



## **Report to Cabinet**

**Subject:** Gedling Borough Council Annual Monitoring Report (April 2007 – March 2008)

**Date:** 5 February 2009

**Author:** Planning Policy Manager on behalf of Head of Strategy and Performance and Head of Planning and Environment

### **1. Purpose of the Report**

To inform members of the Council's Annual Monitoring Report in accordance with the timetable for the Local Development Scheme.

### **2. Background**

The Annual Monitoring Report forms part of the Local Development Framework and aims to assess the implementation of the Local Development Scheme and the preparation of Local Development Documents.

This Annual Monitoring Report covers the period 1 April 2007 – 31 March 2008 and sets out in detail how progress is being made on the elements of the Local Development Framework currently in production.

In addition, it provides details of how the Borough is performing against the Core Development Indicators as required by '*Local Development Framework Monitoring: A Good Practice Guide*' as updated by '*Local Development Framework: Core Output Indicators*', both published by the (then) Office of the Deputy Prime Minister.

The Annual Monitoring Report also provides details of general social, environmental and economic effects as background information about conditions within the Borough.

The Annual Monitoring Report is required to assess the monitoring period (1 April to 31 March) and be submitted to the Government Office for the East Midlands by the end of December each year. The Annual Monitoring Report is based upon

the period 1 April 2007 to 31 March 2008 and therefore this does not reflect the current economic situation. This will be looked at in next years Annual Monitoring Report covering the period 1 April 2008 – 31 March 2009.

The timescale for bringing this document to the attention of members is set by a number of factors.

- § Firstly, because the Annual Monitoring Report covers activity during the year up to the end of March 2008 it can take time for some information (for example National House Building Council housing completions and other external data) to feed through to the Borough Council. Data sources are then analysed and interpreted by Council officers as well as others outside of the Council before they can be presented in the Report, which can again be a time consuming process.
- § Secondly, the deadline for the submission of the Annual Monitoring Report to Government Office for the East Midlands is the end of December each year. It is inadvisable to submit the Report far in advance of this deadline as the publication of new guidance or good practice could require a reworking of the Report.

The report was agreed by the Portfolio Holder for Development and Economic Regeneration on 23 December 2008 in line with delegation arrangements.

A copy of the Annual Monitoring Report is available on the website using the following link: [http://www.gedling.gov.uk/index/pe-home/pe-lp-home/pe-lp-localdevel.htm#gedbor\\_ann\\_mon\\_rep](http://www.gedling.gov.uk/index/pe-home/pe-lp-home/pe-lp-localdevel.htm#gedbor_ann_mon_rep) and is available on request to the Planning Policy section.

### **3. Progress**

The key points are:-

#### **Local Development Framework (pages 9 – 15)**

- § Progress of Local Development Framework preparation is assessed against the revised version of the Local Development Scheme dated March 2007.
- § All Greater Nottingham local planning authorities have agreed to align their Core Strategies.
- § The Secretary of State's Direction was received in July 2008 which states that all of the policies proposed by the Council to be saved should indeed be saved.

#### **Contextual Indicators (pages 16 – 28)**

- § Population projection estimate for mid-2006 is 111,700 (49 per cent male and 51 per cent female).

- § In 2005 life expectancy for women was higher (81.5 years) compared to that for men (78.0).
- § Average unemployment rate is 1.8 per cent for Gedling in comparison to 2.3 per cent for Nottinghamshire, 2.1 per cent for East Midlands and 2.3 per cent for the UK.
- § Ravenshead wards - lowest unemployment figure with average of 0.5 per cent. Killisick ward - highest unemployment figure with average of 4.1 per cent.
- § Higher proportion of economically active employees – 81 per cent. Number of economically inactive people has decreased from 23 per cent in 2003 to 21 in 2007.
- § Average house price in Gedling Borough has fallen below average house price in East Midlands.
- § There has been an increase in recycling rate from 24.09 per cent in 2005/06 to 30.84 per cent in 2007/08. There has been a decrease in the percentage of waste to landfill during the same period.

### **Core and Local Output Indicators (pages 29 – 44)**

#### Business Development

- § Since 2001, there has been a low level of employment completions.
- § Policy E1 of the Replacement Local Plan (2005) proposes the allocation of 49.5 hectares of employment land in order to address the Joint Structure Plan requirement. The remaining employment land available for the plan period is 34.19 hectares.

#### Housing

- § 83 per cent of new build dwellings constructed on previously developed land (brownfield land) exceeding the government target of 60 per cent. However, the percentage of brownfield dwellings has decreased between 2006/07 and 2007/08 due to a significant increase in the number of dwelling completions on greenfield land because the Replacement Local Plan (2005) allocates 13 out of 15 sites for residential development on greenfield land (three of which are currently under construction).
- § 78 per cent of completions were on non-allocated sites and 22 per cent were on allocated sites, compared to 91 per cent of dwellings on windfall sites and 9 per cent dwellings on allocated sites in the previous monitoring period 2006/07.
- § The number of new affordable dwellings completed has increased from 14 per cent in 2006/07 to 21 per cent in 2007/08.
- § In 2007-2008 the net completions figure (447 dwellings) exceeded the Joint Structure Plan annual requirement of 250 dwellings. However, it is important to note that since March 2008, economic influences have significantly reduced house build completions such that it is highly unlikely that the annual requirement set by the Joint Structure Plan will be reached in 2008/09. This may have an impact on the Council's Five Year Land Supply.
- § The Council has an identifiable five year housing land supply, as required by Planning Policy Statement 3: Housing. (The Five Year Housing Land

Supply Assessment report is attached as Appendix 4 to the Annual Monitoring Report).

- § It is anticipated that the housing requirement set by the Joint Structure Plan will be met by 2014. However, the review of the Regional Spatial Strategy will increase the Borough's housing requirement. The Regional Plan Proposed Changes document sets a need for 9,200 dwellings for Gedling Borough for the period 2001-2026.
- § The most common completed new build dwelling types during 2007/08 were three-bedroom houses followed by two-bedroom flats.

#### Local Services

- § There was no completed retail, office or leisure development in Arnold.
- § Arnot Hill Park was again awarded Green Flag status in July 2008.
- § 69 per cent of residents thought that parks and open spaces had improved or stayed the same, compared to 70 per cent in 2004/05.

#### Flood Protection and Water Quality

- § No application was granted permission against the advice of the Environment Agency on flood defence grounds or water quality.

#### Biodiversity

- § Gedling Borough gained a total of 195.62 ha of land designated as Site of Importance for Nature Conservation (SINCs), increasing the total SINC area from 1,112.83 in 2007 to 1,308.45 ha in 2008. There has been no loss of SINCs to development in Gedling Borough.

### **4. Conclusion**

Satisfactory progress is generally being made in the areas covered by the Annual Monitoring Report.

### **5. Recommendation**

Members are **recommended** to: -

- § Note the key points from the Annual Monitoring Report (April 2007 – March 2008).