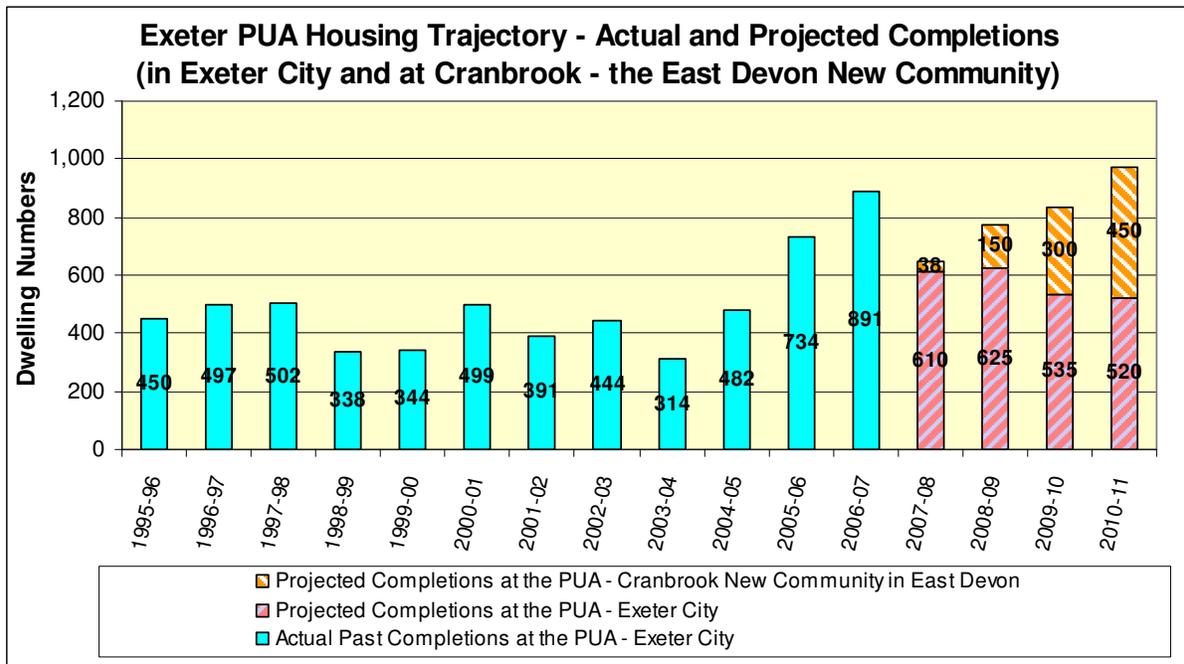
Table 5 - Past and Projected Residential Development East Devon - Not at the PUA or Cranbrook or Area of Search K

	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Past Completions on Allocated Sites and Non Allocated Sites	580	505	604	551	584	607	395	629	524	564	583	403									
Projected Completions on Sites Allocated and With Planning Permission													80	60	40	20	20	20	0	0	0
Projected Future Completions on Local Plan Allocated Sites	AX02												0	0	0	0	10	10	10	10	10
	AX15												0	0	0	0	5	5	5	5	5
	HN04												0	0	0	0	4	3	3	3	3
	OT02												0	0	0	0	0	0	0	0	0
	OT08												0	0	0	0	0	0	0	0	0
	OT11												0	0	0	0	0	0	0	0	0
	ST02												0	0	10	20	50	80	80	80	80
	SD03												0	37	38	37	38	0	0	0	0
	SD06												0	0	0	0	5	5	5	5	5
Projected Future Completions on Sites to be Allocated through Future Plans													0	0	0	0	0	0	100	200	300
Projected Future Completions on Non-Allocated Sites													300	300	300	300	300	300	300	300	300
Total Past Completions - 1995/96 to 2006/07	580	505	604	551	584	607	395	629	524	564	583	403									
Total Projected Future Completion 2007/08 to 2025/26													380	397	388	377	432	423	503	603	703
Cumulative Actual and Projected Completions 1995/96 to 2025/26	580	1,085	1,689	2,240	2,824	3,431	3,826	4,455	4,979	5,543	6,126	6,529	6,909	7,306	7,694	8,071	8,503	8,926	9,429	10,032	10,735
Annualised 1995 to 2011 Structure Plan Requirement Excluding Cranbrook	456	456	456	456	456	456	456	456	456	456	456	456	456	456	456	456					
Annualised 2000 to 2016 Structure Plan Requirement Excluding Cranbrook							330	330	330	330	330	330	330	330	330	330	330	330	330	330	330
PLAN - Strategic Plan Allocations 1995 - 2011 and thereafter on Basis of 2016 Structure Plan	456	913	1,369	1,825	2,281	2,738	3,194	3,650	4,106	4,563	5,019	5,475	5,931	6,388	6,844	7,300	7,630	7,960	8,290	8,620	8,950
MONITOR - Number of Dwellings above or below cumulative Structure Plan Requirements	124	173	320	415	543	694	632	805	873	981	1,107	1,054	978	919	850	771	873	966	1,139	1,412	1,785
MANAGE - Annual Requirement Taking Account of Past/Projected Completions	456	448	444	432	422	407	387	386	356	332	293	235	193	130	-3	-394					

- 3.15 The projected future completions comprise of
- **Allocated sites with planning permission** – these are Local Plan allocations that have permission for development. 240 dwellings fall on allocated sites and it is projected that all of these will be built-out over the next 6 years.
 - **Allocated sites without planning permission** – these are Local Plan allocations (with plan site reference numbers) that do not currently have a planning permission. Estimates are made of potential future build-out rates (projections are a conservative estimate). Site AX02 is allocated in the Local Plan for 119 dwellings but part of the site (for 60 dwellings) has permission and is addressed above, so the total is discounted by 60. On other sites actual projected completions are different from Local Plan allocations.
 - **Projected Future Completions on Sites to be Allocated through Future Plans** – this data is a suggested figure and is not based on strategic RSS policy guidance or SHLAA work. Its inclusion is intended to illustrate a possible future scenario rather predict outcomes.
 - **Cumulative Totals** – add together what has happened in the past and what may occur in the future.
 - **The PLAN figure** – shows the annualised unit numbers required under the 1995 to 2011 Structure Plan policy to 2011 and then the annualised yearly 2001 to 2016 Structure plan figure for the 2011 to 2016 period.
 - **The MONITOR figure** – shows the degree to which dwelling completion in East Devon (outside of the new community) are running ahead of the annualised allocation levels.
 - **The MANAGE figure** – is an annualised reassessment of how many dwellings would be required per year, for each remaining year of the 1995 to 2011 Structure Plan, in order for the actual/projected residential completions to equal the gross Structure Plan total requirements.
- 3.16 The graph below/over sets out in clearer terms a picture of residential completions in East Devon (excluding in/at the Exeter Principal Urban Area) in respect to actual residential completions to 2006/07 and projected residential completions thereafter to 2011. The solid blocks indicate actual completions recorded and the hatched blocks show current projections of future completions.
- 3.17 Actual and projected completions are set against a benchmark of total Structure Plan figures broken down into average annualised totals for the 2011 Structure Plan and the 2016 Structure Plan (this is excluding new community housing figures). The 2011 Structure Plan provides for an average of 456 dwellings per year (excluding 2,900 dwellings at the new community/PUA) for the 1995 to 2011 period. The 2016 Structure Plan provides for an average of 330 dwellings (excluding development at the Exeter PUA/at the new community) for the 2001 to 2016 period. The Local Plan has an end date of 2011 and is written to conform to 2011 Structure plan data requirements. Policy of the Local Plan does however conform with the 2016 Structure Plan.
- 3.18 The graph clearly illustrates that actual completions in the past have run at a considerably higher rate than annualised figures in both the 1995 to 2011 Structure Pan and also for the 2001 to 2016 Structure Plan. Although (comparatively conservative) projections of future completions are around/slightly less the 400 dwellings per year for the next few years they are still some way above annualised 2001 to 2016 Structure Plan requirements. They are also considerably higher than draft RSS annualised figures for East Devon (excluding the new community and Area of Search k) of 245 dwellings per year.



3.19 The housing trajectory for residential completions at the new community and the Exeter PUA as a whole is set out in the graph below. This graph incorporates data for both the East Devon New Community - Cranbrook and also for Exeter City (i.e. it is Exeter PUA data – however data for that part of Teignbridge at the PUA is currently not available).



- 3.20 Development at the East Devon New Community of Cranbrook is now not projected to start (at the earliest) until the year starting 1 April 2007/ending 31 March 2008 as shown on the graph above. After a number of years build rates are projected to rise to a point where they contribute up to 600 to 700 dwellings per year to the overall housing supply. This provision will be complementary to the overall housing supply within Exeter City and will form part of the overall Exeter PUA supply. Exeter City completions to 2005 and projections thereafter are shown on the graph. The Exeter data was provided by the City Council and it is understood that it will be included in the 2007 Exeter City AMR. New community completion data is based on best current estimates of build rates. The Cranbrook completion figures are taken from bid documentation submitted for New Growth Point funding. Housing completion numbers have also been adjusted to 'translate' them from a calendar year basis to a financial year basis for this AMR. They are an aspirational (higher) assessment of potential future development rates and do not necessarily accord with data submitted by the development consortium. Actual development rates occurring at Cranbrook will be determined by a range of factors, many of which will not/cannot be influenced or determined by the planning authority, not the least being the strength of the housing market..
- 3.21 On the basis of the combination of Exeter City completions and projections and Cranbrook new community projections the overall completion figures for the Exeter PUA are projected to rise considerably in the second half of this decade.
- 3.22 The SHLAA work scheduled for 2008 will provide far more detailed scrutiny of existing housing sites and potential future housing sites. East Devon District Council is working with the neighbouring authorities that make up the Exeter Housing Market Area (Exeter City Council, Dartmoor National Park Authority, Teignbridge and Mid Devon District Council's as well as Devon County Council) in order to produce a common methodology for the SHLAA work. The methodology will be subject to consultation in 2008 and an independent Panel will be set up to review sites. The first year SHLAA study will be undertaken in 2008. The outputs from the SHLAA work, amongst other objectives, will inform LDF site allocations in order to meet 10 year housing land supply requirements.
- 3.23 The methodology used and conclusion reached in respect to five year housing land supply assessment are contained in Appendix 2.

Employment - Local Plan Chapter 6

- 3.24 The Employment chapter contains the following objectives.
- i) Ensuring that there is an adequate supply of land to meet economic development initiatives and aspirations for the District, both within and outside the Exeter AEA/PUA.
 - ii) The allocation of land for new employment uses, distributed throughout the District, particularly in district and local centres.
 - iii) Allowing, where appropriate, the re-use of redundant rural buildings for employment uses, taking sustainability considerations into account.
- 3.25 The following indicators have been identified as relevant to employment objectives.

Table 6 – Employment (Business Devt) Indicators – To Year Ending 31 March 2006 (see Note)

Employment Indicators	Commentary on Indicator	East Devon Status
Amount of land (defined by completed SqM gross floorspace) developed for employment by type.	ODPM core output Indicator (No 1a)	Monitoring records show that there was nil land developed for B Use Class employment land uses in East Devon for the 2006/07 period. However it should be noted that monitoring is not currently undertaken for sites falling under 0.25 hectares site size/1,000 SqM floorspace thresholds (see table footnote).
Amount of land (defined by completed SqM gross floorspace) developed for employment by type in employment or regeneration areas.	ODPM core output Indicator (No 1b)	Nil, see above.
Amount of floorspace by employment type which is on previously developed land.	ODPM core output Indicator (No 1c)	Nil, see above.
Employment land supply by type.	ODPM core output Indicator (No 1d)	Employment land supply (measured by site area in hectares – not building floorspace) in East Devon, at 31 March 2007, comprises of the following component parts: <ul style="list-style-type: none"> o 45.73 hectares of land allocated for development. o 5.27 hectares of land had planning permission but development had not started. o 1.33 hectares of land was under-construction. This provides for a total of 52.33 hectares of land as specifically available under Local Plan policy/in the planning 'pipeline'. It should be noted however that this assessment does not take into account deliverability of sites, site constraints, land-owners plans and aspirations. Further assessment work is underway based on immediate availability of land available to prospective occupier through the open market indicates a significantly lower immediately and freely available figure.
Losses of employment land in (i) development/ regeneration areas. (ii) local authority area.	ODPM core output Indicator (No 1e)	Nil land identified.
Amount of employment land lost to residential development	ODPM core output Indicator (No 1f)	Nil land identified.
Amount of completed office development.	ODPM core output Indicator (No 4a - part)	Nil land identified.
Amount of completed office development in town centres.	ODPM core output Indicator (No 4b part)	Nil land identified.

Note: A cut-off threshold for land areas of 0.25 hectares (or 2,500 square metres) is typically used for employment land monitoring (a building plot coverage of around 40% would not be atypical and therefore a site of 0.25 hectares could reasonably be expected to accommodate around 1,000 square metres of single floor building floorspace). The above data **does not** therefore include reference to developments falling on sites of less than 0.25 hectares, except where smaller sites fall within established industrial estates or business parks. It recognised that a number of small scale

developments (including changes of use) will have occurred but because they fall below the 0.25 hectare threshold they are not currently recorded in the monitoring process.

- 3.26 Local employment indicators have not been identified at this stage though issues/topic matters identified for future possible indicator identification include:
- Number of businesses based in East Devon.
 - Numbers of employees based in East Devon.
 - Persons/percentage of people on job seekers allowance and unemployed.

Shopping - Local Plan Chapter 7

- 3.27 The Shopping chapter contains the following objectives.
- i) Provide for the shopping needs of all sectors of the community.
 - ii) Sustain and enhance the vitality (liveliness and vibrancy) and viability (commercial well being) of the town centres by preventing inappropriate extension or change of use which could lead to their decline.
 - iii) Resist development that would draw business away from town centres and encourage car use.
 - iv) Focus mixed uses including shopping, employment, housing and leisure activities in town centres.
 - v) Support the retention of neighbourhood and village shops and services.
 - vi) Support the provision of farm shops and other types of rural retail activity where they contribute to the economic diversification of rural areas.

- 3.28 The following indicators have been identified as relevant to retail objectives.

Table 7 – Shopping/Retail Indicators – To Year Ending 31 March 2005

Shopping Indicators	Commentary on Indicator	East Devon Status
Amount of completed retail development.	ODPM core output Indicator (No 4a - part)	Nil completed floorspace was recorded for 2006/07. However monitoring data is only collected for sites of 0.4 hectares or greater in extent (or floorspace areas of 1000 square metres or greater). A number of smaller sites can be assumed to have been developed.
Amount of completed retail development in town centres.	ODPM core output Indicator (No 4b part)	Smaller site data is not available but there were nil large site completions.

Tourism - Local Plan Chapter 8

- 3.29 The Tourism chapter contains the following objectives.
- i) Supporting East Devon's tourism business as it responds to the challenges of a changing visitor market.
 - ii) Reinforcing the District's image as a destination of high environmental quality and to promote a continuing focus on customer care.
 - iii) Working in partnership with East Devon's tourism industry to promote the District as a year round destination for overnight (staying) visitors.
- 3.30 There are no core tourism indicators. Local tourism indicators have not been identified at this stage though issues/topic matters identified for future possible indicator identification include:
- Number of tourism accommodation developments by bedroom numbers.
 - Location of tourism accommodation development as falling in Area Centre, Local Centre and elsewhere by number and percentage.
 - Number of visitors to major attractions.

Recreation - Local Plan Chapter 9

- 3.31 The Recreation chapter contains the following objectives.
- i) The provision of open space for informal relaxation, such as parks; formal sports requiring marked out pitches; arts facilities; and the retention/provision of allotments.
 - ii) The provision of open spaces beneficial to the environment in visual and wildlife terms.
 - iii) The provision by developers of children’s playgrounds and sports facilities for later adoption by the Council (or commuted sums) to serve the recreation requirements of the development.
- 3.32 The following indicators have been identified as relevant to recreation objectives.

Table 8 – Recreation Indicators – To Year Ending 31 March 2005

Recreation Indicators	Commentary on Indicator	East Devon Status
Percentage of eligible open spaces managed to green flag award standard.	ODPM core output Indicator (No 4c)	There are three managed open space areas with Green Flag accreditation in East Devon. Two are managed by the Council’s Streetscene service, the Manor Gardens in Exmouth (1.09 hectares) and Connaught Gardens & Peak Hill in Sidmouth (1.13 hectares). In total the Council Streetscene services manages 150 hectares of open space with all open spaces (although not formally accredited) managed along Green Flag lines (i.e. clean, green and safe). The Council Countryside Service manages 315 hectares of Countryside and urban greenspace, all of which is designated Local Nature Reserve. One of the Local Nature Reserves carries the Green Flag accreditation - Seaton Marshes. While all of the remaining Local Nature Reserves are managed to a very high standard, their location and physical characteristics make them inappropriate for the more urban park oriented Green Flag award. The total eligible open space that has actually been awarded green flag status is 1.3%.

Community Infrastructure (Incorporating Renewable Energy) - Chapter 10

- 3.33 The Community infrastructure chapter does not contain specific objectives. However the following indicators have been identified as relevant to Community Infrastructure objectives.

Table 9 – Community Infrastructure – Indicators – To Year Ending 31 March 2005

Community Infrastructure Indicators	Commentary on Indicator	East Devon Status
Renewable energy capacity installed by type.	ODPM Core Output Indicator (No 9)	There were no major or large scale renewable energy projects or schemes built in East Devon in 2006/07. However a number of small scale schemes (including where planning permission was not required) were built. Data on numbers/power output is not however available and new monitoring systems will need to be put into place to record this information.

- 3.34 Local community infrastructure indicators have not been identified at this stage though issues/topic matters identified for future possible indicator identification include:
- o Provision and levels of services, especially in villages/rural centres.
 - o Levels of household waste that are recycled.

Transport and Access - Local Plan Chapter 11

- 3.35 The Transport and Access chapter contains the following objectives.
- i. To support communities by creating new development close to facilities with good access to public transport and by other transport modes.
 - ii. To seek provision of adequate infrastructure to meet existing needs and keep pace with the requirements of new development.
 - iii. To minimise the use of greenfield land and direct most new development to existing towns to reduce the need to travel and maximise the potential of modes of transport other than the private car.
- 3.36 The following indicators have been identified as relevant to transport and access objectives.

Table 10 – Transport and Access Indicators – To Year Ending 31 March 2005

Transport and Access Indicators	Commentary on Indicator	East Devon Status
Amount of completed non-residential development within Use Class Orders A, B and D complying with car-parking standards set out in the local development framework.	ODPM Core Output Indicator (No 3a)	Data Not Currently Available. New monitoring systems will need to be put into place to record this information.
Amount of residential completions within 30 minutes public transport time of: 1 GP. 2 hospital. 3 primary school. 4 secondary school. 5 employment centre. 6 major health centre.	ODPM Core Output Indicator (No 3b)	It has not been possible to assess proximity/public transport journey times from all residential completions to the individual facilities listed 1 to 6 nor for this year.

- 3.37 Local transport indicators have not been identified at this stage though issues/topic matters identified for future possible indicator identification include:
- o Modes of transport used for travel to work or school.
 - o Commuting patterns into and out of East Devon and also within the District.

New Community/Exeter Area of Economic Activity – Local Plan Chapter 12

- 3.38 The policies and proposals in this chapter of the Local Plan are addressed through other sub-sections of this part (set out above) of the Monitoring report. Most notably in respect to the new community through Housing and for employment issues and Skypark through the Employment sub-section.
- 3.39 In future Annual Monitoring Reports it is recognised that there will need to be links identified and monitoring undertaken between objectives, policies and targets for the new community and other major developments.

4 TIMETABLE AND MILESTONES FOR THE EAST DEVON LOCAL DEVELOPMENT SCHEME

- 4.1 The Planning and Compensation Act requires local planning authorities to prepare and maintain a Local Development Scheme (LDS) setting out the Local Development Documents it will prepare over the next three years. This will enable people to know what the Council is proposing to do and when, and at what stage they can expect to be involved in the planning process. The latest East Devon LDS was adopted in March 2007.
- 4.2 This section of the AMR sets out details of the Council's Local Development Scheme and:
- describes the LDDs to be prepared and the content and geographic area to which they will relate;
 - identifies which LDDs will be Development Plan Documents (DPDs);
 - provides an explanation of the relationship between local development documents, especially between the core strategy and other local development documents;
 - States which, if any, LDDs are to be prepared jointly with one or more local planning authorities and joint working arrangements.
 - sets out the timetable for the preparation and revision of LDDs and explains how progress will be monitored.
- 4.3 Tabulated on pages 24 and 25, in the form of a GANTT chart, are the key documents referred to in the 2007 LDS and the LDS timetable. Also shown is a tracking record of tasks completed up to the third quarter of 2007 (indicated by ticks) and best current estimates of projected future completion dates (indicated by stars). Timetables for key tasks and projected completions dates may be formally amended in revision to the LDS potentially to be produced in 2008.
- 4.4 It is envisaged that a new Government Act will be introduced in 2008 that will make changes to the plan making system. This Act could simplify the plan making process and as such it may mean that overall timetables for plan production could change. In the first instance, however, plan production will proceed in accordance with the existing plan making procedures.

East Devon Local Plan

- 4.5 The East Devon Local Plan was produced under the old planning regime and sets out policies and proposals, including land allocations, for development across the whole of East Devon. **The Local Plan was adopted on 19 July 2006.** Local Plan policies will be 'saved' until 2009.

Statement of Community Involvement

- 4.6 The Council's policy for involving the community and stakeholders in the preparation and revision of all Local Development Documents and in significant development control decisions will be the subject of a specific report. This will be called a Statement of Community Involvement and will be subject to independent examination; however it is not a Development Plan Document. The Statement of Community Involvement will set out how the Council intend to consult and when and why in the preparation of plans. The statement will include details on how the Council intend to contact various groups, bodies and individuals with an interest in planning and development issues in the District and in respect to how development may affect neighbouring areas. Reference will be made to the range of consultation techniques that the Council will consider using.

- 4.7 There has been some slippage in the preparation of the Statement of Community Involvement production. Work on the Statement of Community Involvement started in 2007. It is planned that the Statement of Community Involvement will be subject to consultation in early 2008 and adoption will be in late 2008.

Core Strategy

- 4.8 The Core Strategy will set out the strategic spatial framework and policy for East Devon District. It will comprise of strategic objectives for the District and a spatial strategy and the policies to achieve it; it will also include a monitoring and implementation framework. The Core Strategy is projected to cover the 2006 to 2026 period. It is intended to be one of the first DPDs to be prepared, though the intention is that it will be closely followed by, or be produced in tandem with, the East of Exeter PUA Joint Area Action Plan (see below). As the Core Strategy will set the overall framework other DPDs will need to be in conformity with it. The Core Strategy will need to be in conformity with the higher tier RSS as produced by the Regional Assembly for the South West. The RSS is scheduled to be adopted in 2008. Core Strategy production will follow 'on the tail' of the RSS.
- 4.9 There has been some slippage in production of the Core Strategy, though timing for the strategy is also strongly influenced by RSS production and it was decided to wait until publication of the Examination Panel report prior to issuing the Core Strategy Issues and Options report. It is envisaged that the Core Strategy will be adopted in 2009.

East of Exeter PUA Joint Area Action Plan

- 4.10 The East of Exeter (West End East Devon) Joint Area Action Plan will address development at/for those parts of East Devon that fall at the Exeter PUA. Precise arrangements for joint working between East Devon District Council and Exeter City Council (and potentially also Teignbridge District Council) are to be agreed. The intent is, however, that the Action Plan will form a focal point for future growth and development in this eastern part of the County of Devon. The Action Plan is proposed to cover an area that incorporates, in East Devon, the new community (Cranbrook), Exeter Airport and the new terminal development, the multi-modal Interchange facility and Skypark Business Park and also the proposed University of Exeter Science Park (see below for reference to SPD production); and in Exeter city the area to the east of the outer bypass.
- 4.11 East Devon District Council, on behalf of the District, Exeter City Council and Devon County Council successfully submitted a bid for the Exeter Principal Urban Area to be awarded New Growth Point Status. Funding has been agreed towards the multi-purpose community building planned for Cranbrook and towards master planning work for the proposed University of Exeter Science Park.
- 4.12 In addition the South West Regional Development Agency is helping to fund an East of Exeter Delivery Team which will assist in taking forward the proposals for major growth. The primary function of the delivery team is to complement the work that is already taking place but to provide a clear focus on the overall strategic delivery of the east of Exeter projects. The emphasis is on tackling obstacles to delivery, co-ordinating the provision of infrastructure, brokering the complex commercial discussions between infrastructure providers, future proofing developments, addressing potential tariff arrangements that may flow from the proposed regional infrastructure fund, assisting the joint preparation with Exeter of the Area Action plan; and acting as the principal contact point for the Growth point area.

- 4.13 The key tasks that the delivery team will need to pick up include the following:
- Resolving the access and public transport infrastructure for three development phases, i.e., up to 2011, up to 2016, and up to 2026.
 - Expansion of the Airport and the master planning issues; including resolving the relationship between Skypark and the Airport, the wider parking issues, and the public transport connection between the Airport and the new railway station and the City;
 - Master planning of the Science Park;
 - Facilitating the implementation of Skypark and the commercial content of the new community;
 - Preparing an overall spatial plan for the developments up to 2016;
 - Planning for the expansion of the new community;
 - Assisting with the pre-application discussions on reserved matters submissions for the major commercial developments, including working with the private sector and public service providers in brokering potential public-private sector partnerships;
 - Assisting the Head of Planning and Countryside Services with the preparation, jointly with Exeter City, of the East of Exeter Area Action Plan.
- 4.14 The work of the delivery team will therefore feed into the production of the East of Exeter Joint Area Action Plan. As with the Core Strategy slippage of timetables has occurred. It is envisaged that the Action Plan will be adopted in 2010.

Gypsy and Travellers DPD

- 4.15 A Gypsy and Travellers DPD is currently in production. This will set out policies and proposals for accommodating gypsies and travellers in East Devon and will allocate sites for gypsies and travellers. Although there has been some slippage in timetable against LDS target dates it is envisaged that consultation on this DPD will take place in early 2008 with adoption on 2009.

Site Specific Allocations and Policies

- 4.16 A Site Specific Allocations and Policies plan will set out the allocation of land for particular uses, such as housing and employment, to meet identified needs for any given area in East Devon. Site specific allocations and policies will cover all parts of the District not otherwise addressed through a specific area action plan. The Site Specific Allocations and Policies Plan, upon adoption, will supersede large parts of the East Devon Local Plan.

Axminster Area Action Plan

- 4.17 The Axminster Area Action Plan will provide the framework for development of Axminster and the immediate surrounding area. Axminster is seen as a location that may benefit or be suitable for significant development as a means to aid enhancement and regeneration. Axminster has recently attained Market and Coastal Towns Initiative (MCTI) status. Under the MCTI banner Axminster Community Enterprise (ACE) are producing an action plan for the town to cover the next 20 year period. The expectation is that this plan will dovetail with and form a key part of the vision and evidence base to inform production of the Axminster Area Action Plan.

Table 11 – Schedule of Progress on Component Parts of the Local Development Scheme – 2007

Notes - Dates: Q1 - Quarter 1 (Jan, Feb & March) Q2 - Quarter 2 (April, May & June) Q3 - Quarter 3 (July, Aug & Sept) Q4 - Quarter 4 (Oct, Nov & Dec)
 It should be noted that for ease of presentation in this AMR the LDS timetable, which is presented in the LDS on monthly basis,

Stages of Completion: Projected Date in LDS – Adopted March 2007 ✓ Actual Completion Time/Date (as at November 2006)
* Current Projected Completion Time/Date (as at November 2007)

Current Date

Documents and Stages		2006				2007				2008				2009				2010				2011					
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Current Date																											
Development Plan Documents																											
East Devon Local Plan	Receive Inspectors Report	✓																									
	Modifications Consultation		✓																								
	Adoption			✓																							
Statement of Community Involvement		Document Preparation							✓																		
		Questionnaire/Public Consultation								✓																	
		Draft Statement									*	*															
		Submission to Sec. of State										*															
		Examination												*													
		Receive Inspectors Report																					*				
		Adoption																					*				
Core Strategy		Document Preparation					✓	✓	✓	✓																	
		Issues									*																
		Preferred Options												*													
		Submission to Sec. of State														*											
		Pre Examination Meeting															*										
		Examination																*									
		Receive Inspectors Report																	*								
East of Exeter PUA Joint Area Action Plan		Document Preparation					✓	✓	✓	✓																	
		Issues									*																
		Preferred Options												*													
		Submission to Sec. of State														*											
		Pre Examination Meeting															*										
		Examination																*									
		Receive Inspectors Report																	*								
Adoption																		*									

East Devon Local Plan Adopted – 19th July 2006

It should be noted that the production process and scope/coverage of the Joint Area Action Plan is currently under discussion and timetables are liable to change.

East Devon Local Development Framework - Annual Monitoring Report – 2006/07

Documents and Stages		2006				2007				2008				2009				2010				2011			
		Q1	Q2	Q3	Q4																				
Gypsy and Travellers DPD	Document Preparation					✓	✓	✓																	
	Issues								*	*															
	Preferred Options											*													
	Submission to Sec. of State												*												
	Consultation on Alternative Sites													*											
	Pre Examination Meeting													*											
	Examination														*										
	Receive Inspectors Report														*										
Adoption													*												
Site Specific Allocations and Policies	Document Preparation									*	*	*	*												
	Issues													*											
	Preferred Options																*								
	Submission to Sec. of State																	*							
	Pre Examination Meeting																				*				
	Examination																				*	*			
	Receive Inspectors Report																								*
	Adoption																								*
Axminster Area Action Plan	Document Preparation									*	*	*	*												
	Issues												*												
	Preferred Options																*								
	Submission to Sec. of State																	*							
	Pre Examination Meeting																				*				
	Examination																				*	*			
	Receive Inspectors Report																								*
	Adoption																								*

Supplementary Planning Documents

Science Park SPD	Document Preparation			✓	✓	✓	✓																
	Issues and Options						*																
	Public Consultation						*																
	Adoption									*													
Planning Agreements and Obligations SPD	Document Preparation					✓	✓	*															
	Public Consultation							*	*														
	Adoption									*													
Biodiversity SPD	Document Preparation																						
	Public Consultation																						
	Adoption																						

Future projected timetable for the Biodiversity SPD is to be defined and is not currently available.

Supplementary Planning Documents

- 4.17 Supplementary Planning Documents (SPDs) do not form a part of the statutory development plan and will not be independently assessed by an Inspector at an Examination. However they will help inform the planning process and be used in the determination of planning applications. Supplementary Planning Documents will provide further details of policies and proposals in DPDs and can take the form of design guides, other guidance, development briefs, or issue-based documents.
- 4.18 At this stage one Supplementary Planning Document is under production. This is for the Exeter University Science Park. Strategic planning policy for Science Park provision exists in the adopted Devon Structure Plan to 2016. The Science Park is being promoted through a Supplementary Planning Document being produced in conjunction with Exeter City Council and the University of Exeter and the Met Office. The Science Park Supplementary Planning Document is due to be subject to public consultation in early 2008 and there has been some slippage against LDS timetables.
- 4.19 Two further Supplementary Planning Documents are scheduled for production in the LDS;
- a) Planning Agreements and Obligations; and
 - b) Biodiversity.
- Initial work on the first of these, the Planning Agreements and Obligations SPD, commenced in 2007 and this document will set out details of the key facilities that will be sought in new developments, including affordable housing, recreation facilities, education contributions and transport infrastructure. With the abandonment of Government proposals for the Planning Gain Supplement and likely replacement with a 'roof tax' the form, scope and coverage of this SPD is liable to be amended and therefore timetable for production may change.
- 4.20 A Biodiversity SPD will set out guidance in respect to wildlife and nature conservation protection and promotion. Although the LDS sets out a timetable for SPD production work on this SPD has not yet started.

5 CONSULTATION AND LINKS TO OTHER POLICY DOCUMENTS AND STRATEGIES

Consultation

5.1 The Annual Monitoring Report will be made available for public comment and consideration.

Links to Sustainability Appraisal

5.2 Government guidance advises that Local Planning Authorities should adopt an integrated approach to monitoring LDFs that also takes full account of the monitoring needs of Sustainability Appraisal (SA) and meets the Strategic Environmental Assessment (SEA) Directive requirement. The intention is that SA work will address SEA considerations. The requirements to carry out an SA and SEA are distinct and separate exercises from the AMR, however, it is regarded as desirable to establish common approaches to monitoring. It is seen as essential that the indicators and their monitoring that feed into the AMR are also used in the SA process.

Links to the East Devon Sustainable Community Plan

5.3 As LDF documents and the Sustainable Community Plan for East Devon share the same objective of sustainable development there is a clear relationship between these documents and hence the baseline information that informs them and monitoring requirements. The East Devon Sustainable Community Plan is concerned with improving well being and is produced by the Local Strategic Partnership on behalf of the partner stakeholders. The LDF will act as the land-use delivery mechanism for the Sustainable Community Plan and provide a spatial framework to it. Therefore coordination of production and monitoring of LDF documents and the Sustainable Community Plan will help achieve consistency of approach and economies of scale.

6 CONCLUSIONS

- 6.1 In conclusion it is considered that whilst some progress has been made on plan preparation in East Devon it is recognised that slippage against LDS timetables has occurred. During this period work loads have been dominated by securing the adoption of the East Devon Local Plan.
- 6.2 A considerable amount of background research and evidence gathering/assessment has been undertaken it is recognised, however, that there has been some slippage in LDF document production against LDS timescales. However it is envisaged that slippage can to some extent be made good through compression of timetables.
- 6.3 It is recognised that this AMR only presents an overview of the District through a limited range of contextual indicators and against Government Core Output Indicators. It is considered that data deficiencies exist and these will need to be addressed in future years.
- 6.4 It is also recognised that the need exists to identify a range of Local Indicators. However this is regarded as best done in conjunction with indicator identification work undertaken as part of the overall work on LDF document production and Sustainability Assessment.

Appendix 1 – Glossary of Terms

This Glossary of Terms is intended to provide a shorthand summary interpretation of planning terms to aid users of this document and other documents produced by East Devon District Council. The glossary is not intended to be comprehensive of all terms that are used in the planning process and it is not intended to provide a legal definition of terms. For legal definitions or fuller explanations of terms the relevant legislation or Government guidance should be consulted.

AAP - Action Area Plan - These are Development Plan Documents covering parts of a District. They focus upon implementation, providing an important mechanism for ensuring development of an appropriate scale, mix and quality for key areas of opportunity, change and conservation.

AMR - Annual Monitoring Report - A document to be produced each year showing progress in achieving the timetable set out in the LDS and setting out revisions to the LDS and monitoring indicators.

CS - Community Strategy - A Community Strategy is a wide ranging strategy that focuses on the needs and priorities of local communities setting them within a strategic framework for sustainable development throughout the district. The intention is that Local Development Frameworks will provide the spatial expression to those elements of the Community Strategy that relate to the use and development of land.

DP - Development Plan - This will consist of the Regional Spatial Strategy, prepared by the Regional Planning Body and Development Plan Documents prepared by District Councils and in the case of Minerals and Waste Development Plan Documents, County Councils.

DPD - Development Plan Document - Any part of the LDF that forms part of the statutory development plan – these are: Core Strategy, area wide policies, topic policies, Area Action Plans, Proposals Map, and Site Specific Allocations (includes LDDs but not SCI or SPDs).

EiP - Examination in Public - An examination chaired by an independent inspector into objections to the LDDs and into LDDs as a whole.

GOSW - Government Office for South West – The Regional Government Office responsible for implementing national policy in the region and ensuring Local Planning Authorities policies and plans accord with national guidance.

LDD - Local Development Document - The individual documents that set out planning policies for specific topics or for geographical areas.

LDF - Local Development Framework - The collective name given to all those policies and documents forming the planning framework for the District.

LDS - Local Development Scheme - A project management document for a three year period setting out what the LDF will contain, a timetable for its production, proposals for monitoring and review.

PINS - Planning Inspectorate - The Government Agency responsible for providing Planning Inspectors for planning appeals, Inquiries and examinations.

PPS - Planning Policy Statements - These are statements of National Planning Policy and must be taken into account by local authorities when preparing the Local Development Framework. They will replace Planning Policy Guidance (PPG).

RSS - Regional Spatial Strategy - Overarching strategy produced by Regional Planning Body, with broad land use, transport and other policies to inform LDFs, will form part of the statutory development plan.

Spatial Planning - An approach to planning that ensures the most efficient use of land by balancing competing demands. Does not consider just the physical aspects of location/land use but also economic, social and environmental matters.

SA - Sustainability Appraisal - An appraisal of the impacts of policies and proposals on economic, social and environmental issues.

SCI - Statement of Community Involvement - The document that sets out how the Local Planning Authority will involve and consult the public in the production of the LDF and on major development control matters.

SEA - Strategic Environmental Assessment - An assessment of the potential impacts of policies and programmes on the environment, to include proposals for the mitigation of impacts.

SPD - Supplementary Planning Document - A document providing an elaboration of policies; such as design guidance; site development guidance; parking standards etc.

SPG - Supplementary Planning Guidance - Documents produced under the former Local/Structure Plan system that provides elaboration of policies on such matters as design guidance and site development guidance.

Appendix 2 – East Devon - Five Year Housing Land Supply

EAST DEVON DISTRICT COUNCIL

5 Year Housing Supply at 31 March 2007

1.0 Background

Planning Policy Statement 3 “Housing”

- 1.1 Planning Policy Statement 3 (PPS3) “Housing” requires Local Planning Authorities from 1 April 2007 to assess and demonstrate the extent to which existing plans already fulfil the requirement to identify and maintain a rolling 5 year supply of deliverable land for housing (para 7 and 8).
- 1.2 To ensure this continuous five year supply of deliverable sites available for housing, Local Planning Authorities should monitor the supply of deliverable sites on an annual basis¹. Local Planning Authorities should not include sites for which they have granted planning permission unless they can demonstrate, based upon robust evidence, that the sites are developable and are likely to contribute to housing delivery at the point envisaged².

Advice has been produced by the Department for Communities and Local Government for demonstrating a five year supply for deliverable sites³, which indicates there are three main stages:

- i. Identify the level of housing provision to be delivered over the following five years (2007- 2012) based on development Plan targets.
- ii. Identify sites that have the potential to deliver housing over the following 5 years.
- iii. assess the deliverability of the identified sites.

Strategic Housing Land Availability Assessment

- 1.3 On 24 July 2007 the DCLG published new practice guidance for “Strategic Housing Land Availability Assessments”. In accordance with this new practice guidance the Council will investigate the potential for joint working arrangements with other local planning authorities in the Exeter sub-region and programme for a commencement of an Assessment in the Autumn 2007. The Strategic Housing Land Availability Assessment will provide the basis for determining future five year supplies of deliverable sites.

¹PPS3 Paragraph 60

²PPS3 Paragraph 58

³Advice published on the Planning Inspectorate’s website: http://www.planning-inspectorate.gov.uk/pins.advice_for_insp/advice_produced_by_dclg.htm

2.0 Stage 1 Identify the Required Level of Housing Provision

- 2.1 The adopted Devon Structure Plan 2001-2016 provides the basis for determining the 5 year supply requirements for dwellings on developable sites in the East Devon plan area. Proposal ST17 specifies a total provision for 8,450 dwellings in the East Devon plan area for the 15 year period 2001 to 2016. This implies an annual average rate of delivery of 563 dwellings.
- 2.2 In the 6 years since 1 April 2001 a net figure of 3,128 dwellings have been built, i.e. 521 dwellings pa. The requirement for the remaining 9 years is thus 5,322 dwellings i.e. 591pa
- 2.3 The level of housing provision required for the 5 year period 2007-2012 is therefore 2,955 dwellings.
- 2.4 However, the Structure Plan breaks the overall dwelling requirement for East Devon into two parts. A figure for in or adjoining the PUA or at the proposed new community of 3,500 dwellings and a figure for the rest of the District of 3,850 dwellings.
- 2.5 No dwellings have been completed in or adjoining the PUA or at the proposed new community and the requirement for the remaining 9 years is therefore 3,500 dwellings i.e. 389 pa.
- 2.6 The level of housing provision required for the 5 year period 2007-2012 in or adjoining the PUA or at the proposed new community is therefore 1,945 dwellings.
- 2.7 The net figure of 3,128 dwellings built, i.e. 521 dwellings pa in the District relates entirely to the rest of East Devon and the requirement for the remaining 9 years is thus 1,822 dwellings i.e.202 pa.
- 2.8 The level of housing provision required for the 5 year period 2007-2012 for the rest of East Devon is therefore 1,010 dwellings.
- 2.9 This position is summarised in Table 1.

Table 1: Devon Structure Plan 2001-2016 Proposal ST17 requirement for the East Devon plan area		Dwellings	Average Dwellings per Annum
a)	Housing requirement 2001-2016	8,450	563
b)	Net additions to stock 2001-2007	3,128	521 ⁴
c)	Residual requirement for 2007-2016 (a-b) (residual annual average = 5,322 divided by 9 years 2007-2016)	5,322	591 ⁵
d)	East Devon 5 year requirement – 2007-2012 (residual annual average of 591 dwellings x 5 years)	2,955	
e)	New Community/PUA requirement 2001-2016	3,500	233
f)	New Community/PUA residual requirement for 2007-2016 (3500 divided by 9 years)	3,500	389
g)	New Community/PUA 5 year requirement – 2007-2012 (residual annual average 389 dwellings x 5 years)	1,945	
h)	Rest of East Devon requirement 2001-2016	4,950	330
i)	Rest of East Devon residual requirement for 2007-2016 (4950 minus 3,128 completions 2001-2007 = 1,822 divided by 9 years).	1,822	202
j)	Rest of East Devon 5 year requirement – 2007-2012 (residual annual average 202 dwellings x 5)	1,010	

3.0 Stage 2 Identify sites that have the potential to deliver housing over the following 5 years

- 3.1 Potential sites include those allocated for housing in the adopted East Devon Local Plan 1995 – 2011, sites that have planning permission and have not been implemented and any specific unallocated brownfield sites that have the potential to make a significant contribution to housing delivery over the next 5 years.
- 3.2 A planning application for 2,900 dwellings at the proposed new community is subject to a resolution to grant permission subject to a Section 106 Agreement.

⁴3,128 divide 6 years (2001-2007) = 521.3 rounded to 521 dwellings.

⁵591.3 rounded to 591.

- 3.3 In the rest of East Devon a net gain of 1491 dwellings had an outstanding planning permission at 1 April 2007 (162 under construction, 128 with outline permission and 1201 with detailed permission). 224 of these dwellings were on allocated sites.
- 3.4 The adopted Local Plan allocates a further 9 sites in the rest of East Devon which do not yet have a planning permission. These have a capacity for 709 dwellings.
- 3.5 There are 4 large unallocated sites within Built-up Area Boundaries which have potential to deliver housing over the five years to 2012. These are:-
- a) Exmouth – The former Hillcrest school site. This site is the subject of a development brief for housing and has been acquired by a housing developer from Devon County Council. The proposed conversion of the listed school building and redevelopment of other buildings constitutes a brownfield site whilst the proposals for the former playing field and other open space constitutes a Greenfield site. However, there is uncertainty over the timing and no allowance is therefore proposed to be made at present in the 5 year supply calculation.
 - b) The University of Plymouth, Rolle College Campus at Exmouth, halls of residence and other buildings. The University is to relocate the school of education from autumn 2008 to Plymouth and parts of the site are likely to be proposed for residential development. However, there is uncertainty over the timing and no allowance is therefore proposed to be made at present in the 5 year supply calculation.
 - c) Honiton. Land south of Battishorne Way. This is a 4.3 hectare site which had outline planning permission for residential development but then lapsed in 1999. This site has potential to make a significant contribution to housing delivery over the next 5 years but as a Greenfield site it does not meet the criteria for inclusion in the 5 year supply.
 - d) Cutler Hammer site, Ottery St Mary. This former factory site is a brownfield site where a developer is proposing housing on the former car parking areas and by conversion of part of the listed mill building. However, there is uncertainty over the timing and no allowance is therefore proposed to be made at present in the 5 year supply calculation.

Table 2: Sites with Potential to deliver housing as at 31 March 2007Dwellings	
Planning Status	Number of dwellings (net)
Under Construction	162
With outline planning permission but not commenced	128
With detailed planning permission but not commenced	1,201
With a resolution to grant planning permission subject to a section 106 agreement	2,900
Sites allocated in the Local Plan 1995 – 2011 without planning permission	709
TOTAL	5,100

4.0 Stage 3 assess the deliverability of the identified sites

4.1 PPS3⁶ makes clear that to be considered deliverable sites should:

- Be available – the site is available now.
- Be suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable mixed communities.
- Be achievable – there is reasonable prospect that housing will be delivered on the site within five years.

Sites with planning permission

- 4.2 As noted in the guidance it is reasonable assumption that sites with planning permission are regarded as suitable. There are 1491 dwellings identified on sites with planning permission.
- 4.3 Of the net gain in dwellings that would have resulted from previously unidentified sites with planning permission in 2005/2006 a total of 37 lapsed (3%). This low rate of expiry is to be expected given the buoyancy of the housing market in East Devon. Given that the year on year rate of net lapses may vary is therefore considered appropriate to apply a discount rate of 5% to the number of dwellings on previously unidentified sites with planning permission. Applying this discount rate 1204 such dwellings are considered to be deliverable.
- 4.4 In total it is considered that there are a total of 1428 deliverable dwellings on sites with planning permission (224 on allocated sites and 1204 on previously unidentified sites)

Sites without planning permission

- 4.5 The guidance also suggests it is a reasonable assumption that allocated sites are regarded as suitable. Appendix 1 details all the sites allocated in the East Devon Local Plan for housing or mixed use (including housing).
- 4.6 At the New Community there is an identified supply of 2,900 deliverable dwellings 2007-2012 on the allocated site in the Local Plan which has a resolution to grant planning permission subject to a 106 agreement. As there is no doubt the new community will expand considerably beyond the current 2,900 dwellings proposed there is no need to allow for an element of non-implementation. It should be noted that the new community will meet part of the housing requirement for the Exeter PUA as a whole. Taking the new community and Exeter together of the total Structure Plan requirement of 10,200 dwellings since 2001/2, 3,256 dwellings have been built resulting in a five year requirement of 3,860 dwellings. Exeter City is projecting 2,915 dwelling completions in the City over the next five years leaving a shortfall of 945 dwellings for the PUA as a whole and completions at the new community are projected to considerably exceed this figure.
- 4.7 All of the remaining sites except the three sites in Ottery St Mary are considered to have a reasonable prospect of housing being delivered within 5 years. Excluding the Ottery sites the remaining sites have an identified capacity of 666 deliverable dwellings.

⁶PPS3 Paragraph 54

4.8 Previously unidentified sites have been a significant source of housing supply in East Devon in the past. In accordance with the definition in PPS3⁷ many of these dwellings are considered to comprise ‘windfall development’. However, in determining how much land is required for housing, PPS 3 states that allowances for windfalls should not be made in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. The Strategic Housing Land Availability Assessment (SHLAA) to be produced in 2008 will examine this issue in detail.

5.0 A 5 Year Supply of Deliverable Sites

5.1 In total there is an identified supply of 4994 deliverable dwellings 2007-2012. This comprises 1428 deliverable dwellings identified on sites with planning permission and 3566 deliverable dwellings on allocated sites in the Local Plan as shown in table 3.

5.2 This supply is in excess of the 2,955 dwellings required for the 5 year period 2007-2012 in the adopted Devon Structure Plan. The identified supply equates to **8.4 years supply**.

Table 3 – 5 year supply of deliverable sites	
East Devon Housing Supply 2007-2012	Number of Dwellings
Housing Provision required	2,955
Deliverable dwellings on allocated sites with planning permission	224
Deliverable dwellings on windfall sites with planning permission	1,204
Deliverable dwellings on the New Community site allocated in the Local Plan and with a resolution to grant planning permission subject to a 106 agreement.	2,900
Deliverable dwellings on sites allocated in the Local Plan without planning permission	666
Total deliverable dwellings	4,994

⁷PPS3 Footnote 31 – ‘Windfall sites are those which have not been specifically identified as available in the local plan process. They comprise previously-developed sites that have unexpectedly become available. These could include for example, large sites resulting from, for example a factory closure or small sites such as a residential conversion or a new flat over a shop.’

Appendix 1: Analysis of Allocated Sites

Allocated Sites

Town	Location	Site No.	Area (Ha)	Number of Dwellings
Axminster	Boxfield, Morton Way.	AX02	3.62	109
Axminster	Webster's Garage Site, George Street	AX15	0.29	25
Honiton	Land south of St. Margaret's Lane	HN04	0.40	16
Ottery St. Mary	Junction of Tip Hill and Longdogs Lane	OT02	0.46	17
Ottery St. Mary	Off Cadhay Lane	OT08	0.50	10
Ottery St. Mary	Land east of Yonder Close	OT11	0.41	16
Seaton	Lyme Bay Holiday Park, Harbour Road	ST02	10.72	400
Sidmouth	Land off Stowford Rise	SD03	3.78	66
Sidmouth	Rear of 87/ 89 High Street	SD06	0.69	25
New Community		AEA01		2,900
Total				3,584

East Devon Local Development Framework - Annual Monitoring Report – 2006/07

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