



Report of the Director of City Development

Development Plan Panel

Date: 18 December 2007

Subject: Leeds Local Development Framework : Annual Monitoring Report 2007

Electoral Wards Affected:

All

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Eligible for Call In

Not Eligible for Call In

(Details contained in the report)

Executive Summary

1. Following the introduction of the Local Development Framework, consistent with the regulations the City Council has prepared an LDF Annual Monitoring Report. Incorporated as Appendix 1 to this covering report, a 2007 report has been prepared. Consistent with previous AMRs, a series of core areas (including housing) have been monitored. In addition, the AMR records a summary of progress against the Local Development Scheme, identifies a number of areas where monitoring work continues to be established and also areas of further work where the LDF evidence base is to be developed.

1.0 Purpose of this report

- 1.1 Monitoring of the LDF is a statutory requirement under Section 35, Planning and Compulsory Purchase Act 2004. Each year an Annual Monitoring Report (AMR) has to be submitted to the Secretary of State (Communities and Local Government). This report includes a final copy of this year's submission for Members' consideration (Appendix 1).

2.0 Background information

- 2.1 The purpose of AMRs is to report on both the performance of specific planning policies and a summary of progress against milestones set out for the preparation of Local Development Documents identified as part of the Local Development Scheme. Following this, Government advice promotes the need for local authorities to review planning policies through the LDF process where appropriate. Within this context (and with regard to the LDS), where adjustments are necessary to update, delete or inject Local Development Documents as part of the overall programme, these need to be incorporated into future updates for submission to the Secretary of State.
- 2.2 Within the context of the LDF Regulations and Government Guidance, the reporting period for this second AMR covers the period 1 April 2006 – 31 March 2007 for planning policy issues and the progress update on the Local Development Scheme is the position at December 2007.

3.0 Main issues

- 3.1 Members will recall that there are two main issues that affect the production of monitoring reports in Leeds. Firstly, the new Development Plan system includes a detailed monitoring requirement linked to policies that are framed in a way that their performance can be checked. The consequent development and incorporation of monitoring routines into all new Development Plan Documents will prove complex and will place many demands on both the plan drafting process and the 'back-office' systems that will be needed to support policy monitoring. Work is on going to embed and establish these systems for future monitoring purposes.
- 3.2 Data and data collection arrangements are such that, at this stage, no clear conclusions can be drawn on changes in the policy areas where monitoring is required. However, it should be noted that the number of dwellings completed continues to run at a high level, well ahead of the anticipated output. This is the result partly of a boom in planning consents following the revision of PPG3 in March 2000 which introduced a virtual presumption in support of housing development on most brownfield sites. This has brought sites onto the local housing land market in unprecedented quantities. Combined with strong demand and a concentration on the bulk development of flats, this has led to substantial increases in output.
- 3.3 The proportions of house building on previously developed (brownfield) land have risen further, the 5 year average being up from 89% in 2001 - to 96% in 2002 - 7. Last year 97% of completions were on brownfield sites. The Council attaches considerable importance to maintaining these high rates of brownfield development and expects them to continue, certainly in the short to medium term. Housing density also continues to rise and 91% of dwellings on sites completed in the last 5 years were at densities in excess of 30 to the hectare, while in 2006 - 7 this proportion rose to 96%.

4.0 Implications for council policy and governance

4.1 There are no implications for Council policy and governance.

5.0 Legal and resource implications

5.1 There are no legal implications stemming from this year's AMR provided it is submitted to the Secretary of State (Communities and Local Government) by 31st December.

5.2 As LDF work progresses, the AMR will present an executive summary of the monitoring carried out on LDF policies. The AMR is an integral part of the new LDF process and is intended to bring to the Council's attention monitoring information that may indicate that certain planning policies may need revision, as well as providing assurance that implementation of other policies is 'on track'.

6.0 Conclusions

6.1 This report has outlined the scope and content of the Local Development Framework Annual Monitoring Report and identified issues relating to supporting the monitoring process. The attached draft AMR for 2007 shows what is emerging at present and proposed improvements to the monitoring system.

7.0 Recommendations

7.1 Development Plan Panel is recommended to:

- i). Recommend to the City Council's Executive Board (19 December) that the 2007 LDF Annual Monitoring Report, is approved for submission to the Secretary of State pursuant to Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.