

EAST DEVON DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

ANNUAL MONITORING REPORT **For the Period - 1 March 2007 to 30 April 2008**

December 2008

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 was adopted on 19 July 2006. The Local Plan form 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 examination in 2007. Proposed Changes were published in 2008. It is understood that the Government intend to approve the RSS in 2009. 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 Over time parts of the Local Plan (and ultimately the plan in its entirety) will be superseded by new policy documents.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). Submission is to be made before the end of the calendar year.

CONTEXT FOR MONITORING – OBJECTIVES, POLICIES & INDICATORS

- 2.1 East Devon District Council planning policy is currently set out in the East Devon Local Plan. Monitoring will inform the effectiveness of policy and therefore inform policy application and policy review.
- 2.2 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.
- 2.3 The monitoring of indicators informs on the success or otherwise of a policy or action or advises 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 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.
- 2.4 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.
- 2.5 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.

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)

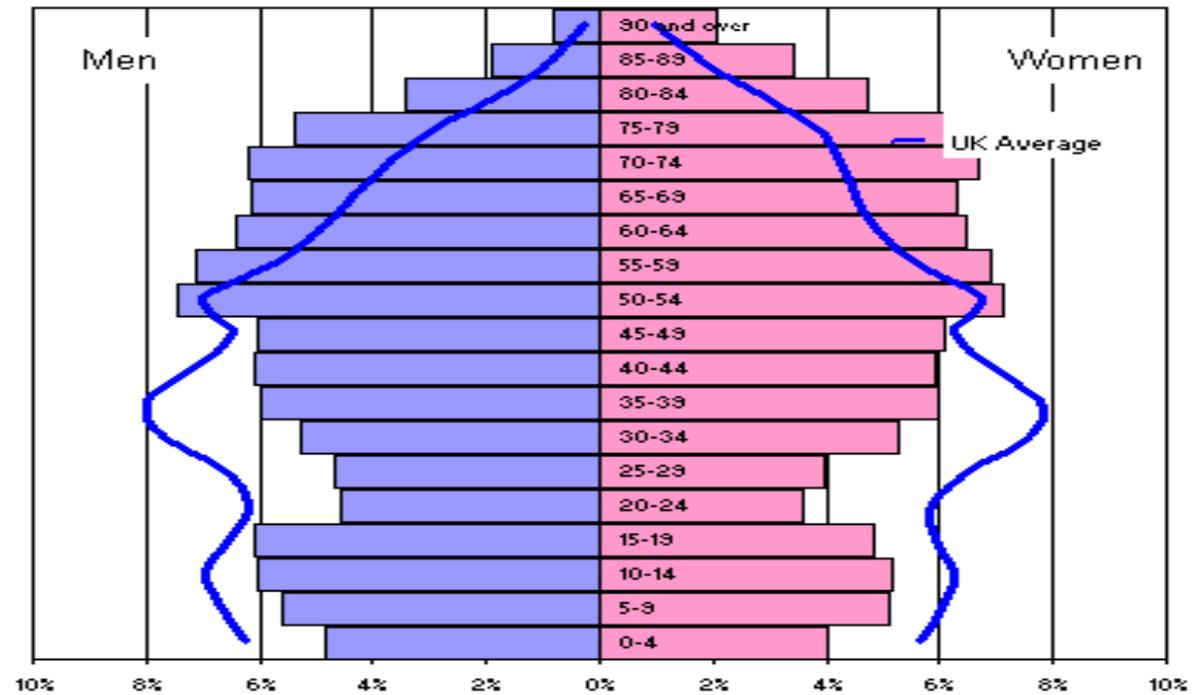
Contextual Indicators

- 2.6 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.
- 2.7 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.
- 2.8 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 '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 East Devon's West End. 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. The Proposed Changes to the South West Regional Spatial Strategy include proposals for further development in this part of the District, including the expansion of Cranbrook to 7,500 dwellings and a further 4,000 dwelling development.
- 2.9 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.
- 2.10 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.asp?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.crimestats.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)

- 2.11 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.
- 2.12 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. In addition a comparatively high proportion of the District's population is retired and therefore not economically active.
- 2.13 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 nearly twice as high as the South West average and over four times the England average.

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**.

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.

Design and Development - Local Plan Chapter 3

3.5 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.

3.6 There are no indicators specifically identified for/linked to the design and development chapter of the plan.

Environment - Local Plan Chapter 4

- 3.7 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.

3.8 The following indicators have been identified and as relevant to Environment objectives.

Table 3 – Environment Indicators – To Year Ending 31 March 2007

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. (changes arising from development, management and planning agreements, in hectares and numbers of priority species type).	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.

Population and Housing - Local Plan Chapter 5

- 3.9 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.

3.10 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
<p>Housing trajectory showing:</p> <ul style="list-style-type: none"> (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 previous years' performance. 	<p>ODPM core output Indicator (No 2a)</p>	<ul style="list-style-type: none"> (i) There were 2,357 residential completions in East Devon for the five year 2003/04 to 2007/08 period. (ii) There were 283 residential completions across East Devon for the 1 April 2007 to 31 March 2008 period. (iii) It is projected that from 1 April 2008 to 31 March 2011 (the end date of the Local Plan), excluding development at the Cranbrook new community, there will be a further 1,101 dwellings built in East Devon. Best current estimates suggest completion of 250 dwellings at Cranbrook by the end date of the Local Plan. This gives a gross total of an extra 1,290 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 3,388 dwellings in the 2008/09 to 2010/11 period, an average of 1,127 per year. However if the Cranbrook provision of 2,900 dwellings is excluded the requirement figure equals 488 or 162 per year. (v) The total of 3,388 dwellings reported in (iv) above equates to an annual average completion rate (over 3 years) of 1,127 dwellings per year for the 2008/09 to 2010/11 period. <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 Structure Plan requirements nor against emerging Regional Spatial Strategy requirements. The graph and commentary on the following pages provide further information on past and projected future completions.</p>
<p>Percentage of new and converted dwellings on previously developed land.</p>	<p>ODPM core output Indicator (No 2b)</p>	<p>2001-02 - 57.2 % 2002-03 - 65.7 % 2003-04 - 70.0 % 2004-05 - 75.9 % 2005-06 - 73.3 % 2006-07 - 61.3% 2007-08 - 68.9%</p>
<p>Percentage of new dwellings completed at (net density):</p> <ul style="list-style-type: none"> (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare. 	<p>ODPM core output Indicator (No 2c)</p>	<p>Data is not available for the density of development achieved.</p>
<p>Affordable housing completions.</p>	<p>ODPM core output Indicator (No 2d)</p>	<p>In 2007/08 there were 0 – rented affordable dwellings built. 26 - shared ownership affordable dwellings built. Totalling 26 – affordable dwellings in these sectors.</p>

Housing Completions and Projected Completions in East Devon

- 3.11 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 4B 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 estimates of future development rates. Projected residential development rates will be fully addressed in the East Devon Strategic Housing Land Availability Assessment (SHLAA) to be produced in 2009.

Table 5: Past and Projected Net Residential Development in East Devon - Excluding the PUA/Cranbrook/Area of Search 4B

		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 net completions on allocated sites and non allocated sites (Excluding Cranbrook / PUA)		580	505	604	551	584	607	395	629	524	564	583	403	283									
Projected future completions on sites allocated in current/past Local Plans. Sites that at 31 March 2008 had planning permission or were under construction but not completed.	AX002 north east corner (11 units) - Morton Way, Axminster														0	3	3	3	2	0	0	0	
	AX002 western part (41 units) - Phase 1, Morton Way, Axminster														0	10	10	11	10	0	0	0	
	AX009 western part (87 units) - Phase 1, Dukes Way Axminster														0	22	22	22	21	0	0	0	
	AX009 eastern part (60 units) - Phase 2, Chard Road, Axminster														0	15	15	15	15	0	0	0	
	AX010 (12 units) - Phase 1, Chard Road, Axminster														0	3	3	3	3	0	0	0	
	AX017 (5 units) - Latchmount - off Latches Walk, Axminster														0	1	1	1	2	0	0	0	
Projected future completions on Local Plan (2006) allocated sites. Sites that at 31 March 2008 did not have planning permission.	AX002 eastern part (66 units) - Phase 2 Morton Way, Axminster														0	16	16	16	18	0	0	0	
	AX015 (25 units) - Webster Garage Site, Axminster														0	6	6	6	7	0	0	0	
	HN004 (16 units) - Land Between Exeter Road and Beggars Lane, Honiton														3	3	3	3	4	0	0	0	
	OT002 (17 units) - Land at junction of Longdogs Lane and Tip Hill, Ottery St Mary - Assumed site will not be developed														0	0	0	0	0	0	0	0	
	OT008 (10 units) - Land south of Jesu Street, Ottery St Mary - Assumed site will not be developed														0	0	0	0	0	0	0	0	
	OT011 (16 units) - Land north of the Kings School, Ottery St Mary - Assumed site will not be developed														0	0	0	0	0	0	0	0	
	ST002 (400 units allocated however the site is more likely to accommodate 500 units) Seaton Regeneration Area														0	25	50	100	100	100	100	0	25
	SD003 (60 units allocated however the site is more likely to accommodate 150 units, at Howarth Close, Woolbrook, Sidmouth														0	50	50	50	0	0	0	0	
	SD006 (25 units) - west of Coomb Hayes, Woolbrook, Sidmouth														5	5	5	5	5	0	0	0	

East Devon Local Development Framework - Annual Monitoring Report – 2007/08

Large Brownfield Sites with clear expectation for Housing Development	Former Hillcrest School, Exmouth - Potential Capacity estimated at 90 dwellings														0	23	23	23	21	0	0	0
	Former University of Plymouth, Rolle College Campus, Exmouth (inc Hazeldene/Cyprus Road) - Potential Capacity estimated at 100 dwellings														0	30	30	30	30	30	0	0
	former Cutler Hammer Factory Site, Ottery St Mary - Potential Capacity estimated at 90 dwellings														0	22	22	22	24	0	0	0
Projected future completions on sites to be allocated through future plans (Local Development Documents).															0	0	0	0	0	100	100	100
Projected future completions on non-allocated sites (ie non-allocated greenfield and brownfield windfall sites).															200	200	200	200	200	200	200	200
Total Past Completions - 1995/96 to 2007/08 (Excluding Cranbrook / PUA)		580	505	604	551	584	607	395	629	524	564	583	403	283								
Total Projected Future Completions (Excluding Cranbrook / PUA)															208	434	459	510	462	430	400	325
Cumulative Actual and Projected Completions 1995/96 to 2015/16		580	1,085	1,689	2,240	2,824	3,431	3,826	4,455	4,979	5,543	6,126	6,529	6,812	7,020	7,454	7,913	8,423	8,885	9,315	9,715	10,040
Annualised 1995 to 2011 Structure Plan Requirement (Excluding Cranbrook / PUA) to 2001		456	456	456	456	456	456															
Annualised 2001 to 2016 Structure Plan Requirement (Excluding Cranbrook / PUA) 2001 onward								330	330	330	330	330	330	330	330	330	330	330	330	330	330	330
PLAN - Strategic Plan Allocations - 1995-2011 Structure Plan to 2001 and 2001 on to 2016 the 2001-2016 Structure Plan		456	913	1,369	1,825	2,281	2,738	3,068	3,398	3,728	4,058	4,388	4,718	5,048	5,378	5,708	6,038	6,368	6,698	7,028	7,358	7,688
MONITOR - Number of Dwellings above or below cumulative Structure Plan Requirements		124	173	320	415	543	694	759	1,058	1,252	1,486	1,739	1,812	1,765	1,643	1,747	1,876	2,056	2,188	2,288	2,358	2,353
MANAGE - Annual Requirement Taking Account of Past/Projected Completions		377	364	354	335	316	292	261	246	198	151	82	-18	-123	-258	-491	-1,417	-1,876	-2,386	-2,848	-3,278	-3,678

Note: Some of the above figures are fractions shown as rounded to whole numbers. Totals may not, therefore, exactly equal the sum of numbers shown.

3.12 The projected future completions comprise of:

- **Allocated sites with planning permission** – these are Local Plan allocations that have permission for development. It assumed that these sites will for the most part be ‘built-out’ over the next 5 years on the basis of a roughly equal number of units being built per year for each site.
- **Allocated sites without planning permission** – these are East Devon Local Plan allocations that do not currently have a planning permission. It assumed that these sites will be ‘built-out’ over the next 5 years on the basis of an equal number of units being built per year for each site.
- **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 (conservative) future scenario rather than predict actual outcomes.
- **Large Brownfield Sites with clear expectation for housing development** – these are known sites where there are development proposals.
- **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 2001 and then the annualised yearly 2001 to 2016 Structure plan figure.
- **The MONITOR figure** – shows the degree to which dwelling completion in East Devon (outside of the new community) are running ahead of (or behind) the annualised allocation levels.
- **The MANAGE figure** – is an annualised reassessment of how many dwellings would be required per year, for remaining Structure Plan years (as defined in the Plan figure), in order for actual/projected residential completions to equal the gross Structure Plan total requirements.

3.13 Table 5 clearly indicates that, excluding Cranbrook/PUA from the District wide assessments, the actual and projected residential completions in East Devon are significantly higher than Structure Plan figures/requirements. It should be noted that the policy justification for the development of Cranbrook primarily rests on the role/function it will play in meeting an Exeter sub-regional need. Therefore it is logical to look at and assess housing provision in East Devon on the basis of assessing two areas:

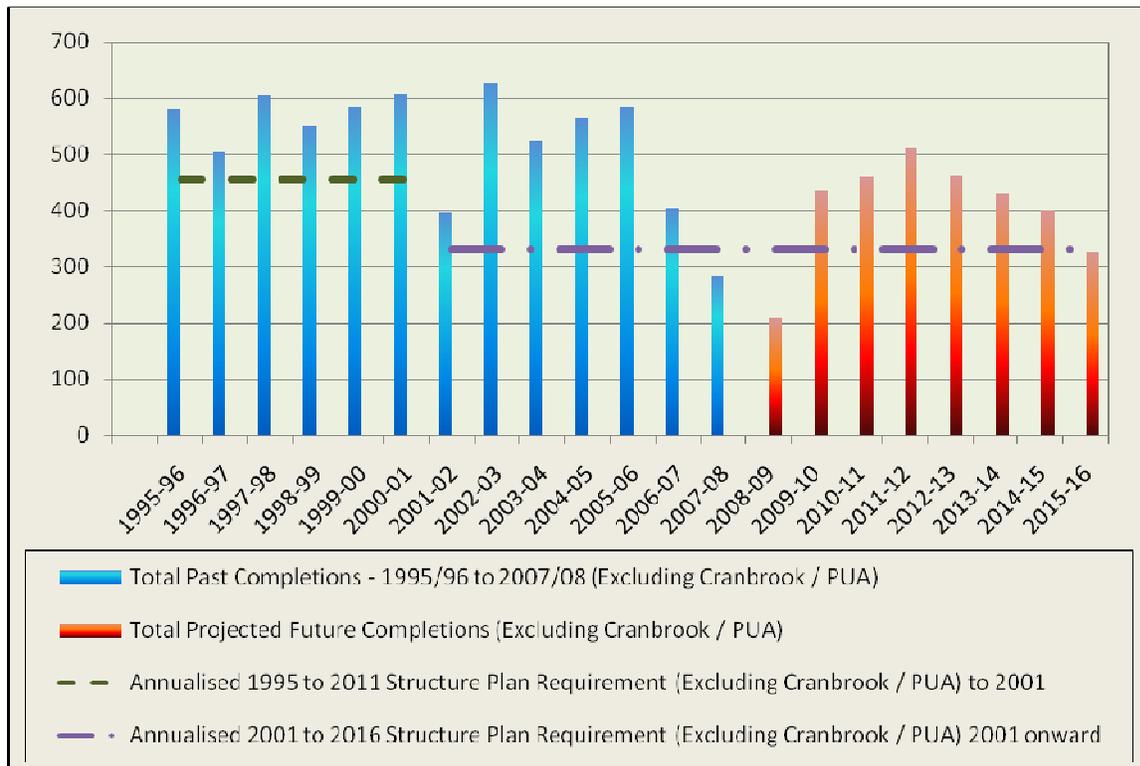
- a) East Devon’s West End - the developments that will be in East Devon at the Exeter PUA (Cranbrook, Skypark, Exeter Airport and Business Park, Intermodal Facility and Science Park). And in addition the other strategic proposals that fall in/at RSS Proposed Modification Area of Search 4B. If the assessment above were carried out for the West End it would show a current and projected housing shortfall.
- b) The Rest of East Devon – everything that is not covered by (a) above.

3.13 The following graph 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 2007/08 and projected residential completions thereafter to 2011.

3.15 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.

- 3.16 The graph reinforces the point that actual completions in the ‘rest of East Devon’ in the past have run at a considerably higher rate than annualised requirement figures in both the 1995 to 2011 Structure Pan and also for the 2001 to 2016 Structure Plan. Projections of future completions for the next few years indicate completions exceeding Structure Plan figures.



- 3.17 Development at the East Devon New Community of Cranbrook is now not projected to start until the year starting 1 April 2009/ending 31 March 2010. After a number of years build rates are projected to rise to a point where they contribute up to 500 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.
- 3.18 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 undertaking a Strategic Housing Land Availability Assessment (SHLAA). The first year SHLAA study for East Devon is due to be completed in 2009. The outputs from the SHLAA work, amongst other objectives, will inform LDF site allocations in order to meet future housing land supply requirements.
- 3.19 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

- 3.20 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.

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

Table 6 – Employment (Business Devt) Indicators – To Year Ending 31 March 2007

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 19,520 SqM of land developed for B Use Class employment land uses in East Devon for the 2007/08 period. 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)	None identified.
Amount of floorspace by employment type which is on previously developed land.	ODPM core output Indicator (No 1c)	None identified.
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 2008, comprises of the following component parts: <ul style="list-style-type: none"> o 44.84 hectares of land allocated for development. o 3.92 hectares of land had planning permission but development had not started. o 2.02 hectares of land was under-construction. This provides for a total of 50.78 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.
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.

Employment Indicators	Commentary on Indicator	East Devon Status
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.

Shopping - Local Plan Chapter 7

- 3.22 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.

3.23 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 2007/08. However monitoring data is only collected for sites of 0.4 hectares or greater in extent (or floorspace areas of 1,000 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

- 3.24 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.

3.25 There are no core tourism indicators. Local tourism indicators have not been identified at this stage.

Recreation - Local Plan Chapter 9

- 3.26 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.
- 3.27 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

- 3.28 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 2007/08. 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.

- 3.29 Local community infrastructure indicators have not been identified at this stage.

Transport and Access - Local Plan Chapter 11

- 3.30 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.
- 3.31 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.

3.32 Local transport indicators have not been identified at this stage.

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

- 3.33 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.
- 3.34 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 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 2008 (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 2009.

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 Local Plan was adopted on 19 July 2006.** The intention is that the Council will apply to save some or all Local Plan policies beyond 2009.

Statement of Community Involvement

- 4.5 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 document. This will be called a Statement of Community Involvement. 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.
- 4.6 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. The Statement of Community Involvement will be subject to consultation in 2008 and further consultation in 2009.

Core Strategy

- 4.7 The Core Strategy will set out the strategic spatial framework and policy for East Devon District. It will comprise 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. 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.

- 4.8 There has been slippage in production of the Core Strategy and it was decided to wait until publication of the Proposed Changes to the RSS before issuing the Core Strategy Issues and Options report.

East of Exeter PUA Joint Area Action Plan

- 4.9 The East of Exeter (East Devon's West End) 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 (a joint plan may also need to cover
- 4.10 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.
- 4.11 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.
- 4.12 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;

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 2008)
 Current Projected Completion Time/Date (as at November 2007)

Documents and Stages		2006				2007				2008				2009				2010				2011							
		Q1	Q2	Q3	Q4																								
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	Research/Evidence Gathering																												
	Issues and Option Consultation																												
	2 nd round consultation																												
	Pre-submission representation period																												
	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																													

A Planning Bill before Parliament during 2008 will change procedural regulations for SCIs. The intention is that a revised SCI will be adopted in early 2009. A full timetable is to be defined for future stages once the regulations are enacted.

It should be noted that the production process and scope/coverage of the Joint Area Action Plan is currently under discussion and timetables have not been defined.

East Devon Local Development Framework - Annual Monitoring Report – 2007/08

Documents and Stages		2006				2007				2008				2009				2010				2011			
		Q1	Q2	Q3	Q4																				
Gypsy and Travellers DPD	Document Preparation					○	□	○																	
	Research/Evidence Gathering										○														
	Issues and Option Consultation																								
	2 nd round consultation																								
	Pre-submission representation period																								
	Submission to Secretary of State																								
	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																									

Timetables for production of the Axminster Area Action Plan and the Site Specifics Allocations and Policies document are likely to be defined in a revised Local Development Scheme to be produced in early 2009.

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																							

Science Park SPD Adopted 14 November 2008

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

- 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;
- 4.13 The work of the delivery team will therefore feed into the production of the East of Exeter Joint Area Action Plan. A revised timetable for the Action plan is to be produced.

Gypsy and Travellers DPD

- 4.14 A Gypsy and Travellers DPD is currently in production. This will set out policies and proposals for accommodating gypsies and travellers in East Devon. There has been some slippage in timetable against LDS target dates. A first round of consultation on this DPD took place in early 2008 a second is planned for 2009 and submission/examination/adoption will be in 2009/10.

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.

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.

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 has been produced. This is for the **University of Exeter Science Park**. The Science Park Supplementary Planning Document was adopted in 2008.
- 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 has been ongoing through 2008. It 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.
- 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 consideration and comment.

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. It is envisaged that the Local Development Scheme will need to be revised in the future to reflect more realistic schedules and timetables.
- 6.2 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.
- 6.3 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 at 31 March 2008

A Background

Planning Policy Statement 3 “Housing”

- A.1 Planning Policy Statement 3 (PPS3) “Housing” requires Local Planning Authorities 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 (see paragraphs 7 and 8 of PPS3).
- A.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 basis (See PPS3 Paragraph 60). 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 envisaged (PPS3 Paragraph 58).
- A.3 Advice has been produced by the Department for Communities and Local Government for demonstrating a five year supply for deliverable sites Advice published on the Planning Inspectorate’s website:
http://www.planning-inspectorate.gov.uk/pins/advice_for_insp/advice_produced_by_dclg.htm

which indicates there are three main stages:

- i. Identify the level of housing provision to be delivered over the following five years (200/09 to 2012/13) 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

- A.4 On 24 July 2007 the DCLG published new practice guidance for Strategic Housing Land Availability Assessments (SHLAAs). The first SHLAA for East Devon is due to be produced in 2009 and so SHLAA findings have not been available to inform this five year land supply assessment.

Development Rates at the PUA in East Devon and in the Rest of East Devon

- A.5 This five year land assessment evaluates land provision in:
- That part of the District that is At the Exeter Principal Urban Area (PUA) or the East Devon’s West End (under the 2001-2016 Structure Plan this essentially means Cranbrook).
 - The Rest of East Devon (which is everywhere else in the District).

- A.6 The land assessment also provides a combined figure for the two areas to provide a composite District wide figure.

Impacts of the Current Downturn in the Economy and Fall in house Building Rates

- A.7 National evidence clearly indicates that there have been very significant declines in house building rates. In East Devon monitoring returns indicate that this is also the case at a local level. **For the purposes of this assessment, however, projected completions have not been adjusted/calculated downward to reflect the impacts of a downturn in the economy/lack of credit and hence impact on house building rates.** The reason for this is that these matters are beyond the influence of the planning process and it has been assumed that the assessment should reasonably reflect planning related matters not external issues.

B Stage 1 Identify the Required Level of Housing Provision

- B.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.
- B2 Table 1 illustrates that District wide in the seven years since 1 April 2001 a net figure of 3,381 dwellings have been built, an average of 483 dwellings per year. The requirement for the remaining eight years is, therefore, 5,069 dwellings or an average of 634. The total level of housing provision required for the five year period 2008/09 to 2012/13 is therefore 3,168 dwellings. Of these 2,188 are (notionally) to be At the PUA and 981 elsewhere in the Rest of East Devon.

Table 1: Devon Structure Plan 2001-2016 Proposal ST17 requirement for the East Devon plan area

Stock Taking of Housing Requirements and Past Completions and Future requirements	Rest of East Devon		At the PUA in East Devon		East Devon Total	
	Net Dwellings	Average Dwellings per Annum	Net Dwellings	Average Dwellings per Annum	Net Dwellings	Average Dwellings per Annum
Housing requirement 2001/02 to 2015/16 (15 years)	4,950	330	3,500	233	8,450	563
Net additions to stock 2001/02 to 2007/08 (averages based on 7 years completions)	3,381	483	0	0	3,381	483
Residual requirement for 2008/09 to 2015/16 (residual requirement annual averages divided by 8 years 2008/09 to 2015/16)	1,569	196	3,500	438	5,069	634
East Devon 5 year requirement – 2008/09 to 2012/13	981	196	2,188	438	3,168	634

C Stage 2 Identify sites that have the potential to deliver housing over the next five years

- C.1 The second stage of the assessment exercise involves identifying sites that offer potential to accommodate development. Potential sites include those allocated for housing in the

adopted East Devon Local Plan 1995 to 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.

C2 Table 2 identifies the sites that sites and dwellings numbers that offer clear potential.

Table 2: Sites With Potential To Develop at 31 March 2008

	Rest of East Devon		At the PUA in East Devon		East Devon Total	
	Net Dwellings		Net Dwellings		Net Dwellings	
Under Construction	128		0		128	
With outline planning permission but not commenced	1,323		0		1,323	
With detailed planning permission but not commenced	208		0		208	
With a resolution to grant planning permission subject to a section 106 agreement	0		2,900		2,900	
Sites allocated in the Local Plan 1995 – 2011 without planning permission	635		0		635	
Deliverable Dwellings on Large Brownfield Sites with clear expectation for Housing Development	330		0		330	
	2,624		2,900		5,524	

C.3 There are 4 large unallocated sites within Built-up Area Boundaries which have potential to deliver housing over the five years to 2012/13. 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.
- b) **Exmouth - 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 expected to be developed for residential purposes
- c) **Honiton - Land south of Battishorne Way.** This is a 4.3 hectare site which had outline planning permission for residential development that 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.

C.4 Three of these sites; the Former Hillcrest School site and the Rolle College Campus site and the Cutler Hammer Site at Ottery St Mary are at a reasonably advanced stage in discussions and are, therefore, considered to offer a realistic potential for development. It is suggested that the sites have notional dwelling capacities of 90, 150 and 90 respectively.

D Stage 3 assess the deliverability of the identified sites

- D.1 The third stage of assessment is concerned with assessing the potential deliverability of sites **(it is reiterated that in this assessment no attempt has been made to calculate the impacts in the recent decline in house building rates arising from matters beyond the control of the planning system)**.
- D.2 PPS3 (Paragraph 54) 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.
- D.3 Table 3 sets out a 10% non implementation rate for sites under-construction/with planning permission. 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%). Year on year rate of net lapses may vary and to be on the cautious side it is appropriate to apply a (cautious) discount rate of 10%.

Table 3 - Discounting Rates for Sites under Construction/With Planning Permission

	Rest of East Devon	
	Discounting Percentage	
Under Construction	10%	
With detailed planning permission but not commenced	10%	
With outline planning permission but not commenced	10%	

- D.4 The guidance also suggests it is a reasonable assumption that allocated sites are regarded as suitable. Table 4 identifies the sites in East Devon that are allocated in the Local Plan but that do not currently have a planning permission. Also included is an assessment of their potential, year-on-year, future development.
- D.5 This assessment indicates that all allocated sites, with the exception of three in Ottery St Mary, reasonably have potential to come forward. All of the sites, with the exception of Seaton Regeneration Area, are identified as credible candidates to be fully built out in the next five years.

Table 4 – Local Plan Allocated Sites with Planning Permission

		2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Projected future completions on Local Plan (2006) allocated sites. Sites that at 31 March 2008 did not have planning permission.	AX002 eastern part (66 units) - Phase 2 Morton Way, Axminster	0	16	16	16	18	0	0	0
	AX015 (25 units) - Webster Garage Site, Axminster	0	6	6	6	7	0	0	0
	HN004 (16 units) - Land Between Exeter Road and Beggars Lane, Honiton	3	3	3	3	4	0	0	0
	OT002 (17 units) - Land at junction of Longdogs Lane and Tip Hill, Ottery St Mary - Assumed site will not be developed	0	0	0	0	0	0	0	0
	OT008 (10 units) - Land south of Jesu Street, Ottery St Mary - Assumed site will not be developed	0	0	0	0	0	0	0	0
	OT011 (16 units) - Land north of the Kings School, Ottery St Mary - Assumed site will not be developed	0	0	0	0	0	0	0	0
	ST002 (400 units allocated however the site is more likely to accommodate 500 units) Seaton Regeneration Area	0	25	50	100	100	100	100	25
	SD003 (60 units allocated however the site is more likely to accommodate 150 units, at Howarth Close, Woolbrook, Sidmouth	0	50	50	50	0	0	0	0
	SD006 (25 units) - west of Coomb Hayes, Woolbrook, Sidmouth	5	5	5	5	5	0	0	0

D.6 At the New Community the Local Plan allocates land for 2,900 dwellings and the site has a resolution to grant planning permission subject to a 106 agreement. The new community will expand considerably beyond the current 2,900 dwellings but in the next five years the New Growth Point Plan identifies a development level of 1,000 dwellings. It should be noted that the new community will meet part of the housing requirement for the Exeter PUA as a whole.

D7 Table 5 summarises the potential at sites that do not currently have planning permission.

Table 5 - Provision on Local Plan Allocated Sites, Cranbrook New Community and Large Unallocated Brownfield Sites

	Rest of East Devon		At the PUA in East Devon		East Devon Total	
	Dwellings		Dwellings		Dwellings	
With a resolution to grant planning permission subject to a section 106 agreement - assuming 1,000 dwellings are to be built	0		1,000		1,000	
Sites allocated in the Local Plan 1995 – 2011 without planning permission figures at sites ST02 and SD03 are greater than Local Plan allocations on account of known development proposals at these sites.	557		0		557	
Deliverable Dwellings on Large Brownfield Sites with clear expectation for Housing Development (estimated at 300 for 5 years)	300		0		300	

D.8 Previously unidentified sites have been a significant source of housing supply in East Devon in the past. In accordance with the definition in PPS3 (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) 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 2009, could add to totals through at this stage no additional provision is made for these additional potential windfall completions.

E A 5 Year Supply of Deliverable Sites

E.1 Table 6 summarises the various future housing land supply components. The first row of data and the final two rows of data together indicate that at the PUA the supply, at 1,000 dwellings, falls short of the requirement (of 2,188 dwellings) by a figure of 1,188 dwellings. However for the rest of East Devon the supply figure of 2,350 dwellings is substantially higher than the requirement of 981 dwellings. There is therefore a 'surplus' of 1,369 dwellings.

E2 Taking the PUA and the Rest of East Devon Figures together indicates that there is total requirement of 3,168 dwellings and a supply figure of 3,350. This indicates a surplus (supply over requirement) of 182 dwellings.

Table 6 - Five Year Supply of Deliverable Sites
Five Year Supply of Deliverable Sites

	Rest of East Devon		At the PUA in East Devon		East Devon Total	
	Net Dwellings		Net Dwellings		Net Dwellings	
East Devon 5 year Housing Provision Required	981		2,188		3,168	
Projected development on site under-construction	115		0		115	
Projected development with outline planning permission but not commenced	1,191		0		1,191	
Projected development With detailed planning permission but not commenced	187		0		187	
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 - assuming 1,000 dwellings are to be built	0		1,000		1,000	
Deliverable Dwellings on sites allocated in the Local Plan without planning permission (figure excludes Ottery St Mary allocated sites).	557		0		557	
Deliverable Dwellings on Large Brownfield Sites with clear expectation for Housing Development	300		0		300	
Five Year Supply of Deliverable Dwellings	2,350		1,000		3,350	
East Devon 5 year Housing Provision Required Minus Deliverable Sites	-1,369		1,188		-182	

E.3 The final Table, Table 7, shows the five year supply figure divided by the annual requirement. This indicates the projected numbers of years of land supply in East Devon.

E4 Table 7 indicates that on the basis of current Structure Plan requirements there is a projected 12 years worth of land supply in the Rest of East Devon and 2.29 At the PUA. Taken together the data indicates a 5.29 years worth of land supply for East Devon as a whole.

Total Years Worth of Supply - as at 31 March 2008

	Rest of East Devon		At the PUA in East Devon		East Devon Total	
	Net Dwellings		Net Dwellings		Net Dwellings	
Annual Structure Plan Requirement Based on 1/5th of 5 year requirement	196		438		634	
The Five Year Supply of Deliverable Dwellings	2,350		1,000		3,350	
Years Supply of Sites	11.98		2.29		5.29	

East Devon Local Development Framework - Annual Monitoring Report – 2007/08

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