

EAST DEVON DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

ANNUAL MONITORING REPORT

For the Period - 1 March 2005 to 30 April 2006

December 2006

EAST DEVON - LOCAL DEVELOPMENT FRAMEWORK

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EXECUTIVE SUMMARY

This Annual Monitoring Report 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 2005 to 31 March 2006 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 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 the report. These are core indicators that Government guidance advises should be monitored. As part of its work on LDF production, particularly in respect of the sustainability appraisal, the Council will be defining **Local Indicators**. Local Indicators have, however at the time of production of this report not been defined.

Summarised below are key findings from the AMR for 2005/06.

- There were nil cases where planning permission was granted contrary to the advice of the Environment Agency in respect to flooding considerations in 2005/06.
- There were nil losses recorded to statutory wildlife sites and significant biodiversity interests in 2005/06.
- A total of 583 dwellings were built in East Devon in 2005/06 even though work at the new community of Cranbrook has not started. The housing completion figure was above average completion rates over the past 10 years across the District. Most residential development occurred on brown field sites and 62 affordable dwellings were constructed.
- On larger sites a total of 4.19 hectares of employment land was developed in 2005/06 and this provided 11,260 square metres of new employment floorspace.
- Major retail developments in East Devon provided 1,700 square metres of new shopping floorspace in 2005/06.
- There are four managed open space areas with Green Flag accreditation in East Devon. Other open spaces are managed along Green Flag lines (clean, green and safe).
- There were no major renewable energy schemes built in East Devon in 2005/06 though there are a number of smaller scale/householder schemes built/in operation.

The second key part of this Annual Monitoring report is to advise on timescales for preparation of Local Development Documents, these are the various plans that will make up the Local Development Framework. There are a number of documents scheduled to be produced/finalised up until 2010, the principal documents for the early years being the **East Devon Local Plan**, the **Core Strategy** and the **East of Exeter PUA Joint Area Action Plan**. There has been a slight slippage on initial timetables for document production. **The East Devon Local Plan was adopted on 19 July 2006.**

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1 INTRODUCTION

- 1.1 This Annual Monitoring Report (AMR) forms part of a suite of planning documents for East Devon produced under the requirements of the Planning and Compulsory Purchase Act 2004.
- 1.2 Planning policy documents produced by East Devon District Council 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 and is scheduled to be subject to examination in 2007 and adoption 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 2005, 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 2005 to 31 March 2006 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 set out in the East Devon Local Plan. The Local Plan comprises of a series of topic based chapters and each chapter contains a series of objectives.
- 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 necessary 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 as such 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. Monitoring will need to inform on the use of policy and the actual delivery or achievement of objectives 'on the ground'.
- 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. It is generally desirable for Indicators, where possible, to be SMART; that is - Specific, Measurable, Achievable, Realistic and Time-bound.
- 2.5 The Office of the Deputy Prime Minister (ODPM), now superseded by the Department of Communities and Local Government (DCLG), 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 DCLG). The ODPM guidance refers to three types of indicators:
- **Contextual Indicators** - These provide a backdrop 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 required to be monitored under government monitoring guidance.

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)

- **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.
- 2.7 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 planning policy, but frequently other factors can be far more important than planning policy in influencing events.

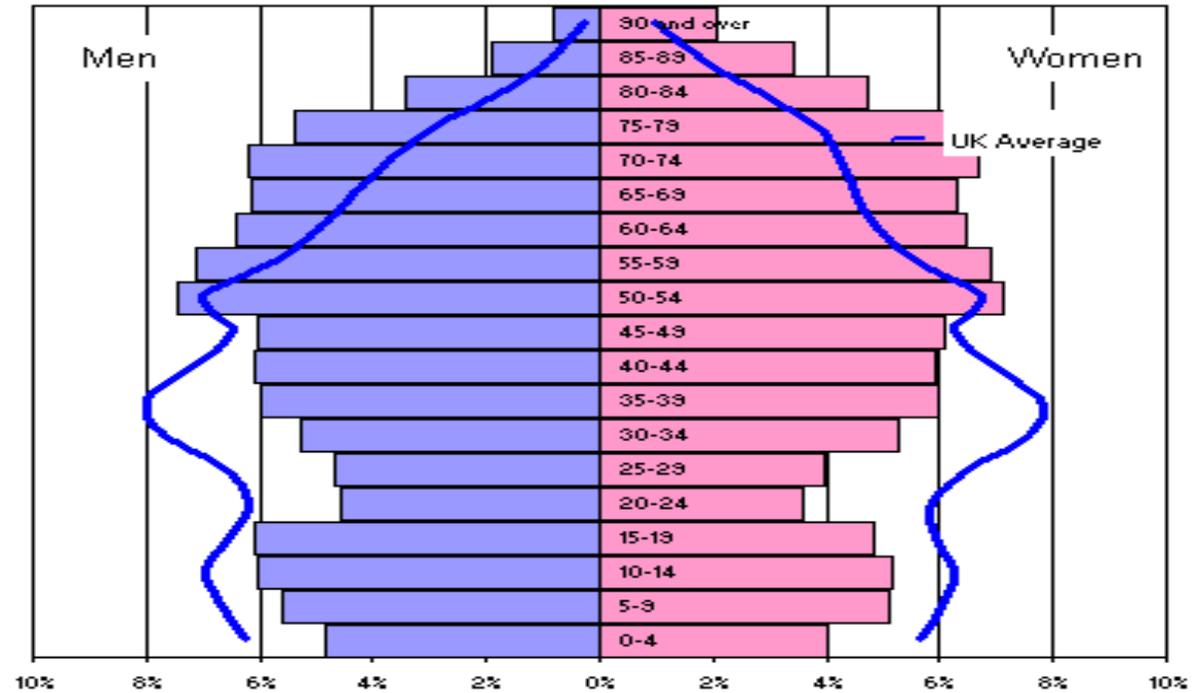
Contextual Indicators

- 2.9 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.
- 2.10 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 extensive rural areas.
- 2.11 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 of East Devon District. 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.
- 2.12 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.
- 2.13 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		129,800	5,067,800	50,431,700	ONS Mid-Year Population Estimates 2005 http://www.statistics.gov.uk/statbase/Expodata/Spreadsheets/D9396.xls
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		£233,600	£206,000	£199,000	Land Registry - link to Exeter City docs - 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#abempoc
	% 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
	Number of Residents per each Listed Building	28.5	57	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)

- 2.14 House prices in East Devon are higher than national average levels and wages are lower than national averages. This, coupled with a limited supply of existing affordable housing, creates an acute affordable housing problem. Car ownership levels in the District are high and crime levels low.
- 2.15 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 job sectors that often offer seasonal and/or lower paid employment (agricultural employment can fall into this bracket). In addition a comparatively high proportion of the District's population is not economically active.
- 2.16 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 every 28.5 persons resident in the District. This is a ratio that is 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 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 subheadings 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 Annual Monitoring Report sets out a number of **Output Indicators** and suggested areas/issues for potential future inclusion in the AMR as **Local Indicators**. Local Indicators will need to be defined in the future and incorporated into and measured in future AMRs. Work on the documents forming the LDF will help inform local indicator definition as will Sustainability Appraisal work.

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 S1B** – sets out an overarching framework for development of the strategic schemes in/at the Exeter AEA/PUA.
 - **Policies S1 and S3** – set 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.
 - **Policies S2 and S3** – establish 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 EN4** - provides for a 'Green Wedge' as a constraint to development in selected cases between settlements to resist the potential for settlement coalescence.
 - **Policy S5** – sets out an overall framework for securing infrastructure provision in association with development.
- It should be noted that when the adopted Local Plan is reprinted policies will be renumbered.
- 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).

- o 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.

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)	Nil.
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,	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
regional, sub-regional significance. (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:

- o Numbers/extent/quality of TPOs.
- o Number of Conservation Areas and Conservation Area Appraisals undertaken.
- o Length of rivers with good or fair water quality.
- o 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

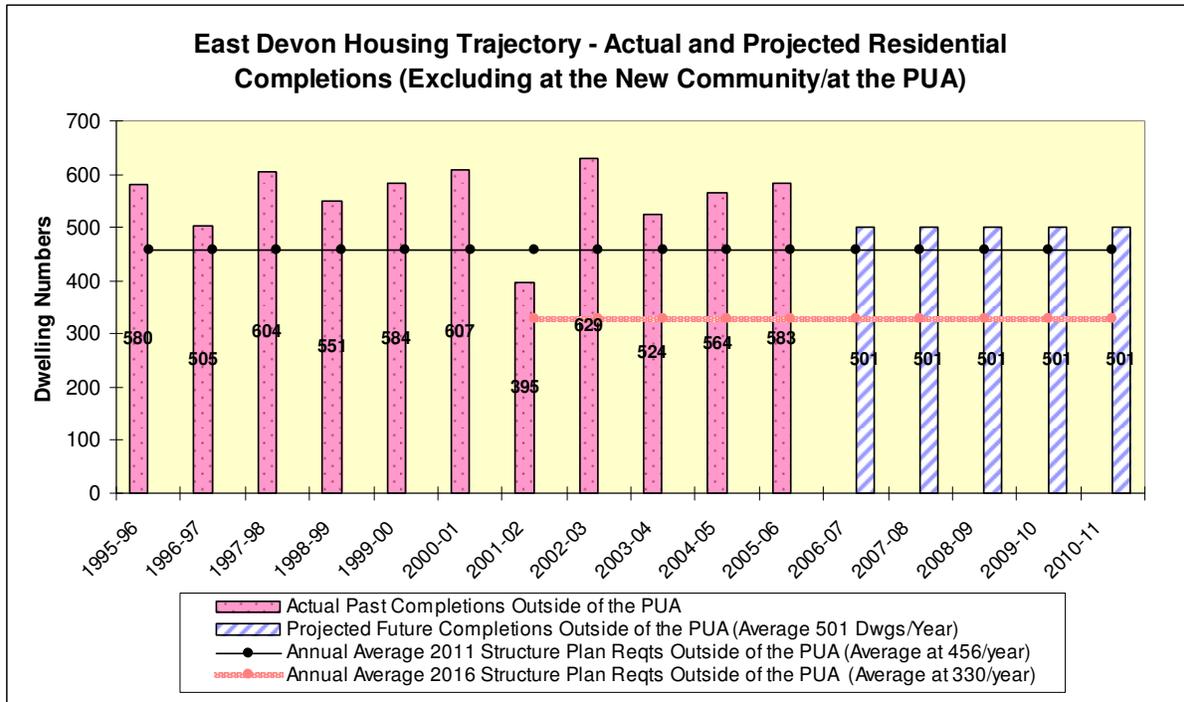
Population and Housing Indicators	Commentary on Indicator	East Devon Status
Housing trajectory showing: (i) net additional dwellings over the previous five year period; (ii) net additional dwellings for the current year; (iii) projected net additional dwellings up to end of the LDF period; (iv) the annual net additional dwelling requirement; and (v) annual average number of net additional dwellings needed to meet	ODPM core output Indicator (No 2a)	(i) There were 2,725 residential completions in East Devon for the 2001/02 to 2005/06 period. (ii) There were 583 residential completions across East Devon for the 1April 2005 to 31 March 2006 period. (iii) It is projected that from 1 April 2006 to 31 March 2011 (the end date of the Local Plan), excluding development at the Cranbrook new community, there will be a further 2,505 dwellings built in East Devon. Best current estimates suggest completion of 2,026 dwellings at Cranbrook by the end date of the Local Plan. This gives a gross total of an extra 4,531 dwellings. (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 4,074 dwellings in the 2006 to 2011 period. (v) The total of 4,074 dwellings reported in (iv) above equates to an annual average completion rate (over 5 years) of 815 dwellings per year for the

Population and Housing Indicators	Commentary on Indicator	East Devon Status
overall housing requirements, having regard to previous years' performance.		<p>2006 to 2011 period.</p> <p>It should be noted that the above data is based on comparison with 2011 Structure Plan data, assessment has not been undertaken against 2016 Structure Plan data nor against emerging Regional Spatial Strategy data.</p> <p>The graphs and commentary below provide further information on past and projected future completions. Data on past and projected completions is tabulated in Appendix 2.</p>
Percentage of new and converted dwellings on previously developed land.	ODPM core output Indicator (No 2b)	<p>2001-02 - 57.2 % 2002-03 - 65.7 % 2003-04 - 70.0 % 2004-05 - 75.9 % 2005-06 - 73.3 %</p>
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)	<p>In 2005/06 there were 31 – rented affordable dwellings built. 18 - shared ownership affordable dwellings built. Totalling 49 – affordable dwellings in these sectors. Plus another 13 affordable units built for outright sale or discounted private units. The gross total is therefore 62 affordable dwellings of which 10 were in settlements of 3,000 persons or fewer.</p>

- 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.

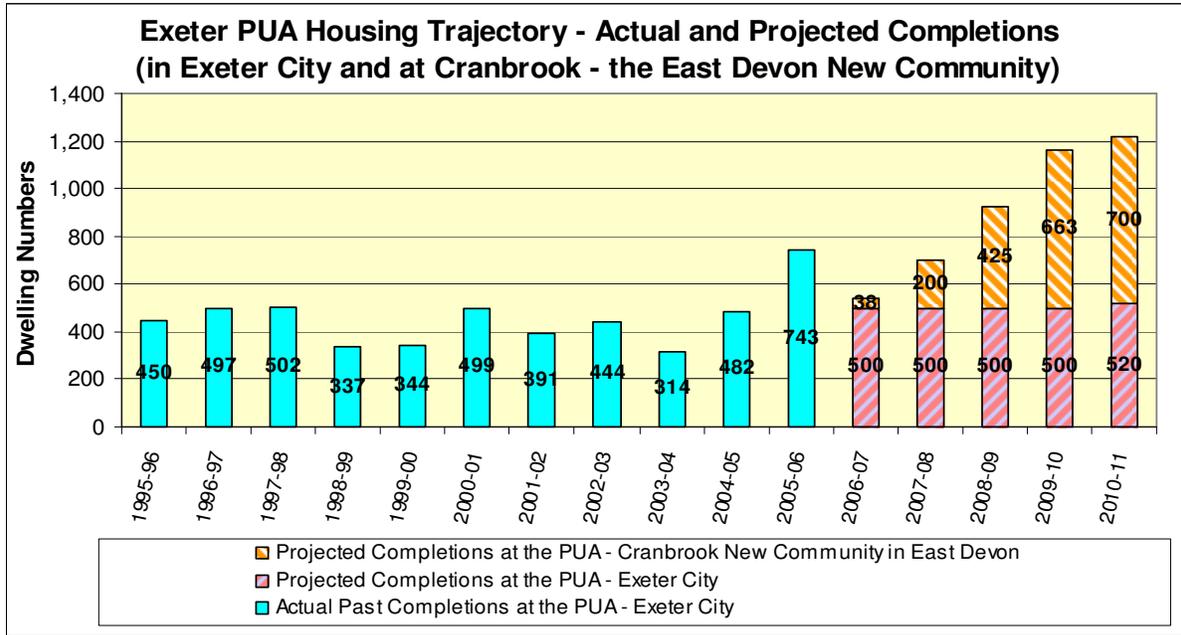
Housing Completions and Projected Completions in East Devon

- 3.15 The graph below sets out the picture for East Devon (excluding in/at the Exeter Principal Urban Area – i.e. excluding at the New Community) in respect to actual residential completions to 2005/06 and projected residential completions thereafter to 2011. The solid blocks indicate actual completions recorded and the hatched blocks show conservative projections of future completions.



3.16 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 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).



Note: Data for projected completions in that part of Teignbridge District 'At the Exeter PUA' is not currently available.

3.19 Development at the East Devon New Community is not projected to start until the year starting 1 April 2006/ending 31 March 2007 as shown on the graph above. After this date projected completions are likely to build up at a steady rate to a point to where they contribute around 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 will be included in the 2006 Exeter City AMR. New community completion data is based on best current estimates of build rates.

3.20 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.

3.21 The data used in the housing trajectories is set out in Appendix 2.

Employment - Local Plan Chapter 6

- 3.22 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 Area of Economic Activity.
 - 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.

3.23 The following indicators have been identified as relevant to employment objectives.

Table 5 – 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)	10,758 square metres of gross building floorspace was developed for employment uses (permissions granted allow all of B1, B2 and B8 uses) in the 2005 to 2006 period. This development occurred on a gross area of 4.02 hectares of land.
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)	10,758 square metres of floorspace (i.e. all of the developed floorspace) for 2005 to 2006 was on land that is identified in the LDF (Local Plan) for development.
Amount of floorspace by employment type which is on previously developed land.	ODPM core output Indicator (No 1c)	6,717 square metres of the developed floorspace (1 site) was on Brownfield land.
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 2006, comprises of the following component parts: <ul style="list-style-type: none"> o 45.91 hectares of land allocated for development. o 3.46 hectares of land had planning permission but development had not started. o 2.67 hectares of land was under-construction. This provides for a total of 52.03 hectares of land.
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.

3.24 Local employment indicators have not been identified at this stage though issues/topic matters identified for future possible indicator identification include:

- o Number of businesses based in East Devon.
- o Numbers of employees based in East Devon.
- o Persons/percentage of people on job seekers allowance and unemployed.

Shopping - Local Plan Chapter 7

- 3.25 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.
- 3.26 The following indicators have been identified as relevant to retail objectives.

Table 6 – 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)	1,700 square metres of retail shopping floorspace was completed in the 1 April 2005 to 31 March 2006 period. However monitoring data is only collected for large 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

- 3.27 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.
- 3.28 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:
- o Number of tourism accommodation developments by bedroom numbers.
 - o Location of tourism accommodation development as falling in Area Centre, Local Centre and elsewhere by number and percentage.
 - o Number of visitors to major attractions.

Recreation - Local Plan Chapter 9

- 3.29 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.

3.30 The following indicators have been identified as relevant to recreation objectives.

Table 7 – 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 four 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. Two of the Local Nature Reserves carry the Green Flag accreditation - Seaton Marshes (10.5 ha) and Holyford Woods (22.5 ha). While all of the remaining Local Nature Reserves are managed to a very high standard, their location and physical characteristics make them unsuitable for the more urban park oriented Green Flag award. The total eligible open space that has actually been awarded green flag status is 7.57%.

Community Infrastructure (Incorporating Renewable Energy) - Chapter 10

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

Table 8 – 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 2005/06. 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.

3.32 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

3.33 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.

3.34 The following indicators have been identified as relevant to transport and access objectives.

Table 9 – 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. However it has been possible to measure the proximity of residential completions to public transport services. Approximately 84%, around 480 residential completions of a total 583, in East Devon in the 1 April 2005 to 31 March 2006 period fell within 400 metres of a bus route or 800 metres of a railway station. <small>(see note below)</small>

Note: Each of the towns of East Devon (and also a number of smaller settlements) contains most of the facilities listed in 1 to 6 above. In addition these towns (and also many smaller settlements) are all served by regular bus services, as are a number of settlements with facilities beyond the East Devon boundary but that will be used by District residents. It has been possible to calculate the number of residential completions falling within 400 metres of a bus route served by 5 or more buses a day running in either direction and/or 800 metres of a railway station. RPG 10 (Appendix B) sets out guidance on these 400/800 metre guidance figures, though for this exercise measurements are taken as straight line distances not actual walking distances. In all instances it is assumed that bus journey times on all routes, from all parts of the District, will be less than 30 minutes from at least one of the towns of East Devon.

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

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

- 3.36 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.
- 3.37 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.
- 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 22 and 23, in the form of a GANTT chart, are the key documents referred to in the LDS and the original LDS timetable. Also shown is a tracking record of tasks completed at the third quarter of 2006 (indicated by ticks) and best current estimates of projected future completion dates (indicated by stars). Timetables for key tasks and projected completions dates will be formally set out in further documentation and/or revision to the LDS to be produced in 2006.

East Devon Local Plan

- 4.4 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 Public Local Inquiry into objections to the East Devon Local Plan closed in October 2005. The Inspector's report to the Council was received in early 2006 and modifications were placed on Deposit in the Spring of 2006. **The Local Plan was adopted on 19 July 2006.** Now that it is adopted the Local Plan policies will be 'saved' until superseded by policies/plans produced in documents under the new system LDDs.

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 Due to the time taken to complete the Local Plan inquiry there has been a slight slippage in Statement of Community Involvement production. Work on the Statement of Community

Involvement started in 2006. It is envisaged that the Statement of Community Involvement will be adopted by the third quarter of 2007.

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 likely to cover the 2006 to 2021 period. It is intended to be the first DPD 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 Regional Spatial Strategy 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 Due to the priority attached to Local Plan production there has been some slippage in production of the Core Strategy, though timing for the strategy is also strongly influenced by RSS production. 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 PUA Joint Area Action Plan will address development at/for those parts of East Devon that fall at the Exeter PUA. Exeter City Council will be producing an action plan that abuts the area of coverage of the East Devon plan and it will cover that part of the City to the east of the outer bypass. The intention is that there will be close cooperation between the two authorities in respect to production of the two plans and the two plans will adopt common approaches and timetables and provide for coordinated development. It is **not** the intention that a joint inter-authority committee will be formed. The two adjoining Action Plans will form a focal point for future growth and development in this eastern part of the County of Devon. They will (combined) 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 has approved a bid submitted by East Devon District Council to fund an East of Exeter Delivery Team which will assist in taking forward the proposals for major growth in the east of Exeter area of the District. 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 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 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 PUA Joint Area Action Plan. As with the Core Strategy slight slippage of timetables has occurred. It is envisaged that the Action Plan will be adopted in 2010. It is understood that Exeter City Council officers are recommending to their members the same timetable for the production of the Joint Area Action Plan.

Site Specific Allocations and Policies

- 4.15 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. There is envisaged to be slippage in timetables for production of this plan.

Axminster Area Action Plan

- 4.16 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 been asked to apply to become a member of the Market and Coastal Towns Initiative (MCTI). It is envisaged that of the thirty five towns across Devon asked to apply, ten new towns will be selected during this round. This will entitle them to investment of up to £20,000 and towns will begin work with the Market and Coastal Towns Association in January 2007. Of potential relevance to the Area Action Plan is the fact that the Association could help deliver capacity building support to assist communities and their partners to, amongst other things, prepare plans for their future covering all aspects of community life in their towns and surrounding rural areas. This work will be able to feed into the production of the Axminster Area Action Plan and accordingly some slippage of the timetable originally envisaged is proposed.

Table 10 – Schedule of Progress on Component Parts of the Local Development Scheme - 2006

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)

Stages of Completion:  Projected Date in LDS (as at March 2005)  Actual Completion Time/Date (as at November 2006)

 Current Projected Completion Time/Date (as at October 2006)

Current Date

Documents and Stages		2005				2006				2007				2008				2009				2010					
		Q1	Q2	Q3	Q4																						
Development Plan Documents																											
East Devon Local Plan	Public Inquiry																										
	Receive Inspectors Report																										
	Modifications Consultation																										
	Adoption																										
East Devon Local Plan Adopted – 19th July 2006																											
Statement of Community Involvement	Document Preparation																										
	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																										
	Adoption																										
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																										

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Documents and Stages		2005				2006				2007				2008				2009				2010			
		Q1	Q2	Q3	Q4																				
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																								
	Public Consultation																								
	Adoption																								

Proposed Additional Supplementary Planning Documents (proposed for inclusion in the next revised version of the Local Development Scheme)

Planning Agreements and Obligations SPD	Document Preparation																								
	Public Consultation																								
	Adoption																								
Biodiversity SPD	Document Preparation																								
	Public Consultation																								
	Adoption																								

Supplementary Planning Documents

- 4.17 Supplementary Planning Documents (SPDs) will not form part of the statutory development plan and will not be independently assessed by an Inspector at an Examination in the same way as Development Plan Documents are. Supplementary Planning Documents will provide further details of policies and proposals in DPDs and could 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. The Supplementary Planning Document is due to be subject to public consultation in late 2006/early 2007.
- 4.19 Two further Supplementary Planning Documents have been proposed for production;
- a) Planning Agreements and Obligations; and
 - b) Biodiversity.
- Following revision to the LDS work could start on these documents in the early part of 2007. A Planning Agreements and Obligations SPD would set out details of the key facilities that will be sort in new developments, including affordable housing, recreation facilities, education contributions and transport infrastructure. A Biodiversity SPD would set out guidance in respect to wildlife and nature conservation protection and promotion in and through the development process.

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.
- 5.2 The Statement at Community Involvement, still to be produced as part of the LDF work, will set out details on how future consultation on the AMR will be undertaken.

Links to Sustainability Appraisal

- 5.3 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

- 5.4 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 good progress has been made on plan preparation in East Devon over the 12 month period from 1 April 2005 to 31 March 2006 (and thereafter to October 2006). During this period work loads have been dominated by securing the adoption of the East Devon Local Plan.
- 6.2 Because of limitations on resources and the priority attached to securing Local Plan adoption only limited work has been undertaken on other spatial/land use planning document. There has, therefore, been a slight slippage in programmes. However it is envisaged that slippage can to some extent be made good through compression of timetables.
- 6.3 A further consequence of the priority attached to Local Plan production is that limited time has been available to dedicate to this Annual Monitoring report or for the collection, assimilation and assessment of monitoring data/information. As a consequence it has only been possible to compile an overview of the District through a limited range of contextual indicators and through data collection on only some of the 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.

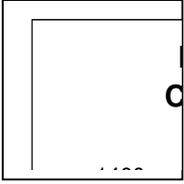
SPD - Supplementary Planning Document - A document providing an elaboration of policies; such as design guidance; site development guidance; parking standards etc.

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 – Actual and Projected Residential Completions in East Devon

Year	Actual Past Completions Outside of the PUA	Projected Future Completions Outside of the PUA (Average 501 Dwgs/Year)	New Community/ at the PUA Actual Past Completions	New Community/ at the PUA Projected Future Completions	District Total - Actual Completions	District Total - Projected Future Completions	Annual Average 2011 Structure Plan Reqts Outside of the PUA (Average at 456/year)	Annual Average 2011 Structure Plan Reqts At the PUA	Total Annual Average 2011 Structure Plan Reqts For all East Devon	Annual Average 2016 Structure Plan Reqts Outside of the PUA (Average at 330/year)	Annual Average 2016 Structure Plan Reqts Inside the PUA	Total Annual Average 2016 Structure Plan Reqts For all East Devon
1995-96	580		0		580		456.25	181.25	637.50			
1996-97	505		0		505		456.25	181.25	637.50			
1997-98	604		0		604		456.25	181.25	637.50			
1998-99	551		0		551		456.25	181.25	637.50			
1999-00	584		0		584		456.25	181.25	637.50			
2000-01	607		0		607		456.25	181.25	637.50			
2001-02	395		0		395		456.25	181.25	637.50	330	233.33	563
2002-03	629		0		629		456.25	181.25	637.50	330	233.33	563
2003-04	524		0		524		456.25	181.25	637.50	330	233.33	563
2004-05	564		0		564		456.25	181.25	637.50	330	233.33	563
2005-06	583		0		583		456.25	181.25	637.50	330	233.33	563
2006-07		501		38		539	456.25	181.25	637.50	330	233.33	563
2007-08		501		200		701	456.25	181.25	637.50	330	233.33	563
2008-09		501		425		926	456.25	181.25	637.50	330	233.33	563
2009-10		501		663		1,164	456.25	181.25	637.50	330	233.33	563
2010-11		501		700		1,201	456.25	181.25	637.50	330	233.33	563
Totals to 2011	6,126	2,505	0	2,026	6,126	4,531	7,300	2,900	10,200	3,300	2,333	5,633
	Tot Actual & Projected	8,631	Tot Actual & Projected	2,026	Tot Actual & Projected	10,657						

Notes: Annual Average Structure Plan figures are based on an assumption of equal distribution of development across the Structure Plan periods. Structure Plan figures will be superseded by South West Regional Spatial Strategy (RSS) figures when the RSS is adopted.



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