



Report for: Cabinet 14th January 2010

Subject: Gedling Borough Council Annual Monitoring Report (April 2008 – March 2009)

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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 2008 – 31 March 2009 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 '*Regional Spatial Strategy and Local Development Framework: Core Output Indicators – Update 2/2008*' (published by Department for Communities and Local Government).

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. This Annual Monitoring Report is based upon the period 1 April 2008 to 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 2009 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.
- § 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.

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/pe-lp-amr.htm> and is available on request to the Planning Policy section.

3. Progress

The key points are:-

Local Development Framework (pages 8 – 15)

- § Progress of Local Development Framework preparation is assessed against the revised version of the Local Development Scheme dated March 2007.
- § The revised Local Development Scheme 2009 has been submitted to the Government Office for the East Midlands. No decision has yet been made to approve the revised Local Development Scheme.
- § All Greater Nottingham local planning authorities have agreed to align their Core Strategies. The first stage, publishing and consulting on aligned Issues and Options (based on a single evidence base for matters of common concern) took place in June and July 2009. A 'Consultation Option' version of the aligned Core Strategy is due to be published in late January 2010 for an 8 week consultation period, with a 'Pre Submission' version due for publication in September 2010.
- § The revised Local Development Scheme 2009 reflects the alignment process. Progress with the Local Development Framework is behind scheme compared with the March 2007 Local Development Scheme, but on target against the revised Local Development Scheme 2009.

Core and Local Output Indicators (pages 21 – 43)

In July 2008 the Government published a "*Regional Spatial Strategy and Local Development Framework Core Output Indicators - Update 2/2008*" for regional planning bodies and local planning authorities to report on in their Annual Monitoring Reports. This replaces the "*Core Output Indicators for Regional Planning*" (March 2005) and "*Local Development Framework Core Output Indicators Update 1/2005*" (October 2005). The Core Output Indicators Update 2/2008 removed some of the indicators that were required to report in previous Annual Monitoring Reports and also introduced some new indicators. This Annual Monitoring Report will be assessed against the 2008 Core Output Indicators and will continue to report on some of the removed indicators such as losses of employment land to other uses, percentage of new housing densities and green flag award standard.

Business Development and Town Centres

- § 9456 sqm of new employment floorspace (gross) constructed during the monitoring period 2008/09.
- § 65 per cent of those were on previously developed land (brownfield land).
- § No employment loss to other uses.
- § Policy E1 of the Replacement Local Plan (2005) proposes the allocation of 49.5 hectares of employment land in order to address the then Nottinghamshire Structure Plan Review (1996) requirement. The remaining employment land available for the plan period is 33.1 hectares.

Housing

- § The net dwelling completions figure is 204. There has been a drop in dwelling completions since 2007/08 due to the effects of the economic recession. The recession means that housing delivery has slowed or stopped on a number of sites.
- § The most common completed new build dwelling types were four or more bedroom houses followed by two-bedroom flats.
- § 72 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 significantly decreased since 2006/07 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 (four of which are currently under construction).
- § The number of new affordable dwellings completed remained the same at 21 per cent.
- § The Council has an identifiable five year housing land supply, as required by Planning Policy Statement 3: Housing (2006). (The Five Year Housing Land Supply Assessment report is attached as Appendix 4 to the Annual Monitoring Report).

Environmental Quality

- § Gedling Borough gained a net total of 27.05 ha of land designated as Site of Importance for Nature Conservation (SINCs), increasing the total SINC area from 1,308.45 ha in 2008 to 1,335.50 in 2009. There has been no loss of SINCs to development in Gedling Borough.
- § Arnot Hill Park was again awarded Green Flag status in 2009.

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 2008 – March 2009).