

CABINET – 2 DECEMBER 2009

EXECUTIVE SUMMARY SHEET – PART I

Title of Report:

SUNDERLAND CITY COUNCIL LOCAL DEVELOPMENT FRAMEWORK:
ANNUAL MONITORING REPORT 2008/ 2009

Author:

Deputy Chief Executive

Purpose of Report:

This report seeks approval of the council's Local Development Framework Annual Monitoring Report (AMR) for 2008/09 and seeks approval for submitting the AMR to the Secretary of State for Communities and Local Government.

Description of Decision:

Cabinet is requested to:

- i) Agree and endorse the Annual Monitoring Report;
- ii) Authorise officers to make appropriate arrangements for submitting the Annual Monitoring Report to Government Office for the North East (GO-NE) acting on behalf of the Secretary of State for Communities and Local Government, within the deadline of 31 December 2009.

Is the decision consistent with the Budget/ Policy Framework? Yes

If not, Council approval is required to change the Budget/ Policy Framework

Suggested reason(s) for Decision:

To comply with the statutory requirement to prepare an Annual Monitoring Report and submit it to the Secretary of State for Communities and Local Government.

Alternative options to be considered and recommended to be rejected:

The City Council has a statutory duty to monitor the Local Development Framework and prepare an Annual Monitoring Report; consequently no alternative options can be recommended.

Is this a “Key Decision” as defined in the Constitution?

No

Is it included in the Forward Plan?

No

Relevant Scrutiny Committee:

Environment and Attractive City Scrutiny Committee

Planning and Highways Committee

**SUNDERLAND CITY COUNCIL LOCAL DEVELOPMENT FRAMEWORK:
ANNUAL MONITORING REPORT 2008/09****REPORT OF THE DEPUTY CHIEF EXECUTIVE****1.0 Purpose of Report**

- 1.1 This report seeks approval of the council's Local Development Framework Annual Monitoring Report (AMR) for 2008/09 and seeks approval for submitting the AMR to the Secretary of State for Communities and Local Government.

2.0 Description of Decision

- 2.1 Cabinet is requested to:
- i) Agree and endorse the Annual Monitoring Report;
 - ii) Authorise officers to make appropriate arrangements for submitting the Annual Monitoring Report to Government Office for the North East (GO-NE) acting on behalf of the Secretary of State for Communities and Local Government (CLG), within the deadline of 31 December 2009.

3.0 Background

- 3.1 Under the Planning and Compulsory Purchase Act 2004, the City Council is required to prepare a Local Development Framework (LDF). The LDF will replace the current Unitary Development Plan which was adopted in 1998. As the statutory development plan for the city, the LDF will be the starting point in the consideration of planning applications for the development or use of land. Furthermore, it will be a fundamental document in delivering the key spatial objectives of the Sunderland Strategy and the emerging Economic Masterplan.
- 3.2 As part of the LDF the City Council is required to prepare an Annual Monitoring Report (AMR). The Planning Regulations require the AMR to contain the following information:
- Progress of the preparation of development plan documents against the timetable set out in the Local Development Scheme (the LDF project plan), including any that have been adopted in that year;
 - Any local development orders adopted or revoked (not applicable to this Authority);
 - Adopted policies that are to be rescinded and why (not applicable to this Authority);
 - The annual number of net housing completions.
- 3.3 Planning Policy Statement 12 "Local Spatial Planning" (2008) and supplementary AMR guidance also suggests (but does not require) that further monitoring may also be carried out regarding the performance of planning policies. In particular, guidance was published by CLG in July 2008 which outlined a range of 22 Core Output Indicators that Local Authorities should monitor. The requirements of both the Regulations and supplementary guidance have been fully reflected in the AMR's previously submitted by the Council.

- 3.4 The Annual Monitoring Report forms part of the LDF and must be submitted to the Secretary of State for Communities and Local Government by 31st December each year. This is the fifth AMR to be prepared and covers the period from 1st April 2008 to 31st March 2009.

4.0 The format of the 2008/09 AMR

- 4.1 The content and timely submission of AMR's previously secured Planning Delivery Grant from Central Government. There is no longer any financial reward for the AMR under the new system of Housing and Planning Delivery Grant.
- 4.2 This has now presented the opportunity to review the way in which future AMR's are to be prepared. Presently, consideration is being given to both the future content matter of AMR's but also the timing of its submission to both Cabinet and to Government.
- 4.3 Because AMR's are normally submitted at the end of December, the information presented (based on the previous financial year's performance) is nine months out of date. This obviously diminishes the real value of the report for Members and Officers alike.
- 4.4 It is therefore proposed that from 2010, the AMR will be completed so as to allow for a summer submission. This would be to the advantage of the Council from both an operational perspective but also as an information tool :-
- The Council would be one of the first in the Region to meet its statutory obligation in submitting the AMR ;
 - Information would be more up to date and relevant to Members;
 - It would condense demands for other monitoring returns undertaken at the end of the financial year into a single period;
 - There is potential to align the AMR with other Corporate monitoring e.g. the Sunderland Strategy. This would need further consideration, but could provide even closer synergy between the LDF and the Sunderland Strategy.
- 4.5 Given the above, the 2008/09 AMR attached to this Report differs from those previously submitted in so far as it reports on those statutory monitoring requirements that are relevant to this Council i.e. LDF progress and housing building performance. It also goes further by reporting on the 22 Core Output Indicators requested by CLG.
- 4.6 A more comprehensive AMR will be prepared for submission over the Summer 2010 which would fully report on the 2009/10 period. This will be presented to Cabinet for endorsement at the earliest juncture.

5.0 Progress on Development Plan Documents (DPD's)

- 5.1 The Council's Local Development Scheme (LDS) provides a timetable for document preparation. The current LDS was approved by Cabinet in March 2009. The LDS addresses the preparation of three local development documents. Progress on these has been as follows:-

- **Core Strategy** – As part of the initial stage of preparing the Core Strategy, public consultation on a range of spatial alternatives took place between 15 September and 6 November this year (in accordance with the LDS). These set out four broad approaches to the overall distribution of new development across the City and propose ten Strategic Sites which are considered key to the success of the City. Consultation responses are now being considered and these will inform the identification of a “Preferred Option” for the Core Strategy which will establish a pattern for development in the City and underpin all subsequent LDF documents. The Preferred Option will be the subject of public consultation in spring 2010 (a key Milestone in plan preparation);
- **Allocations Development Plan Document** – This DPD will identify site-specific allocations for housing, employment, retail, community facilities and open space, areas of nature conservation and transport routes. Work on this will start in 2010, its preparation aligned to reflect the emerging Core Strategy;
- **Hetton Downs Area Action Plan** – Centring on the Hetton Downs/ Eppleton area this plan will provide the development framework for the area’s long-term sustainable improvement and regeneration. The need to reflect emerging considerations of local school place planning has impacted upon the timetable for progressing this document.

5.2 In addition a **Sustainability Appraisal Scoping Report** was prepared which sets out the scope of information to be considered in subsequent Sustainability Appraisals (SA) of local development documents. The SA process is fundamental to ensuring that the City’s commitment to securing sustainable development through the LDF process is maintained. The preparation and consultation on the SA Scoping Report met a key Milestone in accordance with the LDS.

5.3 Full details of document preparation is contained in the AMR.

6.0 Policy Monitoring

6.1 The 2008/09 AMR focuses on the Core Output Indicators prescribed by CLG. Over the course of 2008/09 the following significant developments emerged:-

- **Business Development and Town Centres** – The proportion of Sunderland’s ‘working age in full-time employment’ decreased slightly by 0.2% to 76.6% during 2008/09; this figure is marginally above the national (76.2%) and regional (76.1%) averages. The year’s most significant business completion was the 40,200m² office unit at Rainton Bridge South, while a 1,484 m² general industrial unit was also completed at Monument Park, Pattinson North. Two significant retail developments occurred this year: in Washington the Galleries Retail Park was completed (eleven units totalling 9,600 m²) and at the Peel Centre a JJB Sports health and fitness unit and sports retail outlet was constructed (5,110 m²);
- **Housing** – The number of new houses built in 2008/09 was the third highest in the past 10 years, with 843 new homes completed in the city through either newbuild completions or changes to properties

which created additional homes. However whilst this figure remained high in comparison to previous years, it was offset by 544 demolitions and changes out of residential use so that in net terms only 299 additional dwellings were gained. 97% of new dwellings were on previously developed land. The city is exceeding both the national 60% target and also the 80% target set for Tyne and Wear by the Regional Spatial Strategy;

- **Waste** – During 2008/09 26% of the city's municipal waste was recovered via recycling or composting, a 2% increase on last year's figure;
- **Renewable Energy** – During 2008/09 a further two turbines were installed at the Nissan site, each 660KW capacity. This brings the total on site to ten turbines, providing a cumulative total installed-capacity of approximately 6.6MW. In total, 1.46MW of renewable energy capacity was installed in 2008/09, taking the total installed capacity existing in the city to 7.4MW. These developments will make a significant contribution to achieving the regional target, set by the RSS of 22MW by 2010 (it should be noted that at the end of 2008/09 the Council had approved applications with a potential total renewable energy capacity of 19.0MW - nearly the entire Tyne and Wear target of 22MW).

7.0 Reason for decision

- 7.1 To comply with the statutory requirement to prepare an Annual Monitoring Report and submit it to the Secretary of State for Communities and Local Government by 31 December 2009.

8.0 Alternative options

- 8.1 The City Council has a statutory duty to monitor the Local Development Framework and prepare an Annual Monitoring Report; consequently no alternative options can be recommended.

9.0 Relevant consultations/ considerations

- a) **Financial Implications** – Outside of the costs associated with document production and printing there are no direct costs arising from the Annual Monitoring Report. Costs will arise from developing the evidence base and from the examinations of the various development plan documents (the examination of the Hetton Area Action Plan DPD is scheduled for winter 2010). Funding for any additional costs to the council will be met from earmarked contingencies. The Chief Finance Officer has been consulted and his comments incorporated into this report.
- b) **Legal Implications** – The AMR has been prepared in accordance with the appropriate Planning Regulations. The Chief Solicitor has been consulted and his views incorporated into the body of this report.
- c) **Policy Implications** - The AMR will provide an important measure of how the policies in the LDF are performing in terms of both their implementation and effectiveness.

10.0 BACKGROUND PAPERS

Sunderland City Council Local Development Scheme March 2009
Regional Spatial Strategy and Local Development Framework: Core
Output Indicators - Update 2/ 2008 DCLG July 2008
PPS12: Spatial Planning DCLG June 2008
Sunderland City Council Annual Monitoring Report December 2007
Sunderland City Council Local Development Scheme March 2007
Sunderland City Council Annual Monitoring Report December 2006
Sunderland City Council Annual Monitoring Report December 2005
Sunderland City Council Local Development Scheme March 2005
LDF Monitoring: A Good Practice Guide ODPM March 2005
PPS12: Companion Guide ODPM November 2004
PPS12: Local Development Frameworks ODPM September 2004
Correspondence on file P1S held in the Development and Regeneration
Directorate

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