

14. **LOCAL DEVELOPMENT PLAN ANNUAL MONITORING REPORT FOR 2015/16 (BJT)**

Purpose of the report

1. To agree the Annual Monitoring Report for the Local Development Plan for 2015/16

Key Issues

2.
 - To observe the application and delivery of the Core Strategy;
 - To observe emerging trends;

Recommendation:

3. **1. Members agree the Annual Monitoring Report for 2015/16 (Appendix 1)**

How does this contribute to our policies and legal obligations?

4. The Local Development Plan is a portfolio of documents setting out the planning policies for an area and is a key component for achieving the aspirations of the National Park Management Plan and the Authority's Corporate Objectives. Achieving excellence in our core services is a key cornerstone for the Authority moving forward. The ability of the Authority to monitor and review the policies and objectives of our strategic planning and business documents is therefore crucial to ensure we reflect our statutory purposes and the needs of communities and the local economy.
5. Section 113 of the Localism Act amends section 35 of the Planning and Compulsory Purchase Act 2004 and retains an overall duty to monitor. This requires local planning authorities to make monitoring information available to the public at least yearly in the interests of transparency. Local Planning Authorities can choose which targets and indicators to include in the report as long as they are in line with the relevant UK and EU legislation. Guidance from Planning Advisory Service (an advisory agency for the department of Communities and Local Government) confirms that the report's primary purpose will be to consider the performance and achievements of the planning service locally and with the local community.

Background

6. This is the fourth full monitoring period to be reported against since the adoption of the Core Strategy in 2011.

The Authority uses its planning database (called M3) to draw on data flowing from our planning decisions. Planning policy indicators are used to tell us how many approvals are made for particular types of development, thus revealing whether the strategic plans are guiding and directing development as intended. Monitoring also reveals how much development has been completed as an indicator of what policy has actually achieved on the ground.

Individual cases have unique circumstances and individual merits which are judged against policy. It is not appropriate to automatically trigger a review of policy on the back of individual planning applications, but the AMR can be used to consider trends in decision making over time to use at a future date when reviewing policy.

In 2013/14 officers undertook a review of all indicators. This work identified many areas where the monitoring process would benefit from revised indicators in order to improve the capture of data. However these improvements were reliant upon changes

to the central planning database known as M3. Over the past year the Authority's database manager post has remained vacant while attempts have been made to recruit a new member of staff. Consequently the required changes have not been made and this has meant gaps in data remain in some areas. The gaps are not considered to be so significant as to prevent a report being prepared. (NB: The post has now been filled and it is hoped that improved can be made during 2016.)

Summary of Findings

7.
 - i. 2016 represents 10 years from the base date of the Core Strategy (2006). As the Core Strategy was only adopted in October 2011 first full monitoring year was 2012/13. Nevertheless, to allow consideration of progress, this year's AMR presents data for housing delivery from 2006, showing also progress at a spatial (landscape) scale.
 - ii. The Core Strategy estimated delivery of between 615 and 1095 homes in designated settlements by 2026 with an additional 190 estimated outside these settlements (e.g. agricultural dwellings and change of use or conversion).
 - iii. Data shows 700 homes have now been completed between 2006 and April 2016 with more committed (with planning permission) some of which are also under construction. Delivery has largely (82%) been directed to parishes with a named settlement. Overall a higher proportion of delivery has been via change of use and conversion as opposed to new build driven by conservation and enhancement purposes. This is encouraged by the Core Strategy and indicates good conservation returns for the National Park as well as satisfying the duty to have regard for social and economic well-being of the area. Tables highlight higher proportions of new build development in settlements where schemes of affordable housing or enhancement driven development has taken place such as in Bakewell, Tideswell, Eyam, Baslow, Bradwell and Bamford.
 - iv. Key enhancement sites highlighted in the Core Strategy (in Bakewell, Bradwell and Hartington) are all now the subject of planning applications with the Newburgh engineering site in Bradwell having recently received planning permission supported by an adopted Neighbourhood Plan. Unlocking these strategic sites is a key aim of the Core Strategy and the Authority is working hard to achieve the best results in these important settlements both for National Park purposes and community sustainability.
 - v. Overall progress on appeal is very encouraging and gives an insight into the on-going consistency of the Core Strategy with national policy. The percentage of appeals allowed in the year 2015/16, at 24% is lower than the previous 5 years with only 7 allowed and 22 dismissed out of 29 decisions.
 - vi. The total number of appeals has dropped, particularly from the very high level of 2010/11 (immediately prior to Core Strategy adoption). Those appeals which have been allowed have been cases where a site specific judgment by the Inspector has been different from that of the Authority. There have been no appeals allowed which were fundamentally contrary to policy or which raised wider policy issues. This is welcome and shows that the Authority's decisions and its policies are generally being supported by the Planning Inspectorate.
 - vii. As with the previous monitoring years a number of permissions have again been recorded within the Natural Zone and while these are small-scale and related to existing property the impact of this trend is being monitored in order to consider the implications for the wildest parts of the National Park. Similarly

a number of low level developments are recorded within flood zone areas although these have not added any significant built footprint.

- viii. A number of decisions made by the Authority have firmly tested adopted policies included some which have been recorded as contrary to policy. As with the previous monitoring period this includes a number of conversion schemes involving traditional buildings. This has helped drive the review of development management policy.
- ix. Changes in national policy have meant that the ability to require sustainability standards such as the Code for Sustainable Homes is no longer possible. Nevertheless adopted policy and supplementary guidance is influencing the take up of sustainability measures. Data shows the impact of policy over a range of sample months and the report also highlights the recent take up of innovative farm technologies such as anaerobic digestion plus roof and ground mounted solar panels.
- x. In terms of other community policies, performance has been positive in resisting the loss of community facilities and at the same time have facilitated approval of 11 new retail permissions, the most significant of which includes the approval of the former Cintride factory in Bakewell.
- xi. Economic policies have highlighted positive improvements to a range of businesses in both settlement and countryside locations with no significant losses.
- xii. In June 2016 the Secretary of State confirmed the Prohibition Order and upheld the restoration scheme proposed by the Authority in respect of the Backdale area and the restoration scheme agreed between the Authority and the landowner in respect of Wagers Flat, which now form part of the Order.
- xiii. The annual monitoring process has helped highlight areas of specific concern within development management policy. Close dialogue with parishes and members over the past 4 years, following adoption of the Core Strategy, has allowed a new development management policy document to be drafted. This gives clarity on the approach to a full range of policy areas including areas which have tested policy over recent years such as affordable housing definitions, replacement dwellings, conversion of traditional buildings, farm based development and business in the countryside.
- xiv. It is anticipated that later in 2016 the Authority will consult on its new development management policies and create a full and up to date Local Plan for the National Park. Once this is completed attention will again return to a review of strategic policies.
- xv. The AMR also recommends that the Authority's Local Development Scheme be updated prior to the submission of the Development Management Policies document.

Are there any corporate implications members should be concerned about?

Financial:

8. None

Risk Management:

9. Progress in delivering the Core Strategy is good with positive performance on appeals suggesting close conformity with national policy. Government expects all planning authorities to have an up to date Local plan in place by 2017. Where this is not the case there will be intervention, although this will be prioritised in areas where no plan has been adopted and where there is greatest pressure for growth. Officers are confident that by completing the development management policies during 2017 (effectively completing the Local plan for the National Park) there will be no need for Government intervention in the Peak District National Park.

Sustainability:

10. The AMR highlights the delivery and performance of locally adopted policies and as such presents a set of indicators for the sustainability of the area. In this regard it show good overall progress in housing delivery, the protection of local services and positive strides in increasing the uptake of renewable and low carbon technologies.

Human Rights:

11. None

Consultees:

AMR prepared jointly with Research Team. Consultation also undertaken with Director of Conservation and Planning

12. **Background papers** (not previously published)

None

Appendices -

Appendix 1- Annual Monitoring Report 2015/16

Report Author, Job Title and Publication Date

Brian Taylor, Policy Planning Manager, 1 September 2016