



Exeter City Council

**City Development
Authority Monitoring Report
2012/13**

1. Introduction

1.1 The Localism Act requires the Local Planning Authority (LPA) to prepare an Authority Monitoring Report (AMR). The role of the AMR is to set out progress on the timetable specified in the Local Development Scheme (LDS) and to show how the implementation of policies in the Local Plan is progressing. The AMR also reports whether any neighbourhood plans have been made, whether Community Infrastructure Levy is in place and on activity relating to the duty to co-operate.

1.2 The report is presented as follows:

- Progress against the Local Development Scheme
- Implementing policies
- Housing completions
- Neighbourhood Planning
- Community Infrastructure Levy
- Duty to co-operate

1.3 Further statistical information on housing completions and the five year housing supply is available on the Council's web site.

1.4 City Development is currently undergoing re-structure and a review of the statistical information collected is being undertaken. In due course additional information will be available on the Council's web site.

2. Progress against the Local Development Scheme

2.1 The revised Local Development Scheme (LDS), adopted by the Council in June 2012, sets out approximate timetables for the production of planning policy documents. Progress against the LDS, including the stage reached by March 2013 and the reason for any delay, is set out below.

2.2 The following Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) are listed:

- **Site Allocations and Development Management DPD**
The Issues and Options Consultation (the 'Have your say' consultation) took place between July and September 2012 in accordance with the above timetable. Unfortunately there was then considerable delay whilst the significant number of responses were analysed and responded to. In March 2013 that analysis was still ongoing. (Consultation on the renamed Draft Development Delivery DPD was undertaken in 2013/14).
- **Sustainable Transport SPD**
The draft SPD was approved by the Council's Executive on 2 October 2012 for public consultation. Formal public consultation followed in accordance with the Regulations, for a period exceeding the four weeks, and ending on 7 December 2012. The final Sustainable Transport SPD was adopted in March 2013.
- **Sustainable Construction and Decentralised Energy SPD**
Work on this document had not commenced by March 2013 as awaiting outcome of Government consultation on approach to allowable solutions. (No

further progress has been made since this time and the Council now also awaits the outcome of the Housing Standards Review).

- **Developer Contributions/Infrastructure Delivery SPD**
There was some delay in producing the Developer Contributions/Infrastructure Delivery SPD whilst the Council prepared the evidence base for the Community Infrastructure Levy (CIL). As at March 2013 work on CIL was ongoing. (The re-named Planning Obligations SPD has since been adopted in April 2014).
- **Affordable Housing SPD**
The draft Affordable Housing SPD was consulted on in autumn 2012 and the Affordable Housing SPD was adopted in February 2013. (A revised Affordable Housing SPD has since been adopted in April 2014).

3 Implementing Policies

3.1 The Core Strategy was adopted in March 2012. Two policies from the Core Strategy replaced policies in the Local Plan First Review. Most other policies in the Local Plan First Review are saved until the Development Delivery DPD is adopted.

3.2 The 2011/12 AMR reported that the affordable housing policy (Policy CP7 of the Core Strategy) was being implemented, but due to viability constraints delivery was limited to 25%. During 2012/13 these viability constraints continued and delivery of affordable housing was still limited to 25%. However, into 2014, and following the completion of the CIL examination, the policy is once again delivering 35% affordable housing.

3.3 Towards the end of the 2012/13, due to the delay in introducing anticipated amendments to the Building Regulations, the requirements of the sustainable construction policy (Policy CP15 of the Core Strategy) became more onerous than those of the renewable and low carbon energy policy (Policy CP14 of the Core Strategy). Hence there was no need to seek specific compliance with CP14 or attach conditions to this effect. The policy is still part of the development plan and may have effect in the future when changes to the Building Regulations are announced.

3.4 All other policies were being implemented.

4. Housing Completions

4.1 In the reporting year April 2012 to March 2013 473 net additional dwellings were completed in Exeter. This is 127 dwellings below the target of 600 dwellings per annum. This shortfall is largely due to an initial lag in build out rates on a number of larger housing schemes within the strategic allocations.

4.2 At least 12,000 dwellings are planned to be delivered in Exeter over the plan period 2006 to 2026. As at April 2013 a total of 4,414 dwellings have been completed in the city, equating to an over provision of about 214 since the start of the plan period.

4.3 Figure 1 sets out the annual dwellings delivered (split between major and minor sites) between 2006 and 2013.

Figure 1: Housing completions from the start of the plan period to the present

Year in the plan	Reporting Year	Major Sites	Minor Sites	Annual dwellings completed
1	06-07	772	119	891
2	07-08	398	114	512
3	08-09	274	140	414
4	09-10	310	58	368
5	10-11	806	51	857
6	11-12	799	61	899
7	12-13	409	64	473
				4,414

5. Neighbourhood Planning

5.1 On 25 June 2012 Exeter City Council designated the area comprised the electoral ward of St James as a Neighbourhood Area for the purpose of preparing a Neighbourhood Plan. An application for the designation of Exeter St James Forum as a formal Neighbourhood Forum was agreed on 28 August 2012.

5.2 The Exeter St James Forum completed a consultation on the draft plan in Autumn 2012 and submitted the Neighbourhood Plan to the Council to publicise. The Plan was publicised from 21 December 2012 to 8 February 2013, and was then submitted for examination.

5.3 On the 15 February 2013 the Council received the Examiner's report on the Exeter St James Neighbourhood Plan. The report concludes that with a few minor modifications the Plan should proceed to referendum. By the end of the reporting period (March 2013) no Plans had been made, but a date for the referendum, 2 May 2013, had been agreed.

6. Community Infrastructure Levy

6.1 The Council consulted on a Draft Charging Schedule that set out proposed CIL rates in April 2012. The Examination Hearings to consider the City Council's CIL Charging Schedule was held on 26 and 27 February 2013. The Examiner later asked the Council to look again at its CIL charging schedule and its relationship to the Core Strategy's affordable housing policy. The Council had not adopted CIL by the end of March 2013.

7. Duty to Cooperate

7.1 The duty to co-operate places a legal duty on local planning authorities to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. Below is a summary of the activity undertaken relating to the duty to cooperate.

7.2 The Exeter and Heart of Devon Growth Board was established in 2006 and has worked in a proactive manner to bring forward and support the major growth programme centred on Exeter. Close working between Exeter City Council (ECC), East Devon District Council (EDDC), Teignbridge District Council (TDC), and Devon County Council (DCC) ensures that development comes forward in a comprehensive and sustainable manner.

7.3 The Heart of the South West Local Enterprise Partnership (LEP) was formed under the leadership of the private sector supported by the local authorities from Devon, Plymouth, Somerset and Torbay and the areas' District Councils in June 2011. The City has continued to work closely with the LEP since its inception.

7.4 The following working groups have been established to ensure strategic issues are addressed cross boundary:

- Devon Planning Officers Group (DPOG) – A long established group that addresses strategic issues that require a common understanding, initiates work that can be most effectively be undertaken jointly, and enables authorities to exchange best practice across Devon.
- Low Carbon Task Force (established in 2011) - Members include ECC, EDDC, TDC and DCC, plus other organisations. This collaborative and innovative partnership between public and private sectors seeks to address cross boundary issues in a manner that reduces energy consumption/costs, increases energy efficiency and promotes transition to a low carbon economy.
- Exeter Highways and Traffic Orders Committee (HaTOC) – a long-established joint committee of DCC and ECC members which deals with highway and other transport schemes.
- Devon & Exeter Rail Project Working Party – a long-established working party of members of DCC and various Devon districts (including three members of ECC). In particular it is working to promote the new rail stations which feature in our Core Strategy policies.
- Exeter Walking & Cycling Steering Group (established in 2011) – a group of officers from ECC and DCC plus a representative of Sustrans, which promotes a programme of improvements to walking and cycling infrastructure.
- The Smart Cities Group - comprises local authorities, Local Enterprise Partnership (LEP), University of Exeter, IBM, Eon, Met Office and has been set up to look at how technology can help ensure efficiency in energy and health.
- District Heating Group - Exeter City Council is working with the University of Exeter, Royal Devon and Exeter NHS Foundation Trust, Devon County Council, and Teignbridge District Council, with support and funding from DECC, to develop the district energy proposals and deliver the aims of Core Strategy Policy CP13: “Decentralised energy networks” where such networks require public sector support.

7.5 Much of the evidence base work to support Exeter's Local Plan has been carried out in partnership with neighbouring authorities:

- Strategic Housing Market Assessment - A joint Strategic Housing Market Assessment (SHMA) has been produced for ECC, EDDC, TDC and MDDC.
- Strategic Housing Land Availability Assessment (SHLAA) - On-going cooperation between all those authorities in the Housing Market Area (HMA) in order to establish and follow a common SHLAA methodology.
- Gypsy and Traveller Needs Assessment - A joint Gypsy and Traveller Accommodation Assessment was prepared by consultants on behalf of all the Devon Authorities and managed by a multi-agency steering group.
- South West Masterplan – ECC, TDC, and DCC jointly commissioned the South West Exeter Masterplan to provide a framework to guide the future development of a sustainable urban extension to the south west of the city.
- Habitat Mitigation Joint Approach - The evidence base to support a cross boundary approach to collecting contributions to mitigate impacts on European Sites in accordance with the Habitat Regulations Assessment was completed jointly with Teignbridge District Council and East Devon District Council.
- Community Infrastructure Levy (CIL) - Throughout 2012/13 officers at ECC, DCC and EDDC worked closely together with consultants to establish a common approach to the CIL evidence base.
- Infrastructure Delivery Plan (IDP) – ECC has worked closely with the duty to cooperate bodies and other infrastructure delivery partners to understand infrastructure requirements, constraints and plans and to facilitate infrastructure delivery.
- Multi Utility Sustainable Infrastructure Strategy (MUSIS) - The Growth Point produced this Strategy which focuses on understanding the utilities market and recognising opportunities for cost savings and alternative approach to utilities provision

7.6 Exeter will continue to work closely with its Growth Point partners and with Devon authorities more widely to ensure scarce resources are used in the most effective and efficient way and to ensure growth is delivered in the most sustainable manner.