

**12. LOCAL DEVELOPMENT PLAN ANNUAL MONITORING REPORT FOR 2016/17 (BJT)**

**Purpose of the report**

1. To agree the Annual Monitoring Report for the Local Development Plan for 2016/17

**Key Issues**

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

**Recommendation:**

3.
  1. **Members agree the Annual Monitoring Report for 2016/17 (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 fifth full monitoring period to be reported against since the adoption of the Core Strategy in 2011.
7. 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 correct 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.

8. As the Authority approaches the examination and adoption of its Development Management Policies consideration must then be given to full strategic review of the

whole development plan. As such an attempt has been made in recent monitoring reports to consider planning data over more strategic timescales and across the breadth of the plan to consider the degree to which spatial objectives are being addressed.

9. A comprehensive AMR will be a vital supporting document in support of the impending independent examination into the Development Management Policies.

### **Summary of Findings**

- 10.
- i. 2017 represents 11 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 again 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 nearly 800 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.
  - iv. Data indicates that a higher proportion of overall dwelling approvals are for open market homes rather than affordable homes.
  - v. 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 new build schemes of affordable housing or enhancement driven development has taken place such as in Bakewell, Tideswell, Eyam, Baslow, Bradwell and Bamford
  - vi. Key enhancement sites highlighted in the Core Strategy (in Bakewell, Bradwell and Hartington) are all now the subject of planning approvals 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.
  - vii. Only 1 case was approved by the Authority contrary to strategic principles in the plan and only 4 cases raised issues of worthy of recording in the AMR (in addition to those noted on appeal). While a higher number of appeals have been allowed during the year there continue to be very few cases raising issues for adopted Core Policies on appeal.
  - viii. This is welcome and shows that the Authority's decisions and its policies are generally being supported by the Planning Inspectorate. As the Core Strategy was adopted before the National Planning Policy Framework of 2012 it is vital to undertake monitoring of the consistency of adopted policies against the NPPF. The monitoring year realized a higher than average figure in terms of

the number of appeals decided (41) and the number of appeals allowed (14 or 34%), however again the cases involved very few issues in terms of the consistency of the plan with the National Planning Policy Framework. The Authority remains positive that changes to emerging Development Management Policies will assist the overall consistency of adopted policies with the Framework.

- ix. 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.
- x. Adopted policy and supplementary guidance has influenced the take up of renewables and sustainability measures. Monitoring reveals the recent take up of innovative farm technologies such as anaerobic digestion plus roof and ground mounted solar panels. Nevertheless the Authority has observed that more can still be done to influence the sustainability of larger developments, particularly housing on enhancement (brownfield) sites.
- xi. There was no net loss of community facilities and 11 new approvals for improvements to existing shops use.
- xii. There were 11 permissions for additional business floorspace or change use to B uses. All but two permissions were inside named settlements.

Moreover an appeal against the refusal of planning permission for housing at the Deepdale employment site in Bakewell was dismissed, thus safeguarding future employment space at this important and well located site.

- xiii. 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.
- xiv. Transport policies have been applied in order to influence a range of highways related proposals ranging from the significant works on the A628, to other schemes along the A54 and village based parking enhancement schemes in Castleton and Baslow.
- xv. Work progressed well on a Transport Design Guide which is due for adoption in 2018, along with significant progress with Development Management Policies which will also be submitted for examination in early 2018.

**Are there any corporate implications members should be concerned about?**

**Financial:**

- 11. None

**Risk Management:**

- 12. 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 and submitting in early 2018 (effectively completing the Local Plan for the National Park) there will be no risk of Government intervention in the Peak District National Park.

**Sustainability:**

13. 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 shows 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:**

14. None

**Consultees:**

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

**Background papers:** (not previously published)

None

**Appendices:**

Appendix 1- Annual Monitoring Report 2016/17

**Report Author, Job Title and Publication Date**

Brian Taylor, Head of Policy and Communities, 4 January 2018