



Report of the Director of Development

Development Plan Panel

Date: 5 December 2006

Subject: Leeds Development Framework : Annual Monitoring Report 2006

Electoral Wards Affected:

All

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Executive Summary

1. At its meeting on 7 November this Panel noted a draft of this year's LDF Annual Monitoring Report (AMR). Attached to this report is a copy of this year's AMR, for information. The report is also programmed to be reported to Executive Board on 13 December.
2. This report also draws attention to two issues that continue to affect the content of the Leeds AMR - the length of time that Local Authorities are needing to adapt and extend their efforts to support the new LDF approach to policy monitoring and the steps that are being made to increase the resources devoted to LDF monitoring in Leeds.

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 DCLG. This report includes a final copy of this year's submission for Members' information.
- 1.2 The AMR will be tabled at the 13th December meeting of Executive Board with a recommendation that it is approved for submission to DCLG by the end of December. Scrutiny Board have asked for it to be tabled at its 19th December meeting.

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 needed to be made to update, delete or inject Local Development Documents as part of the overall programme, these needed to be incorporated into an updated LDS for submission to the Secretary of State by 31 March 2006.
- 2.2 Within the context of the LDF Regulations and Government Guidance, the reporting period for this second AMR covers the period 1 April 2005 – 31 March 2006 for planning policy issues and the progress update on the Local Development Scheme is the position at December 2006.

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 Secondly, provision of adequate monitoring resources will be an issue. Restructuring of the Data Team in the Department is nearly complete. This will provide an additional 2 fte technicians principally to support the LDF monitoring effort. These extra staff, together with a redefinition of the way in which policy development work is organised should be adequate for the foreseeable future. Links with the Transport Policy Division and the appropriate section of Neighbourhoods and Housing will also strengthen the monitoring resource available.
- 3.3 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.

- 3.4 The proportions of house building on previously developed (brownfield) land have risen further, the 5 year average being up from 84% in 2000 - 5 to 89% in 2001 - 6. Last year 96% 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 82% of dwellings on sites completed in the last 5 years were at densities in excess of 30 to the hectare, while in 2005 - 6 this proportion rose to 97%.

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 DCLG 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'.
- 5.3 There are no staff resource implications in addition to those set out in para. 3.2. Any IT or data costs identified as LDF work progresses will, wherever possible, be supported from within existing provision (the approved LDF budget).

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 2006 shows what is emerging at present and proposed improvements to the monitoring system.

7.0 Recommendations

- 7.1 Members are invited to consider the contents of the LDF Annual Monitoring Report for 2006 and to recommend to Executive Board to approve the Annual Monitoring Report for submission to the Secretary of State pursuant to Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.