

CHESHIRE EAST COUNCIL

Cabinet Member for Performance and Capacity

Date of Meeting: 15 December 2009
Report of: John Knight, Head Of Planning and Policy
Subject/Title: Local Development Framework: Annual Monitoring Report

1.0 Report Summary

- 1.1 The Council is required to submit an Annual Monitoring Report to the Secretary of State in respect of the implementation of Saved Local Plans and any Local Development Documents during 2008/9.

2.0 Recommendation

- 2.1 That the Cabinet Member for Performance and Capacity approve the submission of the Annual Monitoring Report to the Government Office for the North West.

3.0 Reasons for Recommendations

- 3.1 To ensure the Annual Monitoring Report is submitted by the 31st December 2009 deadline.

4.0 Wards Affected

- 4.1 N/A

5.0 Local Ward Members

- 5.1 N/A

6.0 Policy Implications including - Climate change - Health

- 6.1 The Annual Monitoring Report includes data on Climate Change

7.0 Financial Implications for Transition Costs (Authorised by the Borough Treasurer)

- 7.1 None

8.0 Financial Implications 2009/10 and beyond (Authorised by the Borough Treasurer)

- 8.1 None

9.0 Legal Implications (Authorised by the Borough Solicitor)

- 9.1 There is a statutory requirement, imposed by Section 35 of the Planning and Compensation Act 2004, to submit an Annual Monitoring Report containing prescribed information relating to the implementation of the Local Development Scheme and the extent to which policies set out in Local Development Documents are being achieved.

10.0 Risk Management

- 10.1 Failure to submit the Annual Monitoring Report by the 31st December deadline could result in a reduction in Housing and Planning Delivery Grant.

11.0 Background and Options

- 11.1 All Planning authorities are required to make an Annual Report to the Secretary of State containing information on the implementation of the Local Development Scheme and the extent to which the policies in Local Development Documents and saved Local Plans are being achieved.
- 11.2 This year's Annual Monitoring Report (AMR) covers the period 1st April 2008 to 31st March 2009 and consequently addresses performance for the four former local authorities and their Local Plans.
- 11.3 A draft AMR has been prepared and will be available at the meeting.
- 11.4 The main findings of the AMR are as follows:
- There has been an improvement in relation to affordable housing completions, although further work is required on income and housing affordability to inform the findings of the Strategic Housing Market Assessment (SHMA). COI H4, which illustrates the number of Gypsy, Traveller and Travelling Showpeople pitches delivered, will be informed in future AMRs by the results of the NW Plan Regional Spatial Strategy (RSS) Partial Review and subsequent regional spatial policies.
 - There is a need to ensure that development occurs in sustainable locations via the Sustainability Appraisal and Development Plan making process and through this the minimisation of the need to travel by car and to facilitate integrated forms of sustainable transport.
 - Further work is required on the number of house sales and the impact upon the housing market as well as on the demand for extra care housing and population changes in Cheshire East to inform the SHMA
 - The Employment Land Review and the update to the Town Centres Study respectively, need to be completed to enable appropriate LDF policies to be developed.

- The implications of socio-economic change need to be considered when developing LDF policies and analysing policy performance. The role of tourism should also be recognised when formulating LDF policies.
- There is a need for the appropriate skills to be available to staff to enable the monitoring of COI H6 (Housing Quality – Building for Life) along with the establishment of an appropriate monitoring system.
- There has been an improvement in the amount of Previously Developed Land (PDL) developed for employment uses (COI BD2) and therefore the Council should continue to develop land using the sequential approach as stated in the RSS.
- There is a need for consideration to be given to the effects of reducing landfilling on the consented lifespans of existing landfill facilities and the impact
- There has been a negative change on silica sand landbanks and therefore it is suggested that an audit of reserves of silica sand in the Cheshire sub-region be undertaken as well as an audit of hard crushed rock sites on the delivery of final restoration schemes.
- In relation to the reduction of CO² per person there has been a positive trend over three years, with a lessening in emissions.

12.0 Overview of Year One and Term One Issues

12.1 None

13.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer:

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