

Meeting of the Cabinet - 10th December 2008

Report of the Director of the Urban Environment

Annual Monitoring Report 2008

Purpose of Report

1. To inform and seek endorsement from Cabinet to forward the Annual Monitoring Report 2008 for Dudley Metropolitan Borough to the Secretary of State by the 31st December 2008 as required by Government.

Background

2. Under the Planning and Compulsory Purchase Act 2004 each Local Planning Authority is required to produce an Annual Monitoring Report (AMR) for the period 1st April to 31st March and to submit it to the Secretary of State by 31st December each year. This AMR covers the period from 1st April 2007 to 31st March 2008.
3. The aim of the AMR is to assess the progress made in the production of the Local Development Documents (LDDs) identified in the Council's Local Development Scheme (LDS). The LDS sets out the timetable for the LDDs and it is the purpose of the AMR to see whether the targets are being met and policies implemented.
4. The Annual Monitoring Report must also assess whether the objectives of the Council's policies as set out in the adopted Unitary Development Plan 2005 are being successfully implemented.
5. There are a series of nationally defined core output indicators which the AMR has to respond to in order to measure whether the processes that have been put in place to deliver the Plan's policies are achieving the desired outcomes. These cover a series of topics including housing, the economy, transport, retail and waste. In addition a number of Local Output Indicators are also included in order to assess how the UDP policies are working. The Annual Monitoring Report 2008 has found that the Council's planning policies are being successfully implemented and shows how good planning guidance can encourage and enable good development. Although there are no major areas of concern there are some aspects of the monitoring framework that will require close attention in the future in order to highlight any emerging issues. An Executive Summary of the main conclusions is attached as an appendix to this report.
6. Whilst the AMR deals specifically with the Council's planning policies and functions it does not operate in isolation. There are close links between planning and other Council functions. The planning policies complement other Council strategies, in particular the Community Strategy, and, with this aim, the AMR provides contextual data on the characteristics and challenges facing the Borough.

7. A copy of the Annual Monitoring Report will be available in the Members Room. Once submitted to the Secretary of State, the Annual Monitoring Report will be made available to the public on the Council's website and at appropriate locations around the Borough.

Finance

8. Any financial implications arising out of the Annual Monitoring Report will need to be met from existing resources.

Law

9. The production of the Annual Monitoring Report is a requirement of the Planning and Compulsory Purchase Act 2004 and is detailed in Planning Policy Statement 12. Planning Policy Statements set out the Government's national policies on different aspects of planning.

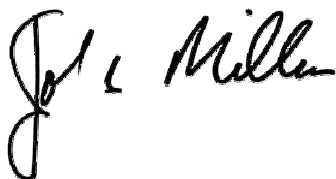
Equality Impact

10. The aim of the AMR is to report on the policies of the adopted UDP and on the progress being made on various planning documents by the Council. These documents will seek to ensure that sufficient homes, jobs, shops, social, educational and recreational facilities are provided in order to meet the needs of everyone within the community, including the needs of children and young people of the borough.

Recommendation

11. It is recommended that:

- Members note the contents of the Annual Monitoring Report.
- Members endorse the report and agree to forward it to the Secretary of State before the deadline of 31st December 2008.



.....
J .B. Millar
Director of the Urban Environment

Contact Officer: Brian Roberts
Telephone: 01384 814081
Email: brian.roberts@dudley.gov.uk

List of Background Papers
Annual Monitoring Report 2008

Annual Monitoring Report 2008 - Executive Summary

Overview

- 1 It can be seen from the findings of the 2008 Annual Monitoring Report that the objectives of the Council's policies as set out in the adopted Unitary Development Plan 2005 are being achieved with the exception of affordable housing. There does not appear to be a need at this time to amend any policy ahead of the production of the Black Country Joint Core Strategy which has now progressed beyond the Preferred Options stage. The majority of the core indicators and local indicators are being monitored effectively. The principal findings of this year's report are as follows:-

Local Development Scheme

- 2 Dudley has met all its targets for the production of Local Development Documents this year as set out in its Local Development Scheme.
 - Work on the Joint Core Strategy for the Black Country was on schedule for both the Issues and Options report and the Preferred Options report and subsequent consultation. Delays to the review of the Regional Spatial Strategy Phase 2 due to additional work being carried out on housing figures has had an adverse impact on the Core Strategy timetable and this will need to be amended.
 - The Brierley Hill Area Action Plan is being produced in tandem with the Core Strategy's timetable. This has met its targets to date although delays to the Core Strategy have impacted on the timetable.
 - The Open Space, Sport and Recreation Supplementary Planning Document was adopted slightly ahead of schedule in June 2007.
 - The Planning Obligations Supplementary Planning Document was adopted in December 2007.
 - Work has started on the Development Strategy Development Plan and the Stourbridge Area Action Plan this year.

Housing

- 3 Dudley has sufficient commitments and allocated sites in order to identify a five-year supply of land available for housing. The total number of completed dwellings for the last twelve months is down to 542 from 760 the previous year. Of these completions 80% were on windfall sites and 99.8% were on previously developed land. Affordable housing completions are still not meeting the aims of the UDP 2005 policy with only 3% of the total completions falling into this category. However, an extra 66 dwellings have been added to the affordable housing stock in the monitoring year due to private plots being transferred over to Registered Social Landlords, although it should be noted that these dwellings may not necessarily have been completed during the monitoring year.

Employment and Economy

- 4 The UDP policies are successful in terms of focusing 100% of employment development towards sites that are designated and/or safeguarded for such land use.

All development was on previously developed land. The current employment land supply is 42.05 hectares, all on previously developed land.

Centres and Retail

- 5 During the last twelve months, most of the retail and all of the leisure and office development has taken place in out-of-centre locations. The protected frontage policy for centres is working although Cradley and Shell Corner still have a high proportion of non class A1 retail uses and high vacancy rates.

Access and Movement

- 6 As the national core indicators of parking and accessibility have been deleted, a number of new local indicators have been introduced this year. The availability of up to date information is still an issue but those policies which we are able to monitor are working satisfactorily.

Nature Conservation

- 7 The policies in the UDP are aimed at protecting and enhancing Dudley's important biodiversity sites and these, together with the Nature Conservation Supplementary Planning Document are working. This year we have introduced a local indicator on ancient woodland.

Historic Environment

- 8 The policies are working successfully in that no statutory listed buildings were demolished in the last twelve months and there was no development which adversely affected a Scheduled Ancient Monument. Four Character Appraisals of Conservation Areas together with Management Plans were carried out. The Council's adopted Supplementary Planning Document on Historic Environment provides advice on the UDP policies.

Strategic Open Space

- 9 The Parks and Green Spaces Strategy is under way and should be adopted early next year. We have not lost any publicly accessible children's play space or major sports facility during the last twelve months and the only occasion where an existing playing field has been redeveloped this has created further facilities.
- 10 There has been no encroachment into the Green Belt which continues to be protected from development.

Environmental Protection, Energy and Waste

- 11 The policies on water protection and flood protection are working in that no development has taken place in the monitoring year which was contrary to the advice of the Environment Agency.
- 12 Air quality is being monitored for the first time in the AMR. The Council is currently preparing an Air Quality Action Plan for Dudley and this will set targets which future AMRs could monitor.

- 13 On waste, there were no proposals for waste management facilities coming forward in the last twelve months. The Council is performing well regarding recycling and recovery and only 13% of the borough's municipal waste goes to landfill.
- 14 Regarding renewable energy there were two schemes developed in Dudley in the last year. These are the two wind turbines erected at the Tesco store on the Town Gate Retail Park, Birmingham Road and a solar heating panel scheme at a housing corporation development by Bromford Housing Group at Hungary Hill, Stourbridge.

Minerals

- 15 Policies relating to safeguarding sites are working although no aggregates were extracted from the ground in the last twelve months. Monitoring of secondary and recycled aggregates cannot be carried out as data is only available on a sub-regional level and not on a local level.

Community Involvement

- 16 Although there are no policies in the UDP regarding community involvement, the Council is committed through its Statement of Community Involvement to consult with the public regarding work undertaken as part of the Local Development Framework and on planning applications. The Council is continuing to meet its statutory requirements and has made enormous advances in on-line availability of planning documents and consultation engagement.