

Annual Monitoring Report

2008-2009

Submission to the Secretary of State

December 2009



Exeter City Council

Exeter Local Development Framework

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EXECUTIVE SUMMARY

The aim of the Annual Monitoring Report is to review progress on the preparation of local development documents and to examine the extent to which the policies set out in the local development documents are being achieved.

The programme for the preparation of documents, particularly the Core Strategy, has been delayed due to changes in Government guidance on the preparation of the Local Development Framework, amendments to the content of the emerging Regional Spatial Strategy and delay in adoption of the Regional Spatial Strategy.

As a result, an additional consultation has recently been carried out on the new issues that have arisen which affect the preparation of the Core Strategy. Responses to this consultation will be taken into account in the preparation of the draft Core Strategy which is programmed for publication in spring 2010. Revisions to the Local Development Scheme will be submitted to the Secretary of State when the outcome of the Local Government Review and the Regional Spatial Strategy is known.

Until local development documents are in place, the monitoring of policy implementation will examine the policies in the Local Plan First Review, adopted March 2005. These are assessed against performance indicators.

The assessment indicates that good progress is being made towards meeting targets and the achievement of policy objectives despite the economic recession.

The Local Development Framework will update and revise policy to deal with changing circumstances and new objectives but no areas of significant policy concern have been identified through the monitoring assessments that require immediate attention.

1. Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 requires the City Council to prepare an Annual Monitoring Report (AMR) setting out progress on the preparation and implementation of the Council's Local Development Framework. This monitoring report deals with the period from April 2008 to the end of March 2009.
- 1.2 The report begins with a review of progress on the preparation of the local development documents.
- 1.3 The monitoring results are then summarised, with details presented in Appendix 1. Until the documents that will make up the Local Development Framework are in place the monitoring information will relate to the 'saved' policies in the Local Plan First Review, adopted March 2005 ('saved' by Direction of the Secretary of State, March 2008).
- 1.4 National guidance states that it is acceptable for AMRs to develop gradually to take account of emerging best practice. Not all the information required is available or can be readily collected. In Appendix 2 the report highlights where there are deficiencies and explains how these deficiencies will be overcome in future years.
- 1.5 An assessment of Exeter's 5 year housing land supply is attached at Appendix 3.
- 1.6 In accordance with advice in the good practice guide 'Local Development Framework Monitoring' published by the ODPM, the monitoring data in Appendix 1 is presented as follows:
 - Contextual Indicators – that allow for the wider social, environmental and economic circumstances to be taken into account;
 - Mandatory Core Output Indicators, as specified in the ODPM guidance - that assess direct policy effects;
 - Local Indicators based on the indicators listed in the adopted Local Plan First Review Monitoring Framework; and
 - Significant Effects Indicators, which are a product of the sustainability appraisal process.
- 1.7 During 2008 a set of new Core Output indicators was published by the Government. These indicators are used for the first time in this year's AMR and replace those used previously.

2. Local Development Document Preparation

Development Plan Documents (DPDs)

The preparation of the Core strategy has been carried out in parallel with the emergence of the Regional Spatial Strategy (RSS). Submission of the Core Strategy to the Secretary of State has been delayed because of the need for reasonable certainty on the scale of development likely to be required by the RSS when it is finally adopted. The RSS has significantly increased the number of houses to be built in Exeter to 2026. Further consultation has, therefore, been carried out to explain the implications of the new targets. The consultation, which took place in October and November 2009 also dealt with the allocation of strategic sites at Monkerton/Hill Barton, Newcourt and Alphington and guidance on infrastructure needed to support delivery.

Following consideration of the responses to the consultation, and taking into account progress on the RSS, the aim is to publish the submission Core Strategy and invite representations. Subject to any significant changes required as a result of the representations, the Core Strategy will then be submitted to the Secretary of State.

The Council's Local Development Scheme (LDS), is to be revised to identify, as priorities, the preparation of the Core Strategy and a Site Allocations Development Plan Document (DPD) to be followed by a Development Management DPD and, subject to review, a City Centre Area Action Plan. The LDS will also set out the programme for Supplementary Planning Documents (SPDs) outlined below. The revised programme will be submitted to the Secretary of State for approval.

Supplementary Planning Documents (SPDs)

Residential Extensions	The SPD was adopted in September 2008.
Trees in relation to development	The SPD was adopted in September 2009.
Planning Obligations	In the absence of a Local Plan policy specifically relating to planning obligations the SPD sets out the implications for planning obligations of relevant topic-based DPD policies (e.g. transport or open space). This SPD is due for adoption December 2009.
University of Exeter (Streatham Campus)	This SPD includes a masterplan which outlines the type of development needed on the main campus to encompass future student numbers. It is due for adoption early 2010.
Residential Design Guide	Preparation of the SPD has started and it is due to be subject to public consultation February/March 2010 with adoption early summer 2010.

Affordable Housing SPD

Consultation on a draft Affordable Housing SPD was carried out in 2007. Adoption of the SPD has been deferred because of the risk that the Planning Inspectorate may find the Core Strategy unsound if the affordable housing policy, including the increase in the percentage required, had been predetermined and also because of the more recent concern that it would be unwise to adopt a higher standard at a time of economic difficulty and before the guidance in the RSS, on bringing forward a high standard, had been adopted. A revised draft SPD that does not deal with the proposed percentage rise but focuses on other matters of concern is to be subject to public consultation in February/March 2010 and the aim is to adopt early summer 2010.

Masterplans

Masterplans for the Monkerton/Hill Barton and Newcourt area are in preparation each of which will be brought forward for public consultation and adoption as an SPD. Together these SPDs will replace the proposed East of Exeter Area Action Plan.

A Masterplan for the south west of Exeter, the major part of which lies within Teignbridge, is also underway. The area within Exeter, south of Alphington, is identified in the Core Strategy as one of the proposed strategic allocations.

Supporting Studies

Completed:

- Urban Capacity Study 2006
- Exeter and Torbay Strategic Housing Market Assessment 2007
- Housing Viability Study 2009
- Housing and Employment Land Permissions and Completions 2009
- Strategic Housing Land Availability Assessment 2009
- Employment Study 2007 (Atkins)
- Employment Land Review 2009
- Exeter Retail Study 2008 (DTZ)
- Hotel Study 2007 (The Tourism Company)
- Open Space Audit 2005
- Landscape Sensitivity and Capacity Study 2007 (Diacomo Associates and White Consultants)
- Habitats Regulations Assessment 2008 (WSP)
- Exeter Area Green Infrastructure Study (with East Devon/Teignbridge and Natural England: LDA Design) 2009
- Exeter and East Devon Growth Point Energy Strategy 2009 (Element Energy Limited)
- Strategic Flood Risk Assessment 2008 (plus further site appraisal: Clarkebond)

In preparation:

- Newcourt Masterplan 2009 (Atkins)
- Monkerton / Hill Barton Masterplan 2009 (LDA Design)
- South West Masterplan (LDA Design)
- Gypsy Site Search
- Sustainability Appraisal

Exeter and East Devon Growth Point Studies:

- Exeter and East Devon Infrastructure Study (EDAW/AECOM)
- Water Cycle Strategy (Halcrow Group Limited)
- Utilities Capacity Study (WSP)

3. Summary of Monitoring Results

- 3.1 The monitoring information presented in Appendix 1 is summarised and analysed below. This deals with the period from April 2008 to the end of March 2009 and therefore reflects the impact of the current economic conditions. The information generally follows the topic headings that are identified in the Local Plan First Review Monitoring Framework. Targets that are referred to below are derived from those listed in the Monitoring Framework.

Contextual Information

- 3.2 The population of Exeter rose significantly from 116,600 in 2005 to 122,400 in 2007 but at a slower rate to 123,500 in 2008. The claimant count of those in receipt of unemployment benefit has increased in line with, but at a lower rate than, the national trend. The percentage of working age population qualified to NVQ Level 3 or equivalent has increased as well as the percentage of pupils obtaining 5 or more GCSEs (grade A*-C). The differential between average house prices and average income has risen steadily in recent years to 10.4 in 2008 but fell to 8.5 in 2009.
- 3.3 Noise complaints have increased but this is partly due to a more reliable method of reporting and partly due to Environmental Health increasing public awareness of the issue. Transport indicators suggest that the number of children walking and cycling to school has increased. Waste indicators show that the percentage of household waste recycled has stayed the same as a result of households reducing the amount to be recycled along with their overall waste. This period has also seen a drop in violent crime but a slight increase in the levels of burglaries per 1000 homes.
- 3.4 Three Super Output Areas (small areas that are used for the Indices of Deprivation) in Exeter are in the top 10% nationally, comprising Sidwell Street and Clifton Road area, Burnthouse Lane area and Rifford Road area.

Economic Growth

Employment

- 3.5 Between 2001 and 2009 development of an average of 7.3 hectares of employment land has been completed each year compared to the Structure Plan 2001-2016 target rate of 5.7 hectares a year. This is mainly due to the completion, over the period, of major developments such as the Met Office and EDF Energy combined with steady growth at Exeter Business Park and Matford. In recent years the completion rate has been relatively low but the rate is likely to increase again as the economy improves and sites are brought forward through the Local Development Framework. The economic activity rate has recently increased which may indicate the market is picking up, although a longer-term trend is needed for complete confidence.

Retail

- 3.6 Vacancies in the City Centre have increased from 36 in summer 2008 to 49 in March 2009, with the most significant vacancies being in the High Street, Fore Street, and Princesshay. This represents 8.5% of all retail units in the City Centre, which is higher than the Local Plan target (6%), but below the national rate of 15%. By November 2009 the number of vacancies had increased by 1 which suggests that the upward trend may have stabilised. Prime rental values have inevitably fallen due to the recession, but Exeter maintains its competitive position and continues to exceed

the rental values of Taunton, Torquay and Plymouth. According to Experian, who produce retail rankings of shopping centres, Princesshay has maintained its position at 43rd place.

- 3.7 The high quality of the public realm and significant investment is likely to have had a positive impact on the ability of the City to withstand the downturn. Ongoing improvements to the public realm for pedestrians and cyclists have reinforced the economic viability of the City Centre as indicated by a year on year increase in pedestrian flows. In the last year enhancements have been made at St. Martin's Lane and Cathedral Close and new pedestrian signage to provide information to visitors (leisure and business) throughout the City Centre is now complete. Heavitree Fore Street enhancements have also been completed.

Access to Housing

- 3.8 Between 2001 and 2009 development of an average of 523 dwellings has been completed each year compared to the Structure Plan 2001-2016 target of 447 dwellings a year. Completion rates will be significantly lower in the next few years due to the economic downturn but will increase again as the economy improves and sites are brought forward through the Local Development Framework.
- 3.9 The proportion of housing completed on previously developed land has risen from 68.6% in 2007/8 to 97.3% in 2008/9. An average density of 83 dwellings per hectare was achieved due in part to the completion of student developments. Excluding student developments the average development was 66 dwellings per hectare. These densities exceed the targets in the RSS 'Proposed Changes' for 40 to 50 dwellings per hectare overall and at least 50 dwellings per hectare in urban extensions.
- 3.10 An assessment of Exeter's 5 year housing land supply for the period April 2010 to 31 March 2015 is attached at Appendix 3. The assessment has been undertaken in accordance with the Planning Inspectorate advice note. It is based on the current development plan (the Devon Structure Plan 2001 to 2016) dwelling requirement adjusted for historic performance and identifies specific deliverable sites to deliver housing in the first five years.

Transport

- 3.11 As a compact City all new development in Exeter provides good accessibility to essential services and to frequent public transport. All new non-residential development within the monitoring period has complied with the Local Plan First Review maximum car parking standards and the number of public City Centre car parking spaces has remained stable as desired.
- 3.12 At Newcourt, the road link between the A379 and Topsham Road, that runs through the proposed development area, is under construction.
- 3.13 Ongoing improvements continue to provide facilities for cyclists and pedestrians. During 2008-2009 the Exeter Cycle Project, a partnership between Devon County Council, Exeter City Council and Cycling England has funded the completion of cycle paths at Eastern Fields, Library Fields and Ludwell Lane through Wonford Playing fields.

Open Space

- 3.14 Over the last few years there have been significant improvements to the landscape planting and infrastructure (including furniture, play equipment and surface repairs) of the City's parks. All of the new family housing developments built in 2008-2009 have, or will have, access to a good quality play area and the provision of open space is above national standards.

Environment/Townscape

- 3.15 In general, the townscape/heritage indicators have been met. There has been no change in the condition of Sites of Special Scientific Interest (SSSI) since last year. The levels of carbon monoxide have risen, but air pollution levels vary annually as a result of many factors and it is impossible to identify the cause of any trend over such a short timescale. The number of Council homes which do not meet the decent home standard has fallen substantially due to the accumulation of a number of repairs in the last few years, including 90% of LA homes receiving loft insulation and 99% with cavity wall insulation.¹

Use of Local Plan Policy

- 3.16 Analysis of planning applications that have been presented at Planning Committee from April 2008-March 2009 indicates that the policies most commonly referred to are.
1. DG1 Objectives of Urban Design
 2. T1 Hierarchy of Modes
 3. T2 Accessibility Criteria
 4. T3 Encouraging Use of Sustainable Modes
 5. DG7 Crime Prevention and Safety
 6. T10 Car Parking Standards
 7. DG4 Residential Layout and Amenity
 8. H1 Search Sequence
 9. H2 Location Priorities
 10. DG2 Energy Conservation

There is limited reference to policies on Tourism, Community Services, Leisure and Recreation and Environment but many of these policies are promotional or would only apply to planning applications for a specific area.

Overall Summary

- 3.17 Overall, most of the indicators suggest good progress is being achieved especially those concerned with development. Structure Plan employment and housing land targets have been exceeded. The number of vacant retail units in the City Centre has increased over the year to March 09 but has subsequently stabilised. Transport objectives are being met but substantial transport infrastructure enhancements will be required to enable delivery of the employment and housing land proposals. Environmental targets e.g. energy and biodiversity, which are influenced by many other factors beyond the planning system, are harder to measure and, therefore, some information is not available.

¹ Exeter City Council Progress Update 15/09/09 – Environmental and Climate Change Strategies.

Appendix One – Monitoring Data

(i) Contextual Indicators

These indicators are derived from Government guidance in 'Local Development Framework Monitoring' and from the Core Strategy Sustainability Scoping Report (2005/6) data unless specified otherwise).

Demographic Structure

Indicator	Data
Population size	2005: 116,600 2006: 119,600 2007: 122,400 2008: 123,500

Socio-cultural issues

Indicator	Data
Level of crime	Levels of Violent Crimes per 1000 population in Exeter: 2004/05: 25.8 2005/06: 24.3 2006/07: 21.7 2007/08: 20.1 2008/09: 17.9 Levels of domestic burglaries per 1000 homes: 2004/05: 12.5 2005/06: 9.3 2006/07: 11.8 2007/08: 10.5 2008/09: 11.6
Unemployment (claimant count rate)	Exeter 1.4% March 2005 E&W 2.3% Exeter 1.5% March 2006 E&W 2.6% Exeter 1.5% March 2007 E&W 2.5% Exeter 1.2% March 2008 E&W 2.2% Exeter 2.8% March 2009 E&W 4.0%
No of Super Output Areas (small areas used for the Indices of Deprivation) in the City which are amongst the 10% of SOAs in England which have the highest levels of multiple deprivation	Three SOAs in Exeter are in the top 10% nationally, comprising Sidwell Street and Clifton Road area, Burnthouse Lane area, and Rifford Road area.
Noise complaints	2004/05: 431 2005/06: 520 2006/07: 853 2007/08: 1468 2008/09: 1686

Percentage of pupils obtaining 5 or more GCSEs (Grade A*-C) (% of 15 year olds)	For state schools in Exeter: 2005: 46.4% 2006: 46.3% 2007: 49.3% 2008: 59.3%
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Economy

Indicator	Data
Economic activity rate	2005: Exeter 78.4% E&W 78.2% 2006: Exeter 80.8% E&W 78.3% 2007: Exeter 77.6% E&W 78.3% 2008: Exeter 75.3% E&W 78.4% 2009: Exeter 82.9% E&W 78.9%
Percentage of population of working age qualified to at least NVQ Level 3 or equivalent	<i>2 or more A-levels</i> 2005: Exeter 47.9% E&W 43.9% 2006: Exeter 54.3% E&W 44.9% 2007: Exeter 56.3% E&W 45.9% 2008: Exeter 57.1% E & W 47.0%
Ratio between average house price and average full-time salary	2005: 9.2 (1 st quarter of 2006) 2006: 9.3 (2 nd quarter of 2006) 2007: 9.5 (1 st quarter of 2007) 2008: 10.4 (2 nd quarter of 2008) 2009: 8.5 (1 st quarter of 2009)

<p>Employees in knowledge based industries</p>	<p>2004/05: 13% 2005/06: 12.8% 2006/07: 12.6% 2007/08: 13.0% (2009 update not yet available)</p>																				
<p>Business Registrations and Closures</p>	<p>2006: Registrations: 260 (8% rate) Closures: 235 (7.2% rate)</p> <p>2007: Registrations: 455 (11% rate) Closures: 405 (9.7% rate)</p> <p>2008: (update not yet available)</p>																				
<p>City Centre shopping yields on investment (prime retail yields – the lower the yield the greater the prospects for growth)</p>	<table border="0"> <tr> <td>2006:</td> <td>2007:</td> </tr> <tr> <td>Plymouth: 5.5%</td> <td>Plymouth: 4.75%</td> </tr> <tr> <td>Taunton: 5.25%</td> <td>Taunton: 4.5%</td> </tr> <tr> <td>Exeter: 5.5%</td> <td>Exeter: 4.5%</td> </tr> <tr> <td>2008:</td> <td>2009:</td> </tr> <tr> <td>Plymouth: 4.5%</td> <td>Plymouth: 4.5%</td> </tr> <tr> <td>Taunton: 4.5%</td> <td>Taunton: 4.5%</td> </tr> <tr> <td>Exeter: 4.5%</td> <td>Exeter: 5%</td> </tr> </table>	2006:	2007:	Plymouth: 5.5%	Plymouth: 4.75%	Taunton: 5.25%	Taunton: 4.5%	Exeter: 5.5%	Exeter: 4.5%	2008:	2009:	Plymouth: 4.5%	Plymouth: 4.5%	Taunton: 4.5%	Taunton: 4.5%	Exeter: 4.5%	Exeter: 5%				
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Exeter: 4.5%	Exeter: 5%																				
<p>Rental values for retail</p>	<p>Zone A rent (£ per sq ft per annum in prime area):</p> <table border="0"> <tr> <td>2006:</td> <td>2007:</td> </tr> <tr> <td>Taunton: £140</td> <td>Taunton: £140</td> </tr> <tr> <td>Torquay: £85</td> <td>Torquay: £90</td> </tr> <tr> <td>Plymouth: £180</td> <td>Plymouth: £180</td> </tr> <tr> <td>Exeter: £200</td> <td>Exeter: £220</td> </tr> <tr> <td>2008:</td> <td>2009:</td> </tr> <tr> <td>Taunton: £140</td> <td>Taunton: £120</td> </tr> <tr> <td>Torquay: £90</td> <td>Torquay: £75</td> </tr> <tr> <td>Plymouth: £180</td> <td>Plymouth: £150</td> </tr> <tr> <td>Exeter: £225</td> <td>Exeter: £190</td> </tr> </table>	2006:	2007:	Taunton: £140	Taunton: £140	Torquay: £85	Torquay: £90	Plymouth: £180	Plymouth: £180	Exeter: £200	Exeter: £220	2008:	2009:	Taunton: £140	Taunton: £120	Torquay: £90	Torquay: £75	Plymouth: £180	Plymouth: £150	Exeter: £225	Exeter: £190
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<p>Pedestrian flows in City Centre</p>	<p>Pedestrian Flow (over a week in March)</p> <p>2006: 112,000 (Tesco Metro, High Street) 2007: 118,000 (Tesco Metro, High Street) 2008: 119,400 (Tesco Metro, High Street) 2009: 133,420 (Tesco Metro, High Street)</p>																				

Environment

Indicator	Data
Area of statutory nature conservation sites	237 hectares Sites of Special Scientific Interest, 18.33 hectares Local Nature Reserves (Barley Valley: 10.73; Belvidere Meadows: 7.6)

Air Quality

Indicator	Data
Air Quality Management Areas	In 2007 one enlarged AQMA was created, which covers all the main transport routes into the City.

Human Health

Indicator	Data
Standardised Mortality Rates (mortality from all causes)	2006: 90 2007: 91 2008: 94 (comparison against the national average, set at 100). Exeter, therefore, is slightly below the national average).

Waste

Indicator	Data
Percentage of household waste recycled <i>(now replaced by NI 191 below)</i>	2004/05: 20.75%: 8,060 tonnes 2005/06: 25.36%: 9,927 tonnes 2006/07: 28.73%: 11,281 tonnes 2007/08: 29.45% 11,393 tonnes 2008/09: 29.44% 11,385 tonnes
NI191 Percentage of household waste sent for reuse, recycling and composting	2004/05: 20.7% 2005/06: 30.0% 2006/07: 33.9% 2007/08: 35.2% 2008/09: 36.20%
Kg household waste collected per head <i>(now replaced by NI 192 below)</i>	2004/05: 343kg 2005/06: 345kg 2006/07: 333kg 2007/08: 323kg 2008/09: 316kg
NI192 Residual ² household waste per household (kgs)	2008/09: 491.45

² Residual is 'other' waste which is sent to landfill (e.g. not recycled, not composted and not re-used).

Housing and the built environment

Indicator	Data
The proportion of LA homes which do not meet the decent home standard	2004/05: 53% 2005/06: 42% 2006/07: 30% 2007/08: 22% 2008/09: 8%
No of rough sleepers	November 2005: 6 November 2006: 10 November 2007: 15 November 2008: 15

Transport

Indicator	Data
Percentage of children walking to school	2005: 66.9% of pupils from 21 of Exeter's schools 2006/7: 56% of pupils from 35 of Exeter's schools 2007/8: 60.7% of pupils from 33 of Exeter's schools 2008/9: 62.4% of pupils from 33 of Exeter's schools
Percentage of people walking to work	2006: 11.4% 2007: 12.1% 2008: 12%
Park and Ride provision	Park and Ride on 3 out of 6 corridors into the City. No of spaces: Matford: 500; Sowton: 580; Honiton Road: 660; Digby: 500, with 350 reserved for hospital staff.

(ii) Core Output, Local and Significant Effects Indicators

These indicators are derived from Government guidance in 'Local Development Framework Monitoring' and Core Output Indicators update 2008; from the Local Plan First Review Monitoring Framework; and from the Core Strategy Sustainability Appraisal (2008/9 completions and planning permissions data unless specified otherwise).

Economic Growth

Core Output Indicators

Indicator	Data
Total amount of additional employment floorspace (by type)	2008/9: <i>Gross employment floorspace completed (sq m)</i> Offices (B1a) 4,928 B1, B2 or B8 Uses 6,777 Total (all uses) <u>11,705</u>
Total amount of employment floorspace on previously developed land (by type)	2008/9: B1, B2 or B8 Uses 3,257 % on PDL <u>27.8%</u>
Employment land available by type (ha) <i>PP= Planning Permissions and approvals subject to Section 106 Agreement. LP= Local Plan Allocations</i>	PP (at 1 April 2009) City Centre Offices 0.32 Out of Centre Offices 2.13 B1, B2 or B8 Uses (out of Centre) 6.53 Car Showrooms 1.62 Total excluding car showrooms 8.98 Total <u>10.6</u> LP (without planning permission) at 1 April 2009 South of the A379 ³ 12.4 West of Exeter Business Park 1.9 West of Exeter Ibstock 2.1 Eastern Fields 3.3 St. Davids Station 0.4 Total <u>20.1</u>

³ Identified in the Local Plan for a Science Park – to be reviewed through the Core Strategy.

Amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area	2008/9: <u>Gross additional floorspace completed in the <u>City centre</u> (sq m)</u> Retail (A1): 0 Office (A2 & B1a): 0 Leisure (D2): 0 Total 0
	2008/9: <u>Gross additional floorspace completed in the <u>local authority area</u> (sq m)</u> Retail (A1): 156 Office (A2 & B1a): 4928 Leisure (D2): 0 Total <u>5084</u>

Local/Significant Effects Indicators

Indicator	Target	Data
Amount of employment development	Development of 85 ha of employment land excluding City Centre offices between 2001 and 2016 (Structure Plan to 2016)	Completions 2001-2009: 58.62 ha which equates to 7.3 hectares a year. Target rate is 5.7 ha a year.
Vacant floorspace in the City Centre	No more than 6% of shops in the City Centre outside areas with planning permission for redevelopment to be vacant	2004/05: 5.6% 2006/07: 4.4% 2007/08: 6.4% 2008/09: 8.5%

Access to Housing

Core Output Indicators

Indicators	Data
Housing provision to achieve strategic targets	See Housing Trajectory below
Percentage of completed new and converted dwellings on previously developed land	97.3%
The number of Gypsy and Traveller pitches delivered	None
Affordable housing completions	88

Housing Quality – Building for Life (BFL) Assessments	See table below
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BFL score (Score out of 20)	Number of BFL sites	Number of dwellings on BFL sites*	Percentage of dwellings in BFL class
16 or more (very good)	1	28	12
14 or 15 (good)	0	0	0
10-13 (average)	3	82	36
Less than 10 (poor)	3	117	52
BFL all scores total	7	227	100

*BFL only assesses housing developments with over 10 dwellings completed

Local/Significant Effects Indicators

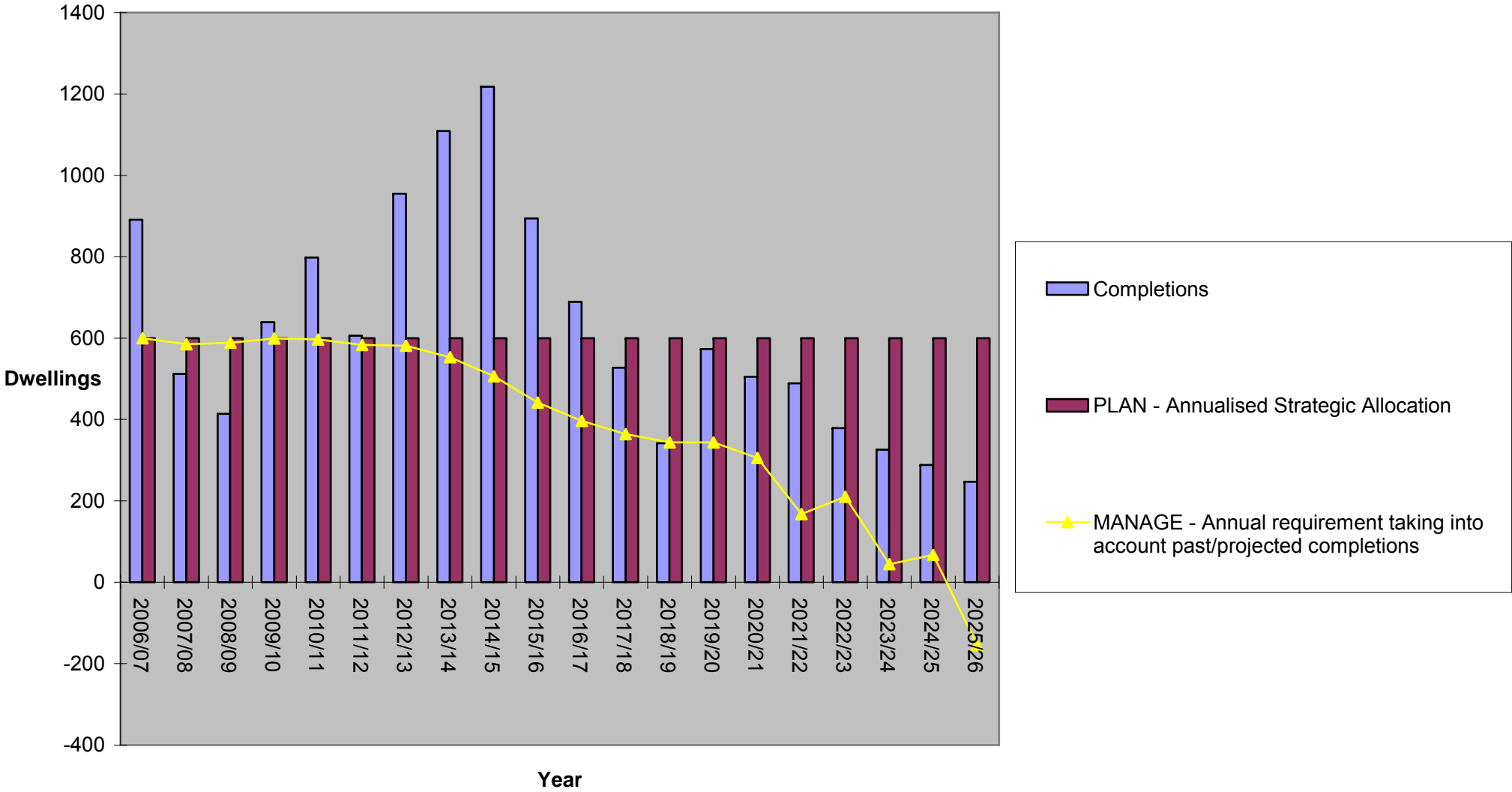
Indicator	Target	Data
Amount of additional housing	Development of 6,700 dwellings between 2001 and 2016 (Structure Plan to 2016)	Completions 2001-2009: 4182 which equates to 523 a year. Target rate is 447 a year.
Percentage of dwellings completed 2008/2009		
(i) on Local Plan allocated sites	No target set	11%
(ii) on windfall sites	No target set	89%
Percentage of new dwellings completed at:	No target set	
i) less than 30 dwellings per hectare		4%
ii) between 30 and 50 dwellings per hectare		8%
iii) above 50 dwellings per hectare		88%
Number of affordable homes that meet special needs	No target set	2008/09: 2 at Galsworthy Square
Vacant residential properties	No target set	2007: 1151 2008: 1133 2009: 1375 (approx 2.7% of total stock)

Housing Trajectory

The housing completion data presented elsewhere in this report relates to the Structure Plan period to 2016. The housing trajectory presented below (Columns 1 to 20) deals with the Regional Spatial Strategy (RSS) period to 2026 based on a 12,000 target in the Panel Recommendations. Columns 1 and 2 present the completions for 2006/7 and 2007/8, the first years of the RSS plan period. Column 3 is the completions for 2008/9, the reporting year that is the subject of this report. The remaining columns set out the projected completions to 2026. It is predicted that, by the end of the RSS plan period, the total requirement will have been exceeded by around 400 dwellings.

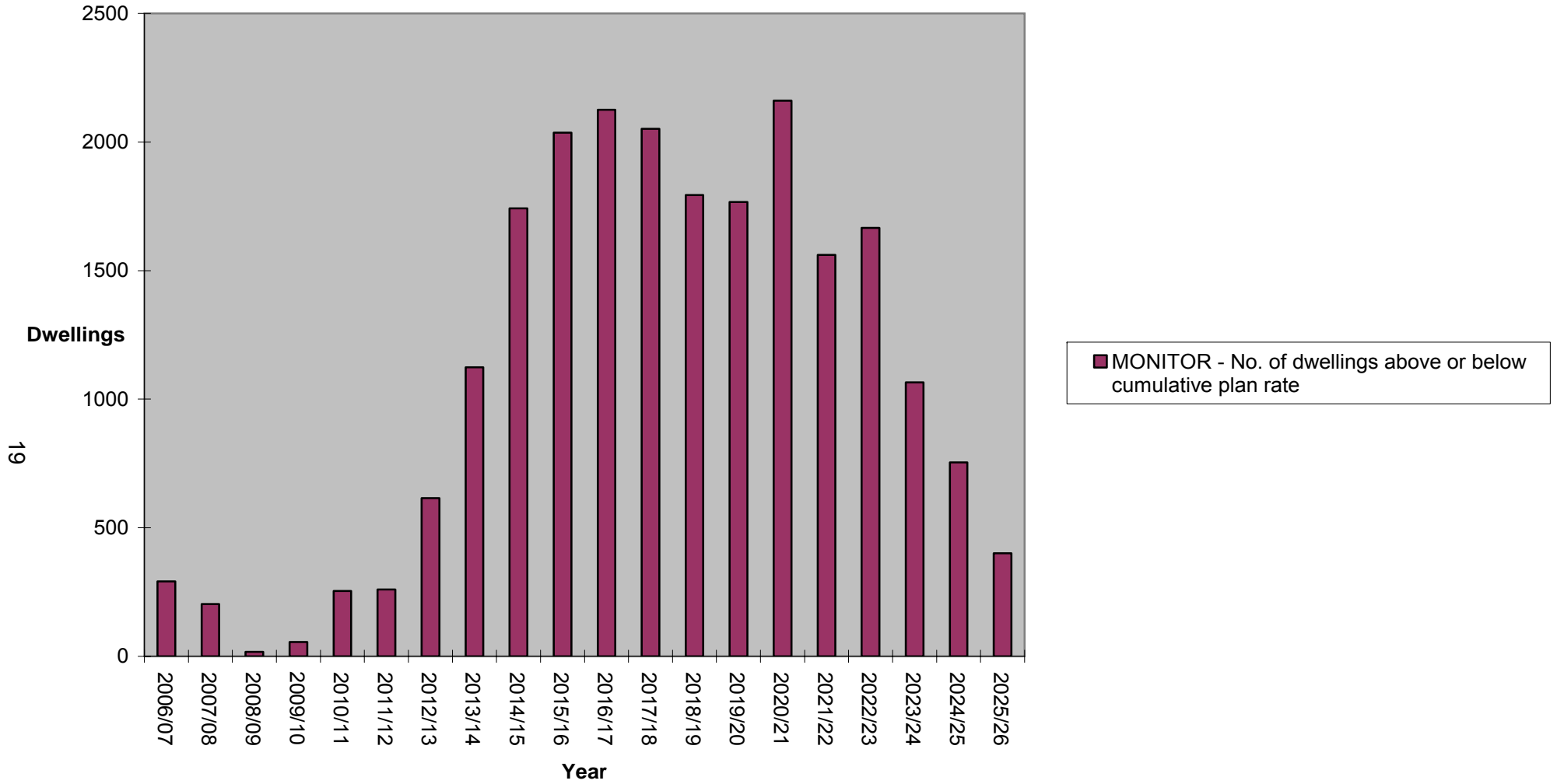
AMR Trajectory - Monitor & Manage (based on Regional Spatial Strategy 'Panel Recommendations' requirement of 12K)																																											
																						08/09	09/10																				
		02/03	03/04	04/05	05/06	06/07	07/08	REP	CUR	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Total																	
Plan Period						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20																		
Previous completions		444	314	482	734	891	512																			3377																	
Reporting year completions								414																		414																	
Projected completions	Net additions								639	798	606	955	1109	1218	894	689	527	342	573	505	489	379	326	288	247	10584																	
	Hectares*								14	18	13	21	25	27	20	15	12	8	13	11	11	8	7	6	5	235																	
	Target					600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	12000																	
Annual completions						891	512	414	639	798	606	955	1109	1218	894	689	527	342	573	505	489	379	326	288	247	12401																	
Cumulative completions						891	1403	1817	2456	3254	3860	4815	5924	7142	8036	8725	9252	9594	10167	11161	11161	11866	11866	12154	12401	12401																	
Planned Rate						600	1200	1800	2400	3000	3600	4200	4800	5400	6000	6600	7200	7800	8400	9000	9600	10200	10800	11400	12000	12,000																	
MONITOR - No. of dwellings above or below cumulative plan rate						291	203	17	56	254	260	615	1124	1742	2036	2125	2052	1794	1767	2161	1561	1666	1066	754	401																		
Managed delivery target						600	585	589	599	597	583	581	553	506	442	396	364	344	344	306	168	210	45	67	-154																		
* 45 dph has been assumed.																																											

AMR Trajectory - Plan and Manage



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MONITOR - No. of dwellings above or below cumulative plan rate



Transport

Core Output Indicators

Indicator	Data
<p>Amount of completed non-residential development within Use Class Orders A (retail), B (employment) and D (leisure) complying with car-parking standards set out in local development framework</p> <p>Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).</p>	<p>All completed non-residential development complied with standards in the Local Plan First Review.</p> <p>Estimated that 100% of new residential development conforms to these standards (Exeter is a compact City)</p>

Local/Significant Effects Indicators

Indicator	Target	Data
Routes and frequency of bus and rail routes	Within the urban limit 90% of population to live within 400m of ½ hourly public transport	100% of residents live within these standards (see above).
No of public City Centre car parking spaces.	To remain broadly fixed at about 4300 spaces	City Centre parking spaces: 4,326 (Includes 611 NCP parking spaces)
Traffic Composition	No target set	<p>Average percentage of vehicles in each category on 6 of the main routes in and out of the City (Honiton Road; Pinhoe Road, Alphington Road; Topsham Road, Cowley Bridge Road and Cowick Street).</p> <p>2006/7: Motor Cycles: 1.1% Light Goods Vehicles / Cars: 93.2% Coaches and Buses: 2.2% Heavy Goods Vehicles: 3.5%</p> <p>2007/8: Motor Cycles: 1.2% Light Goods Vehicles / Cars: 93.5% Coaches and Buses: 2.2% Heavy Goods Vehicles: 3.1%</p> <p>2008/9: Motor Cycles: 1.1% Light Goods Vehicles / Cars: 94.8% Coaches and Buses: 1.8% Heavy Goods Vehicles: 2.3%</p>

Open Space

Core Output Indicators

Indicator	Target	Data
Amount of eligible open spaces managed to Green Flag Award standard	80%	<p>8 out of the 11 City Parks (73%) meet a local standard based on Green Flag criteria published in the 2005 Open Space Audit. The criteria include management, accessibility, cleanliness, safety and community involvement.</p> <p>The Council's Parks and Open Spaces Team is currently setting up a system to monitor the Council's Parks using Green Flag criteria.</p>

Local/Significant Effects Indicators

Indicator	Target	Data
Loss of playing fields	No loss of playing field unless it is appropriately compensated for in another area	None
Provision of amenity space in new developments	All new family housing to be within 1000m of good quality children's play facilities suitable for all age groups	All family housing completed 2008/09 within 1000m of suitable play facilities.
Provision of open space (per 1000 people)	2.43 ha of open space per 1000 people 3 ha of valley park per 1000 people	Area available (hectares) per 1000 population: 3.88 Valley Parks: 6.13
% of land developed in landscape protection areas	No target set	2006/07: 0.05% (the Monkerton relief road) 2007/08: 0.22% (land at Exwick Heights School) 2008/09: 0%

Environment/Townscape/Cultural

Core Output Indicators

Indicator	Data
Water	
Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds	None

Local/Significant Effects Indicators

Indicator	Target	Data
Maintenance of Tree Cover		
Retention of important trees through new Tree Preservation Orders (TPOs)	Creation of new Tree Preservation Orders	13
	No TPOs trees felled without appropriate compensation	0
Indicator	Target	Data
Biodiversity		
Reported condition of Sites of Special Scientific Interest	To maintain and enhance the condition of Sites of Special Scientific Interest	Favourable condition: Exe Estuary: 89.54% Stoke Woods: 100% Unfavourable condition: Exe Estuary: 10.46% (Recovering 9.92%, Declining 0.54%) Bonhay Road Cutting: (Declining 100% - as scrub management required)
Local Nature Reserves per 1000 population	To maintain levels of access to Local Nature Reserves	0.15 ha per 1000 population

Indicator	Target	Data
Air Quality		
Air quality levels	<p>Air quality to maintain or improve from 1997 level.</p> <p>Carbon Monoxide Maximum hourly concentration (mg/m³) 1997: 14</p> <p>Nitrogen Dioxide Maximum 1-Hr Mean (µg m³) 1997: 201</p> <p>Sulphur Dioxide Maximum 1-Hr Mean (µg m³) 1997: 59</p> <p>Particulate Matter Annual Average Concentration (µg m³) 1998: 30</p>	<p>Carbon Monoxide Maximum hourly concentration (mg/m³) 2004: 7.1 2005: 5.3 2006: 4.4 2007: 2.5 2008: 6.8</p> <p>Nitrogen Dioxide Maximum 1-Hr Mean (µg m³) 2004:164 2005:189 2006:141 2007:170 2008:162</p> <p>Sulphur Dioxide Maximum 1-Hr Mean (µg m³) 2004: 24 2005: 13 2006: 14 2007: 13 2008: 14</p> <p>Particulate Matter Annual Average Concentration (µg m³) 2004: 30 2005: 31 2006: 32.5 2007: 29 2008: 22</p>
Indicator	Target	Data
Water Quality		
General Assessment for river water quality	Under the Water Framework Directive objectives (2000) all water bodies to meet good ecological status by 2015.	Exe: Very Good Alphin Brook: Good Exeter Canal: Fairly Good

Land and Soil		
Re-use of buildings/conversion	To increase the proportion of housing provided through conversions	Number of dwellings/percentage of completions: 2004: 78 (25%) 2005: 79 (16%) 2006: 89 (12%) 2007: 112 (12.5%) 2008: 117 (22%) 2009: 121 (29%)

Renewable Energy		
Energy consumption/conservation	Increase the SAP ⁴ ratings of Council houses incrementally to 69.76 by 2014/15 Increase the average SAP rating of private sector housing to 70 by 2010	2008/09: 67.6 2008: 50

Townscape		
Development affecting listed buildings	No loss of listed buildings or harmful alteration	14 alterations subject to formal enforcement
No of listed buildings, scheduled monuments and conservation areas	No target set	1696 Listed buildings 19 Scheduled Monuments 20 Conservation Areas
Development affecting archaeological remains	No unauthorised loss of archaeological remains without appropriate recording	One case subject to formal enforcement (calendar year 2008)

Cultural Heritage		
Tourist visits/attractions visits/museum use	To increase tourist/visitor use of cultural heritage assets	Number of visits to museums in person per 1,000 population 2005/06: 2,161 2006/07: 2,160 2007/08: 1,920 2008/09: 1,251 (RAMM closure 2007-2010)

⁴ Standard Assessment Procedure used in the Building Regulations to measure energy performance.

Appendix Two – Information to be Collected

Information to be collected

Contextual Indicators

Indicator	Action to be taken
Fear of crime	Indicator to be identified.
Index of cultural facilities	Liaison with Council's Leisure and Museum Service and Economy and Tourism Service to prepare the index.

Core Output Indicators

Indicator	Action to be taken
Biodiversity	
Change in areas of biodiversity importance	As yet no information available, but consultants are working for Devon County Council on the possibility of monitoring species on sites in Devon.
Renewable Energy	
Renewable energy capacity installed by type	Monitoring will be carried out when the policy guidance is in place.

Local/Significant Effects Indicators

Indicator	Action to be taken
Percentage of new housing provided for people permanently confined to wheelchairs.	A percentage requirement will be considered in the Development Management DPD.

Appendix Three – Demonstrating a 5 Year Supply of Deliverable Sites

Demonstrating a 5 year supply of Deliverable Sites 2010

Planning Policy Statement 3: Housing (PPS3) sets out a requirement for local planning authorities to identify and maintain a rolling five year supply of deliverable land for housing.

This statement is produced in accordance with the advice produced by the Department for Communities and Local Government.

The statement consists of three main stages:

- (i) Identify the level of housing provision to be delivered over the following 5 years (i.e. from 1 April 2010 to 31 March 2015).
- (ii) Identify sites that have the potential to deliver housing during the following 5 years.
- (iii) Assess the deliverability of the identified potential sites.

i) Identify the level of housing provision

The Devon Structure Plan proposes that 6,700 dwellings should be built in Exeter over the period 2001 to 2016. Completions between 2001 and April 2009 were 4,182 and, based on planning permissions granted, it is predicted that a further **250** dwellings will be completed to April 2010. This leaves **2,268** dwellings to be provided over the remainder of the plan period to 2016. This produces a figure of **378** dwellings per year.

This results in a total target for the 5 year period from April 2010 of **1890** dwellings.

ii) Identify sites that have the potential to deliver housing

A - Sites with permission granted

The Council's records show that, at 31 October 2009, a total of 2,681 dwellings had been granted planning permission (or permission subject to the completion of a S106 Agreement), but were not yet completed. Of these, 2,405 related to 'major sites' of 10 or more dwellings and 276 related to 'minor' sites of up to 9 dwellings.

B - Sites allocated in the Development Plan

There are a number of sites that are allocated in the Development Plan (Policy H3 of the Exeter Local Plan First Review) that have not yet been developed and do not benefit from planning permission. These are listed below:

Site	Approx no. of dwellings
3. Allotment Gardens, Marypole Road	40
4. Yeo & Davey, Old Tiverton Road	15-35
7. HMS Pellew, Dryden Road	30-35
11. Fire Station, Howell Road	10-18
14. Land at Beech Cottage (part of the Land north Of Old Rydon Lane allocation)	15 ⁵
Total	110-143 (approx 127)

C - Unallocated brownfield sites

The Government advice note also refers to unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the 5 year period.

Preliminary work on the Exeter SHLAA has identified a number of brownfield sites, which could yield a total of 863 dwellings during the 5 year period to 2015.

SUMMARY

A – Sites with permissions granted	2,681
B – Sites allocated in the Development Plan	127
C – Unallocated brownfield sites	863
OVERALL TOTAL	3,671

⁵ The Local Plan allocates 300 dwellings on land to the north of Old Rydon Lane. Planning permission has been granted for 285 dwellings on part of the site, subject to S106 Agreement. This leaves around 15 dwellings for the remaining part of the site.

iii) Assess deliverability of potential sites

A – Sites with permission granted

Major sites

Preliminary work on the SHLAA has involved contacting the applicants and/or landowners of sites with planning permission (or permission subject to the completion of a S106 Agreement) at 30 September 2008, asking them to confirm whether or not they intend to implement the permission. No applicants for major sites have advised the Council that they do not intend to implement their permission. Hence it is expected that all of these permissions will be implemented.

A joint Methodology for preparing SHLAAs has been produced by Exeter City Council and other local authorities in the Exeter Housing Market Area. The methodology includes a standard approach to calculating completion rates for sites with planning permission. This standard approach has been applied to the major sites with planning permission, to determine the contribution they will make to the 5 year supply. Of the total of 2,405 dwellings, it is expected that **1,772** dwellings will be completed during the 5 year period, as set out below, with the remaining 633 dwellings being completed either before (i.e. during 2009/10) or after that period (i.e. 1 April 2015 onwards):

Site	Units remaining
Former Royal Naval Stores Depot, Topsham Rd, Exeter	250
Crossmeads Conference Centre, Barley Lane, Exeter	80
Land adj 18 & incl. 29 Lower North St, Exeter	26
Episcopal Building & York Wing, Dinham Rd, Exeter	60
Former Cold Store, Chancel Lane, Exeter	122
12-16 Richmond Rd, Exeter	16
Land r/o Matworthy, Deepdene Park, Exeter	18
County Ground, Church Rd, Exeter	100
County Ground, Church Rd, Exeter	53
Former Garage site, Verney St, Exeter	67
Quintana Gate, Barth-olemew St East, Exeter	18
Land at Beacon Ave, Exeter	90
1-11 Sidwell St, Exeter	96
137 & 137A Cowick St, Exeter	50
SEF site & Lower RNSD site, Topsham Rd, Exeter	225
Langdon site, Old Rydon Lane, Exeter	47
ORLN site, Old Rydon Lane Exeter	225
Former Bradfords Building Supplies Ltd, Cowley Bridge Rd,	50
Barley House, Isleworth Rd, Exeter	5
4-6 Countess Wear Rd (St Lukes View), Exeter	5
Clydesdale Rd/Highcroft, Exeter	6
54 & 56 St Leonards Place, Exeter	13
Plot F, Cleve House, Exwick Lane , Exteter	1
162-163 Fore St, Exeter	10
Rowe Memorial Hall, The Mint, Exeter	11
Locks, Ladysmith Rd, Exeter	2
Locks, Ladysmith Rd, Exeter	6
Former Texaco Service Station, Western Way, Exeter	11
58 Main Rd, Exeter	14
Land at North Gate Court, Lower North St, Exeter	11
Frickers Yard, Willeys Ave, Exeter	13
Site adj. Maclaines Warehouse, Haven Rd, Exeter	12

8 & 10 Church Road, Alphington, Exeter	0
Land r/o Oakridge & Oaklands, Cowick Lane, Exeter	13
33-35 Culverland Rd, Exeter	12
88 Honiton Rd, Exeter	10
Apollo Works, Looe Rd, Exeter	14
Treetops, Exwick Rd, Exeter	10

Total **1,772**

Minor sites

During work on the SHLAA, applicants for 5 minor sites have advised the Council that they do not intend to implement their permissions. These permissions comprise 14 dwellings of the total potential yield from minor sites (276), but are not included in the 5 year supply.

Of the remaining potential yield 46 dwellings will be completed during 2009/10 (i.e. before the start of the 5 year period) and **216** dwellings will be completed during the 5 year period.

B – Sites allocated in the Development Plan

Sites that are allocated in the Development Plan (Policy H3) but have not yet been developed are listed in section (ii).

Of this list, the landowners of Marypole Allotments (site 3) and the Fire Station, Howell Road (site 11) have advised that they are no longer available for development. In addition, the landowner of Yeo & Davey, Old Tiverton Road (site 4) has not confirmed to the Council that it is available, despite having been contacted in writing on three occasions. Hence it is considered that these sites, which would have contributed approximately 79 dwellings, are not deliverable within the 5 year period.

The landowners of sites 7 and 14 below have advised that they are available and it is therefore expected that they could come forward within the 5 year period. Preliminary site assessments for the SHLAA indicate that both of these sites have the capacity to yield a greater number of dwellings that provided for in the Local Plan (i.e. 45-60 dwellings):

Site	Approx no. of dwellings
7. HMS Pellew, Dryden Road	41
14. Land at Beech Cottage	30
Total	71

C - Unallocated brownfield sites

Only one of the unallocated brownfield sites identified through work on Exeter's SHLAA has made significant progress through the planning system, the redevelopment of St. Loyes College, where planning permission for 252 dwellings and a 50 bed care home is pending completion of a S106 agreement. The work done in preparing the SHLAA indicates that 175 of these units will be delivered before the end of 2014/15.

SUMMARY

A	Major sites with planning permission (including those subject to completion of S106 Agreement)	1,772
	Minor sites with planning permission	216
B	Sites allocated in the Development Plan	71
C	Unallocated brownfield sites	175

TOTAL DELIVERABLE

2,234

In conclusion, Exeter City Council can demonstrate a 5 year supply of deliverable land compared to the Devon Structure Plan's requirement of 1,890 dwellings, with a surplus of 344 dwellings.



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