

Leicester  
City Council

**WARDS AFFECTED: All Wards**

**Economic Development and Planning Scrutiny  
Committee  
Cabinet**

**7<sup>th</sup> December 2006**

**11<sup>th</sup> December 2006**

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**Local Development Framework: Annual Monitoring Report 2005/06**

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**Report of the Corporate Director Regeneration & Culture**

**1 Purpose of Report**

- 1.1 To report on the preparation of the Council's second Local Development Framework Annual Monitoring report.

**2 Summary**

- 2.1 The monitoring and review of local plan policies has always been an important element of forward planning. However, under the new system of Local Development Frameworks the preparation of an Annual Monitoring Report (AMR) is now a statutory requirement. The AMR must be submitted to the Secretary of State by the end of December 2006 and subsequently be made available for public inspection.
- 2.2 The AMR covers the previous financial year 2005/06 and must include information on the Local Development Framework Core Output Indicators. These are published by the Department of Communities and Local Government for national, regional and local planning purposes and include key economic, social and environmental indicators that are closely related to the delivery of sustainable development.
- 2.3 As well as providing a commentary on the delivery of saved policies in the Local Plan, the AMR also provides a progress report on the key milestones for the preparation of local development documents as set out in the Council's approved Local Development Scheme.

**3 Recommendations**

- 3.1 That the Economic Development and Planning Scrutiny Committee are asked to comment on the report and the key findings of the Annual Monitoring Report.
- 3.2 That Cabinet endorse the submission of the Annual Monitoring Report to the Secretary of State and authorise its publication.

## **4 Financial & Legal Implications**

- 4.1 The requirements of the Local Development Framework will be met from the Development Plans Group's existing budget. The publication of the Annual Monitoring Report is one of the Best Value Performance Indicators (BV200c) associated with the new Local Development Framework. The local authority's plan making performance is included as one of the criteria that the DCLG will use when making future awards of Planning Delivery Grant.  
(Martin Judson, R & C Finance, Extension 7390)
- 4.2 The Planning and Compulsory Purchase Act requires local planning authorities to submit an Annual Monitoring Report to the Secretary of State by the end of each year. The format and content of the Annual Monitoring Report is prescribed by the Act and accompanying Regulations.  
(Anthony Cross, Head of Legal Services, Extension 6362)

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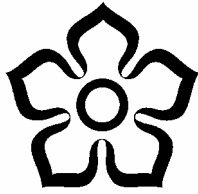
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**SUPPORTING INFORMATION**

**1 Background**

- 1.1 The Planning and Compulsory Purchase Act 2004 has introduced significant changes to the planning system, in particular the preparation of Local Development Frameworks (LDF). Under the new system the preparation of an Annual Monitoring Report (AMR) is now a statutory requirement. The AMR must be submitted to the Secretary of State (via the Regional Government Office) by the end of December 2006 and subsequently be made available for public inspection.
- 1.2 The new Act and the Town and Country Planning (Local Development) (England) Regulations 2004 set out the statutory requirements for the content of the AMR. The report must contain information on the implementation of the Local Development Scheme (LDS), particularly whether or not the key milestones contained in the LDS timetable are being met for the production of planning documents, and if not, what will be done to bring them back on track.
- 1.3 The report must also set out the extent to which the policies in the Local Development Documents (or Local Plan) are being achieved, through the use of monitoring indicators to measure their impact.
- 1.4 Further advice on the content of AMRs is set out in the Local Development Framework Monitoring Good Practice Guide (March 2005). The guide states that AMRs should also:
  - 1) Include an introduction setting out the spatial characteristics and spatial vision of the city
  - 2) Present an analysis of existing planning policies, through the use of monitoring indicators. (The government has established a set of Core

Indicators which all authorities must monitor, whilst the Replacement City of Leicester Local Plan contains indicators relevant to Leicester)

- 3) Provide information on housing completions and include a trajectory indicating future predicted levels of housing completions.

1.5 The Good Practice Guide has been supplemented by further guidance issued by the Department of Communities and Local Government.

## **2 Annual Monitoring Report - Key findings**

2.1 The draft Annual Monitoring Report is attached as Appendix 1.

2.2 During 2005/06 there was a net gain of 1,131 new dwellings; for the previous two years the Structure/Local Plan annual house-building rate has been achieved, and it is expected that the amount of dwellings completed will continue to increase within future monitoring periods. During the plan period since 1996 a total of 7,263 dwellings have been built in Leicester.

2.3 As at March 2006 there was a potential supply of housing land for about 20,500 dwellings (completions, with planning permission, under construction or allocated in the Local Plan). The Structure Plan requirement is for 19,000 new dwellings in Leicester between 1996 and 2016. There is at present enough housing land to meet this target, assuming most of the supply comes forward in the plan period.

2.4 88% of new dwellings in 2005/2006 were development on previously developed land, this is an increase of 11% on the figures for 2004/2005, and 38% above the national target of 60% of residential development on Brownfield land, a target which all housing development since 1996 has met. The amount of completed employment use development during the monitoring period on brownfield land dropped considerably, with only 48% of completed development on brownfield land, this is a drop of 16% on last years figures, and 12% less than the government 60% brownfield target. However all employment development under construction is on previously developed land, and therefore next years figures should hit the national target.

2.5 The average density of new dwellings completed during 2005/06 was 80 dwellings per hectare, over double the government minimum of 30 dwellings per hectare. This City wide average density is based on large sites (10+ dwellings) completed during the monitoring year. The reason for the high figures this year was the high proportion of high-density completed schemes within the city centre. Only one development above 10 dwellings completed with the monitoring period was below the expected density of at least 30 houses per hectare.

2.6 Over 50 hectares of employment land has been developed since 1996. The Structure Plan requirement is for 89 hectares by 2016. There has been a trend of employment land being lost to residential development. An employment land study was completed during the monitoring period, which will help to assess the future employment needs of the city.

2.7 Success at meeting the key dates in the Local Development Scheme (LDS) timetable has been varied. The replacement local plan was formally adopted in January 2006, but while an outstanding legal challenge is resolved the printed publication of the plan has been delayed. However the adopted plan and proposal

map is available on the Leicester City Council Website. The Statement of Community involvement was found to be sound by the inspector and was formally adopted on 28<sup>th</sup> September 2006.

- 2.8 Some documents have however fallen behind schedule. These include the Waste Development Plan Documents (Joint County/City), the Abbey Meadows SPD and the Tall Buildings SPD. The main reason is the amount of additional time required to carry out scoping and sustainability appraisal work to comply with the LDF regulations.

## FINANCIAL, LEGAL AND OTHER IMPLICATIONS

### 1 Financial Implications

The requirements of the Local Development Framework will be met from the Development Plans Group's existing budget. The publication of the Annual Monitoring Report is one of the Best Value Performance Indicators (BV200c) associated with the new Local Development Framework. The local authority's plan making performance is included as one of the criteria that the ODPM will use when making future awards of Planning Delivery Grant.  
(Martin Judson, R & C Finance, Extension 7390)

### 2 Legal Implications

The Planning and Compulsory Purchase Act 2004 requires local planning authorities to submit an Annual Monitoring Report to the Secretary of State by the end of each year. The format and content of the Annual Monitoring Report is prescribed by the Act and accompanying Regulations.  
(Anthony Cross, Head of Legal Services, Extension 6362)

### 2 Other Implications

OTHER IMPLICATIONS	YES/NO	PARAGRAPH REFERENCES WITHIN SUPPORTING PAPERS
Equal Opportunities	No	
Policy	Yes	Local Plan policies monitored in section five, appendix 4 and appendix 5 of AMR
Sustainable and Environmental	Yes	References throughout
Crime and Disorder	No	
Human Rights Act	No	
Older People on Low Income	No	

Risk	Likelihood L/M/H	Severity Impact L/M/H	Control Actions (if necessary/or appropriate)
Not meeting the AMR submission timetable. Local planning authorities' performance will be judged against this milestone and failure to meet the deadline will affect future awards of Planning Delivery Grant.	L	M	

L - Low  
M - Medium  
H - High

L - Low  
M - Medium  
H - High

#### 4 Background Papers – Local Government Act 1972

The Planning and Compulsory Purchase Act 2004  
The Town and Country Planning (Local Development) (England) Regulations 2004  
Planning Policy Statement 12: Local Development Frameworks (DCLG) September 2004)  
Creating Local Development Frameworks: A Companion Guide to PPS12 (DCLG) September 2004)  
Local Development Framework Monitoring: A Good Practice Guide (DCLG March 2005)  
Annual Monitoring Report (AMR) – FAQs and Seminar Feedback on Emerging Best Practice 2004/05 (DCLG September 2005)  
Local Development Framework Core Output Indicators Update 1/2005 (DCLG October 2005)

#### 5 Consultations

Key stakeholders will be consulted prior to submissions of the annual monitoring report to the Government Office of the East Midlands.