

BODY	CABINET
DATE	12 December 2007
SUBJECT	Local Development Framework: Annual Monitoring Report 2006/2007
REPORT OF	Director of Economy, Tourism and the Environment

Ward(s)	All
Purpose	To inform Members of the content of the Annual Monitoring Report 2006/2007.
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Recommendation	<ol style="list-style-type: none"> 1. That Members note the content of the Annual Monitoring Report and approve the document for submission to GOSE by the 31 December 2007. 2. To note that consultation dates for alignment of Eastbourne's Core Strategy Preferred Options Report with Wealden District Council are preliminary and may be subject to change. 3. That authority to make minor amendments to the AMR is delegated the Director for Economy, Tourism and the Environment, in consultation with the Cabinet Portfolio holder.

1.0 Introduction

- 1.1 The Planning and Compulsory Purchase Act (2004) brought in a new legislative system for Development Plans. They are now called Local Development Frameworks (LDF). The LDF is an evolving collection of documents, of which the Annual Monitoring Report (AMR) is one. The AMR seeks to assess the progress of preparing the LDF and will measure the effectiveness of the Eastbourne Borough Plan policies. The AMR is required to be submitted to the Government of the South East (GOSE) by 31 December each year, and must conform to guidance stipulated in their published documents listed at the end of this report.
- 1.2 It is critical that the AMR is submitted to GOSE on time as it has implications for achieving a good Planning Delivery Grant and proposed Housing and Planning Delivery Grant settlement.

2.0 Data and Indicators

- 2.1 Government Good Practice Guidance sets out the indicators that must be monitored each year. These include key development issues such as housing and business development, along with biodiversity, transport, local services and renewable energy. It also encourages Councils to set targets for these indicators and measure Councils performance. Eastbourne Borough Council's performance against these targets formed part of last years Planning Delivery Grant.
- 2.2 There is an additional requirement to monitor other issues which are particularly relevant to each local authority. These local and contextual indicators conform with the Key Indicators of the emerging East Sussex Integrated Sustainable Community Strategy, and the Sustainability Appraisal. Local indicators have been chosen to reflect local circumstances and issues. Contextual indicators provide background information, and help to inform the interpretation of other indicators.
- 2.3 The AMR 2006/2007 is being sent to members of the Cabinet and the Opposition Leader and Spokesperson only in the interests of economy. A copy will be placed in the Members' Room. A copy will also be available for public inspection at the Town Hall Reception and on the Council's website at <http://www.eastbourne.gov.uk/council/meetings/cabinet>

3.0 Framework and Monitoring

- 3.1 The AMR is presented with an established monitoring framework, which cross-references policies with key development principles from the Local Plan (Eastbourne Borough Plan 2001-2011). Figures where possible are supported by graphics, charts and mapping for clarity. The benefit of this approach is to see how effective Eastbourne's local policies are and what effect they are having a beneficial impact.
- 3.2 To conform with the Planning Delivery Grant (2007/2008): Proposed Allocations Criteria (Consultation Paper, July 2006) and the Housing and Planning Delivery Grant (HPDG) Consultation document (October 2007); a number of national and local targets have been presented throughout the AMR. It is proposed that the future Housing and Planning Delivery Grant will be based on the Councils performance in regard to 'Plan-Making', 'Sustainable Development' indicators and 'Housing Delivery'. The Self-Assessment section of the AMR highlights the Council's performance.

4.0 Key Issues

- 4.1 Eastbourne is able to demonstrate a good supply of housing for the next 5 years. This has been helped by two major residential developments which are currently under construction. These are the redevelopment of All Saints Hospital in Meads (107 units) and the redevelopment of the Wartling Road Coach and Lorry Park (225 units). Affordable housing delivery has increased to 79 units this year which is a 38% improvement on last years delivery.

- 4.2 Eastbourne's Local Development Scheme for 2008-2011 will be significantly revised in order to align this Borough Council and Wealden District Council consultation stages of our respective Core Strategies. This joint-working approach is supported by regional government and will be an important step in coordinating policy direction and development across both areas. An early indication of the alignment date is given in the AMR (Paragraphs 2.16 – 2.18) but this is preliminary and may be subject to further change.
- 4.3 A brief outline of Eastbourne's AMR (2006/2007) and a summary of its key findings are presented in Appendix 1.

5.0 Consultation

- 5.1 There is no requirement for consultation as the AMR presents factual information about progression on the LDF and how well policies are performing.

6.0 Conclusion

- 6.1 Cabinet is asked to note the content of the Annual Monitoring Report 2006/2007 and approve the document for submission to GOSE. It is important that in future years the monitoring process is more effective and proposed action plans will ensure a broader and more detailed method for the collection of data. This is particularly relevant in the collection of renewable energy indicators.

Background Papers:

Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005)

The Town and Country Planning (Local Development) (England) Regulations 2004

Planning Policy Statement 12: Local Development Frameworks (2004)

Planning Delivery Grant 2007/2008: Proposed Allocations Criteria (Consultation Paper) (DCLG, 2006)

Housing and Planning Delivery Grant (HPDG) 'Consultation on Allocation Mechanism' (DCLG, 2007)

Eastbourne Borough Plan (2001-2011)

To inspect or obtain copies of the background paper, please refer to the contact officer listed above.

**SUMMARY REPORT
LOCAL DEVELOPMENT FRAMEWORK: ANNUAL MONITORING REPORT
2006/2007**

Introduction

The AMR is a document which should be specific to each Local Authority. There are a few standard 'core output' indicators that must be monitored and included in the report. These include key topics such as housing and business development and biodiversity. These feed into the national context and are partly used to monitor the South East Plan. Then there are local and contextual indicators which allow monitoring to be related to specific policies within the Borough Plan. The AMR also highlights key developments which have occurred or are future proposals. The assessment of the Local Development Scheme (LDS) is an important part of the AMR as it tracks whether the Local Authority is on schedule for producing the Development Plan Documents and Supplementary Plan Documents that make up the LDF.

Saved Borough Plan Policies

In September 2007 the Secretary of State confirmed that the local policies contained in the Eastbourne Borough Plan (2001-2011) could be saved until suitable policies are adopted within the LDF to replace them. These saved policies are highlighted in this years Annual Monitoring Report and will be updated annually. Some policies have been deleted because they are no longer relevant or they repeat national or regional guidance (which is already a material consideration for development control purposes).

Performance

The following key findings came out of this years Annual Monitoring Report (AMR):

- Eastbourne's housing trajectory demonstrates that Eastbourne will successfully meet its Structure Plan (1991-2011) housing requirements. By the end of the Structure Plan period (2011) Eastbourne is projected to deliver 324 units above the requirement. This equates to delivering 104% of the Structure Plan target. This has been a result of Eastbourne's high delivery rates in the last 10 years, however, these delivery rates have slowed down. This has been due to a low land availability and multiple constraints on current residential allocation sites. The South East Plan (2006-2026) which will replace the East Sussex and Brighton & Hove Structure Plan (1991-2011) requires Eastbourne to deliver 240 residential units per annum on average for the next 20 years (2006-2026). In the first year of this plan period Eastbourne has delivered 153% of this target at 367 units.

- Housing projections indicate that Eastbourne has a good 5 year supply of housing. There a total of 1822 units which are on sites that are available and ready for development. This is 152% of the South East Plan target for that time frame. This also indicates that Eastbourne has a good supply of housing to meet the first 10 years of the Plan period. Opportunities for sites that can be delivered in the following 10-20 years will be identified in the currently ongoing Strategic Housing Land Availability Assessment. However it is fully expected that delivery will be lower in the second half of the S E Plan period as sites become increasingly scarce. Nevertheless there is nothing at this stage to suggest that the 4,800 new home target of the S E Plan will not be met.
- Affordable housing delivery of 79 units this year has been higher than the last 2 years and has met the target which was set in last years Annual Monitoring Report of 75 units per annum. This is a positive step in meeting the affordable housing need in Eastbourne.
- The Council was successful in going out to consultation on the Initial Preferred Options in January 2007. The Council received over 300 representations on this document. Officers are working on a revised report that incorporates the comments made.
- The Local Development Scheme has been revised and was approved by Government Office for the South East (GOSE) and the Secretary of State in April 2007. The revision was due to the need to concentrate on the production of the Revised Core Strategy Preferred Options Report, to work on outstanding evidence documents, and build on the Neighbourhood approach to policy formulation. Eastbourne will be aligning its consultation stages on the Core Strategy with Wealden District Council.
- Eastbourne has received confirmation of its saved Borough Plan policies. A small number of local policies have been deleted which either repeat national planning guidance in Planning Policy Statements or are no longer relevant as they relate to schemes which have been implemented or construction has started. The saved policies will stand until they are replaced by other policies as part of the Local Development Framework.
- Eastbourne's average house prices have risen by 8.1% since the last monitoring year to an average for all housing types of approximately £190,000. The greatest increase in house prices has been for terraced property.
- Target setting was introduced into the Annual Monitoring last year, therefore this is the first year that the Council can rate its performance against targets set. The self-assessment section of the monitoring report indicates how the Council has performed in terms of plan-making, sustainable development principles. Eastbourne has performed well in plan-making by going out to consultation on the Core Strategy Preferred Options in time. It has performed particularly well in terms of sustainability principles including a 100% residential delivery on brownfield sites, meeting its targets on compliance with car parking standards and improving its quality of Nationally Important Wildlife Sites.

- The Council has improved its data collection and now monitors statistics for biodiversity and renewable energy indicators. The Council is a member of the Sussex Biodiversity Records Centre which has helped to achieve these biodiversity data requirements.