

Annual Monitoring Report

Local Development Framework

December 2005

Head of Planning Services

Torridge District Council Annual Monitoring Report 2004/2005 Executive Summary

The Executive Summary provides an overview of the key findings from the Annual Monitoring Report 2004/2005. For more in-depth information please refer to the full report which is available online at www.torridge.gov.uk or a hard copy can be requested on 01237 428712.

Local Development Scheme Implementation

Progress towards the preparation of Local Development Documents (LDDs) (the collection of documents which form the Local Development Framework), is at a very early stage. The majority of the programmed targets and milestones occurred after the end of the monitoring period 1st April 2004 to 31st March 2005 and therefore have not been monitored this year.

A notable document that has fallen behind the scheduled programme set out in the Local Development Scheme, is the Core Strategy. This document which sets out a vision and spatial strategy for the district and thus provides a context for subsequent DPDs, has been delayed. This may have a knock-on effect on the preparation of subsequent DPDs.

Local Development Framework Monitoring

The monitoring report clearly indicates that the majority of Local Plan policies are operating successfully and are progressing to meet the relevant Local Plan objectives. Where there appears to be insufficient progress, such as the delivery of affordable housing, other factors have greater influence than the implementation of planning policies. The supply of new housing however, appears to exceed requirements and this will need further investigation.

Development of Monitoring Systems

The CAPs development control module, which is the mechanism for recording and analysing planning applications, is continually being developed and improved. Much of the information needed to complete policy monitoring derives from this system. Areas for enhancement and improvement of the current system have been noted and will be investigated further. This will help to provide a more comprehensive and robust monitoring report in coming years and enable the full set of Core Output Indicators, prescribed by the Office of the Deputy Prime Minister, to be reported on.

Torridge District Council Annual Monitoring Report 2004/2005

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1. Introduction

This is the third Torridge District Annual Monitoring Report and the information collected relates to the twelve-month period 1st April 2004 to 31st March 2005.

For an overview of the new planning system and legislation, see Appendix 1.

The Torridge District Local Plan was adopted in September 2004 and sets out the planning policies and proposals for the Torridge District up to the year 2011. The plan forms part of the current development plan for Torridge and is now a saved Local Development Document

(LDD) under the provisions of the Planning and Compulsory Purchase Act 2004.

Section 35 of The Planning and Compulsory Purchase Act 2004 requires each local planning authority to submit an annual monitoring report to the Secretary of State. It should contain information on the implementation of the Local Development Scheme (LDS) and the extent to which policies set out in LDDs are being achieved. Further details of this requirement are set out in Regulation 48 of the Town and Country Planning Regulations 2004.

This report aims to meet government requirement, but also provides information in an accessible form to interested individuals and organisations

Local Development Framework

An LDS is required to programme the documents to be included in the Local Development Framework (LDF). The LDF for Torridge District Council will consist of a folder of LDDs. These will provide the local policy framework for delivering the regional spatial strategy AND THE Community Strategy. The LDF will include:

Development Plan Documents (DPDs) covering the following elements:

- **Core Strategy DPD**
- **Development Control Policies DPD**
- **Bideford and Northam DPD**
- **Great Torrington DPD**
- **Holsworthy DPD**
- **Rest of Torridge DPD**

Supplementary Planning Documents (SPDs) to support the saved Torridge District Local Plan and emerging DPDs. The SPDs to be produced include a Vehicle Parking Standards SPD and an Affordable Housing SPD.

Other important documents to be included within the LDF folder include:

- **Statement of Community Involvement:** specifying how the council intends to involve the community in the preparation of the LDF and in the determination of major planning applications.

Additional important features of the LDF system include:

- The need for a **Sustainability Appraisal** and **Strategic Environmental Assessment** of all DPD's, to ensure they reflect sustainable development principles.
- The production of an **Annual Monitoring Report** that indicates how policies are performing whilst measuring progress against the milestones identified in the LDS.

Current Monitoring Framework

Monitoring is a major task for the Council. One of the outputs of this AMR has been that it has identified areas where improvements in the collection of data by the Council are required. Some suggestions are made in the concluding chapter about how the Council can improve its monitoring framework, taking into account the findings of this report.

Format of the Monitoring Report

As required by Section 35 of the Planning and Compulsory Purchase Act, Regulation 48 and SEA Regulation 17, authorities must undertake five key monitoring tasks, namely;

- I. Reviewing LDD preparation against the LDS timetable
- II. Assessing the extent to which

out what steps are to be taken to ensure the policy is implemented; or whether the III. Where policies are not being implemented, explain why and set out what steps are to be taken to ensure the policy is to be amended or replaced;

IV. Identifying the significant effects of implementing policies in LDDs and whether they are as intended; and

V. Setting out whether policies are to be amended or replaced.

The aim of this first AMR is to set a structure and framework for monitoring in the future, following the above criteria. This will include appropriate monitoring of the RSS.

The report conforms to the prescribed format;

- Introduction
- LDS Implementation
- LDF Monitoring
(in due course saved policies will be superseded by new LDD policies)
- Conclusion

Links with other Corporate Documents

The Council approved a Community Strategy in May 2003. This document will help inform progress on meeting its goals. The goals and priorities of the **Torridge Strategic Plan—Towards the Future (2005-2010) (September 2005)**, will therefore provide the initial framework under which the LDF is monitored. This will also help to highlight whether the Council is achieving its corporate goals.

The Strategic Plan describes the Council's commitment to provide services that meet the needs of the local community. Its main goals are;

1. Aim to become an excellent Council
2. Improve the Quality of Life for all
3. Promote Sustainable Economic Growth
4. Safeguard the Environment

These goals will be used to help develop the LDF.

Feedback Form

Enclosed with the Annual Monitoring Report 04/05, as well as the Executive Summary, is a customer feedback form. The Council seeks to gather responses from a wide variety of organisations and statutory consultees regarding the structure, layout and content of the information provided. The responses will be analysed and the results fed into the preparation of next years AMR, improving its quality and usefulness to interested bodies.

2. LDS Implementation

Torrige District Council's proposals for producing Local Development Documents are set out in the Local Development Scheme. The aim of this chapter is to review progress of their implementation against the approved timetable and associated key milestones. Please refer to the Torrige LDS for more information.

nb key milestones in **bold**, targets in normal type

LDF Documents and Key Milestones

Torrige District Local Plan

This is a saved document under the provisions of the Planning and Compulsory Purchase Act 2004. The Local Plan was adopted in September 2004.

Key Milestones / Targets 04/05	Adoption September 2004
Milestones/Targets met?	Yes

Comments— The LDS saves this document for 5 years and it will remain part of the Development Plan until it is superseded by new DPD's.

Core Strategy Development Plan Document

This DPD will set out a vision and spatial strategy for the district, including environmental protection, community and identifying targets for key sectors such as housing and the economy. This will provide a context for the subsequent DPDs.

Key Milestones / Targets 04/05	Evidence gathering Nov 04—Jun 05
Milestones/Targets met?	On-going

Comments – The RSS is expected in March 2006. Evidence gathering did not proceed as originally anticipated. Chesterton consultants were commissioned in August 2004 to carry out a number of studies to provide an evidence base for the Core Strategy. The

studies commissioned included a Retail Study; Housing Capacity Study; Open Space Audit; Open Space Needs Survey and LDF Potential Sites Study. Unfortunately in January 2005 the company went into liquidation. It is likely this issue will impact on the timetable of LDS implementation next year.

The Statement of Community Involvement

This report will identify the consultation procedures for each type of document to be included in the LDF. Evidence gathering commenced towards the end of the monitoring period in accordance with the LDS.

Key Milestones / Targets 04/05	Evidence gathering
Milestones/Targets met?	Yes

Area Development Plan Documents

Bideford /Northam DPD

It is anticipated that this area will remain the main focus for further development in the district and the Council's priority for economic and physical regeneration.

Key Milestones / Targets 04/05	Community evidence gathering Nov 04—Mar 06
Milestones/Targets met?	On-going

Great Torrington DPD

As the second largest built up area of the district, it is anticipated that the town will remain an Area Centre.

Key Milestones / Targets 04/05	Community evidence gathering
Milestones met?	On-going

Supplementary Planning DocumentsVehicle Parking Standards SPD

This SPD will provide guidance on policy DVT19 of the Local Plan. However, the Council has not been able to progress the SA and therefore there is likely to be some impact on the key milestones and targets set for 05/06.

Moreton Park, Bideford—Development Brief (Proposal BID5 TDLP)

Discussions with the agents preparing the development brief on behalf of the landowners progressed but publication of the document will be delayed due to staff shortages.

Salterns, East the Water—Development Brief (Proposal BID2 TDLP)

Preparation delayed due to staff shortages. Publication of the document will subsequently be delayed.

Summary of LDS Progress

A full complement of staff wasn't achieved until after the end of the monitored period. An on-going impact of this may be felt in the coming year. Work has subsequently been progressed on a number of documents including an Affordable Housing SPD, a Villages SPD and an East the Water Employment Area Development Brief.

Action Point

The current LDS timetable does not contain specific information about the individual SPDs and the targets the Council must attempt to meet. It is proposed to create more detailed SPD programme, that will provide a more user-friendly way of tracking LDS implementation. It is envisaged this document will be completed by mid 2006 and included in a future revision of the LDS

3. LDF Monitoring

Under the new planning system the objectives and policies of the Torridge District Local Plan will be reviewed, saved, amended or deleted in subsequent Development Plan Documents (DPD's). This review is necessary to reflect new guidance at both the regional and national level and also to take into account contemporary local issues.

Objectives and policies in the new DPDs adhere to the 'plan, monitor, manage' approach prescribed by the government. This will take the form of setting clear objectives, indicators and targets, enabling a more pro-active monitoring system in the future which aligns more closely with the Councils Strategic Plan and Community Strategy.

Several types of indicator are available to assess the effectiveness of Local Plan policies. The indicators have been bundled under the priorities of the Strategic Plan and include;

- Core Output Indicators—required by the ODPM (**COI**)
- Local Output Indicators—derived from the Local Plan (**LOI**), and accompanied by relevant Local Plan Objectives (**LP Objectives**)
- Contextual Indicators- which establish the baseline position of the wider social, environmental and economic background (**CTX**)
- Sustainability Appraisal Indicators—derived from the SA of the Local Plan and the SA scoping report of the LDF (**SA**).

Where data on specific indicators is not available, appropriate action will be taken so that wherever possible this data can be collected in the future.

The data is presented under the goals of the Strategic Plan;

1. Aim to become an excellent Council
2. Improve Quality of Life for all
3. Promote Sustainable Economic Growth

4. Safeguard the Environment

This will enable the Council to see whether it's corporate priorities are being achieved as well as providing a structured and coherent monitoring framework for the AMR.

Goal 1: Aim to Become an Excellent Council

Not monitored in this document

Goal 2: Improve the Quality of Life for All

Strategic Priority -

Create safer communities and promote social inclusion.

CTX1: Overall Crime Rate per 1000 population (2003/2004)

Torridge: 33.5

England: 69.3

SA1: Violent offences committed in public places per 1000 population (2003/2004).

Torridge: 5.8

England & Wales 10.1

In 2002/2003 Violent offences per 1000 population was just 5.0. Therefore there has been a 0.8 rise between 2002/03 and 2003/04. However, it is still little more than half the national average.

SA2: Vehicle Crime per 1000 population

Torridge: 5.4

England & Wales 14.5

In 2001/02 Vehicle crime in Torridge was 8.3 per 1000 population. Therefore there has been a significant reduction in vehicle crime over this 3 year period.

CTX2: Ethnic Composition of Population by Percentage: Source: Devon CC Corporate Information Service (2001 census)

White	99%
Black	0.09%
Asian	0.10%
Chinese	0.28%
Other Ethnic Group	0.52%

SA3: Deprivation (ODPM IMD 2004)

The Index of Multiple Deprivation has given Torridge an overall rank of 119 out of 354 local authorities (a low score indicates greater deprivation). For more information on the specific domains used to calculate this score please refer to <http://www.neighbourhood.gov.uk/>

Summary

Torridge is a relatively safe place to live in terms of crime and disorder compared to the picture nationally. It's relatively small ethnic population means that Torridge may need to work particularly hard at integrating these groups into society.

Strategic Priority -
Encourage Healthier Lifestyles

SA4: Life Expectancy at Birth

Source: www.statistics.gov.uk based on years 2001-2003

 76.60 years

 81.30 years

These figures compare with males in England = 76.2 years and females in England = 80.7 years (2002), putting Torridge slightly above the national average.

SA5: General health considered 'good' (census 2001)

Torridge: 65.7%
England & Wales: 68.6%

SA6: People with limiting long-term illness (census 2001)

Torridge: 19.89%
England & Wales: 18.23%

These results reflect the larger than average retirement population that live in the district.

Core Output Indicator 4c (COI)

(i). Percentage of eligible green spaces managed to green flag award standard

(i). There are currently no green spaces managed to green flag award standard in Torridge.

LP Objective: Protect the Districts Sport & Recreation Facilities

Relevant TDLP policies: HSC12, HSC13

(LOI) Indicator:

(i). Loss/gain in quality or quantity of facilities required to meet recreational needs

Targets: No net loss

(i). During 2004/05 an application was approved which permitted the building of new changing room facilities at Torrington Rugby Club. In Dolton, an application was received and permitted for the change of use from agricultural land to playing field and skate board park.

Progress towards objective:
There was no net loss of sport/recreation facilities during 2004/05.

LP Objective: Development not to affect cycle & pedestrian routes

Relevant TDLP policies: DVT20

(LOI) Indicator:

(i). Applications relating to development on cycle & pedestrian routes

Targets: No encroachment on these routes unless an alternative is proposed that is no less attractive, safe & convenient.

(i). Five applications submitted in 2004/05 related to policy DVT20. Of those five, one was withdrawn, two were refused (but not due to policy DVT20) and three were permitted. Of the approvals one related to a residential development in Torrington. The application was allowed on the condition that the public footpath that ran along the perimeter of the proposed development was not encroached on.

Progress towards objective:
This policy is being used effectively and no encroachment onto cycle routes or footpaths has taken place

Summary

One of the Councils key priorities in this area is to develop a leisure and recreation strategy for the district. In addition, emerging LDD's under the Local Development Framework will review local standards for play, leisure and recreation provision and also the protection of existing facilities.

Strategic Priority -
Improve Equality of Opportunity for All

SA7: Pupils achieving 5 or more GCSE's grade A* -C (2004 DFES)

Torrige: 51.5%
England & Wales: 53.7%

The districts score is lower than the

national percentage but is gradually increasing. In 2002 the percentage was 48.8% which means there has been a 2.7% increase in two years.

SA8: People aged 16-74 with no qualifications

Torrige: 32.1%
England & Wales 29.1%

SA9: Percentage of public buildings suitable for and accessible to disabled people.

Torrige: 72%
National: 43.8%

Torrige has a much higher percentage of accessible buildings than nationally. This will allow residents who are disabled to participate in every day activities with limited hindrance.

Summary

In terms of providing equality of opportunity in education, Torrige has been historically behind the rest of the country. However, this is changing and is reflected in the ever improving GCSE results for the District.

Strategic Priority -

Help meet the housing needs of the district & find innovative ways to provide affordable housing

CTX3: Number of dwellings in the District (March 2005)

27,941
This breaks down to 25705 private sector dwellings, 1699 provided by the Local Authority and 537 dwellings provided through registered social landlords.

CTX4: Average House Price (Land Registry)

March 2005: £198,809.
The housing market has begun to slow.

CTX5: Average Household Size (census 2001)

2.20 persons per household

In 1991 the average household size was 2.47.

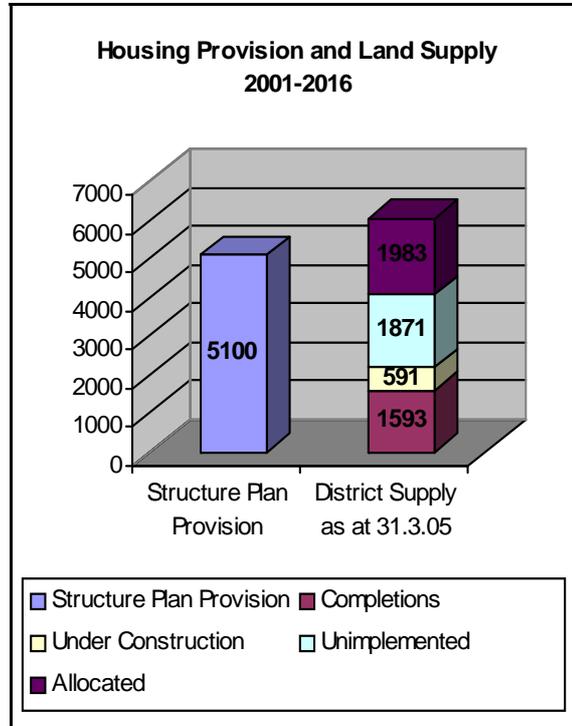
LP Objective: *To provide an adequate and continuous supply of land consistent with the housing requirements*

Relevant TDLP policies: HSC1

(LOI) Indicators:
 (i) Level of cumulative development compared to the Structure Plan required provision for the Plan period

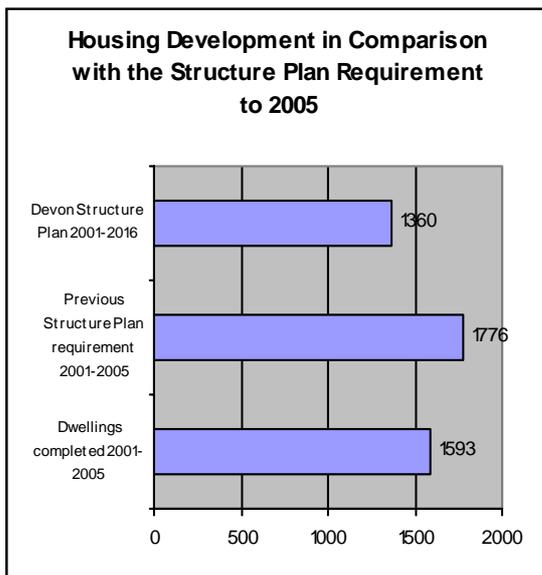
Target: Cumulative housing development total is within +/-10% of the requirement set out in the Structure plan for the proportion of the Plan period which has elapsed.

The total number of completions in the District 1/4/2001-31/3/2005 indicates a rate of development in excess of the annualised rate set out in the Structure Plan, though below that planned in its predecessor.



Between the 1st April 2004 and the 31st March 2005 464 dwellings were completed in the District. Between 1st April 2001 and 31st March 2005 a total of 1593 dwellings have been completed.

Unimplemented planning consents and remaining Local Plan allocations clearly provide enough land to meet the housing requirement for the District. The total District supply as at 31/3/2005 was 6038



Progress towards objective:
 The rate of development exceeds the 340 dwellings a year provided for in the Devon Structure Plan 2001-2016. This is due in part to the higher implied rate in the previous Structure Plan of 444 dwellings per annum. This has implications for the rate of development in

Core Output Indicator 2a (COI)

Housing Trajectory showing;

- (i) net additional dwellings over previous five year period or since start of relevant DPD, whichever is the longer
- (ii) net additional dwellings in the current year
- (iii) projected net additional dwellings up to the end of the relevant DPD period or over a ten year period from its adoption, whichever is the longer
- (iv) the annual net additional dwelling requirement
- (v) annual average number of net dwellings needed to meet overall housing requirements, having regard to previous years performance

Please see Appendix 2 for the housing trajectory.

The response to COI 2a is;

- (i). 1593 dwellings completed since 2001
- (ii). 464 dwellings were completed in the year 2004/2005
- (iii) The projected rate was based on unimplemented consents (1871), dwellings currently under construction (591) and the Local Plan projected windfall (64 dwellings per annum) over a five year period, minus 10% for non-implementation. This gave a net annual figure of 500 dwellings to 2009/10 and 168 dwellings per annum between 2010/11 and 2014/15.
- (iv). None
- (v). 292 dwellings per annum are needed to keep in line with the current structure plan provision of 5100, taking into account the 1593 already completed since 2001.

The rate of land release may need to be reviewed in order to restrict excessive growth beyond the Structure Plan target of 5,100 (2001-2016) and development rates monitored closely.

It is possible that the required provision may decrease when the Regional Spatial Strategy review is published.

Core Output Indicator 2b (COI)

Percentage of new and converted dwellings on previously developed land (pdl)

Target: Nationally the target is 60%, and for the south-west region is 50%. Until further research is complete a local target

During 2004/2005 33.84% of dwellings were completed on previously developed land. In 2003/2004 the figure was 41.18%. No distinction was made between new dwellings and conversions of completed dwellings. However, a distinction has been made on dwellings under construction and for unimplemented dwellings. Of the 591 dwellings currently under construction, 271 (46%) are on pdl. Of these, 10% are conversions and 90% are new dwellings. Of the 1871 unimplemented permissions, 763 (40%) are on pdl. Of these, 9% are conversions and 91% are new dwellings.

The number of dwellings built on previously developed land in 2004/2005 does not meet the Councils target of 45%. However, 46% of dwellings currently under construction are on previously developed land so this figure will improve.

Core Output Indicator 2c (COI)

Percentage of new dwellings completed at:

- *less than 30 dwellings per hectare;
- *between 30 & 50 dwellings per hectare
- *Above 50 dwellings per hectare.

Density: new dwellings

- 45% at less than 30 dwellings per hectare;
- 23% at between 30-50 dwellings per hectare;
- 32% at more than 50 dwellings per hectare

It must be noted that many of the consents completed in 2004/2005 were approved before the minimum 30

per hectare was introduced by PPG3 Housing in March 2000.

Core Output Indicator 2d (COI)

(ii) The number and type of affordable dwellings approved and constructed

During 2004/2005 36 affordable dwellings were completed. This includes;

- 25 Social Rented units
- 10 Intermediate units
- 1 Other unit

This falls significantly short of the 397 units required per year to meet demands set out in the housing strategy.

34 affordable units were given permission during 2004/2005. 15 of which are Intermediate units, 11 Social Rented units and 8 other units.

The main reason for the shortfall in affordable housing provision is the amount of resources available to Registered Social Landlords who commission the building of affordable homes.

In 2004/2005, the number of affordable dwellings completed was disappointing.

Core Output Indicator 3 (COI)

3a Percentage of completed non-residential development complying with car-parking standards set out in local development framework.

3b Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.

The Council does not collect this data

Goal: Promote Sustainable Economic Growth

Strategic Priority -

Promote major development & regeneration projects with benefits for local people.

Core Output Indicator 1(COI)

1. Business Development:

1a Amount of land developed for employment by type

1b Amount of land developed for employment, by type, which is in development and or regeneration areas defined in the LDF

1c Percentage of 1a, by type, which is on pdl

1d Employment land supply by type

1e Losses of employment land in (i) development and or regeneration areas (ii) local authority area

1f Amount of employment land lost to residential

1a. B1 (b + c) = 417.82 sqm

B2 = 668 sqm

B8 = 5130.45 sqm

1b. Torrridge does not have any development or regeneration areas.

1c. No employment land was developed on previously developed land during 2004/2005.

1d. There were 36.238ha of uncommitted employment land in Torrridge at 31/3/2005. 28.527 ha of this land was on allocated employment sites with 7.711ha in General Employment Areas (GEAs)

1e. Torrridge does not have any development or regeneration areas.

1f. 1.9 ha of employment land was lost to residential during 2004/2005. This figure related to residential applications on the AMP site at Gammerton Road, East the Water and Hatchmoor Industrial Estate, Great Torrington.

Since 2003 6ha of employment development has commenced but has not been completed. Over 5.5ha of this is on allocated land.

Core Output Indicator 4 (COI)

4a Amount of completed retail, office and leisure development

4b Percentage of completed retail, office and leisure development in town centres

4a. The amount of completed retail development in the District during 2004/2005 was 684 sqm.

The amount of completed office development in the District during 2004/2005 was 97.32 sqm.

The Council does not collect data related to leisure development at present.

4b. The Council does not collect this data.

Summary

There is a severe shortage of publicly owned employment sites in the district at present. The majority of privately owned land appears unlikely to come forward in the near future due to ownership and/or physical constraints.

As part of the employment land review, there will be the need to consider options for reallocations and deletions of employment land in Torrridge.

Strategic Priority -
Encourage entrepreneurship and job creation

CTX6: Unemployment

Source: Devon CC Corporate Information Service

The table below shows the difference in unemployment rates between Torridge and the UK (1991-2005)

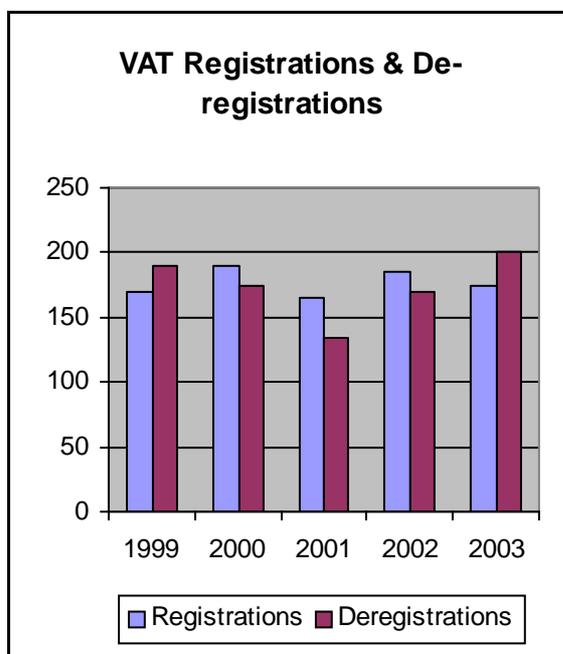
Date	Torridge	UK	Date	Torridge	UK
Mar 91	7.8%	7.6%	Mar 99	6.1%	4.7%
Mar 93	12.1%	10.7%	Mar 01	4.3%	3.5%
Mar 95	9.3%	8.6%	Mar 03	2.5%	2.7%
Mar 97	6.4%	6.2%	Mar 05	2.3%	2.4%

CTX7: Percentage of economically active from working age people (2004)

Torridge: 81.9%

National: 78.2%

SA10: VAT registrations and de-registrations in Torridge



In 2003, there were more VAT de-registrations than VAT registrations. This may have been due to the effects of the Foot and Mouth outbreak.

SA11: Percentage of Jobseekers allowance claimants as a proportion of the working age population

Torridge: 1.9% (July 2005)

National: 2.4% (July 2005)

LP Objective: *To retain and promote local employment opportunities in the rural area*

Relevant TDLP policies: ECD3

(LOI) Indicators:

- (i). Applications for Farm Diversification schemes
- (ii) Applications for change of use of buildings in the countryside

(i) The Council does not collect this information and will investigate alternative sources.

(ii). There were 80 applications decided during 2004/05 which related to change of use of farm/agricultural buildings in the countryside. Of the 43 applications permitted 22 related to change of use of barns to holiday accommodation.

LP Objective: *To focus tourist development in Westward Ho!*

Relevant TDLP policies: ECD7, WHO1, WHO3

(LOI) Indicators:

- (i). Applications of tourist related development approved in Westward Ho!

Target: maintain core tourism area

(i). No applications for tourist related development were approved in Westward Ho! in 2004/05. An application was approved for a residential development of 62 apartments on the Bath House Hotel

Progress towards objective:

The target has not been met because a site in the core tourism area has been lost during 2004/2005.

Summary

Torridge has a higher percentage of economically active people than the UK as a whole. This is despite the effects of the foot and mouth crisis on the districts tourism and agricultural sectors.

Unemployment in the District has been higher than the UK average up to 2003. However more recently, unemployment rates in Torridge have fallen slightly below the UK average.

In terms of business start-ups, the latest figures (2003) show that there were more VAT de-registrations than registrations, this could be an effect of the foot and mouth crisis at that time.

Goal: Safeguard the Environment

Strategic Priority -

Reduce the amount of landfill waste & promote energy conservation & recycling initiatives.

CTX8: Household Waste Management (2004)

**Torridge: 14.6% recycled
8.1% composting
Landfill—not available
Energy recovery—n/a**

England: 13.2% recycled
3.9% composted
71.9% landfill
10.5% energy recovery

SA12: Kg of waste collected per head

Torridge: 404.5kg (2003/2004)
National: 438.5kg (2003/2004)

Household waste collected per head has been decreasing over recent years (by 3.5% and 12.0% in 2002 and 2003 respectively) and indeed waste collected per head is lower than regional and national averages.

Core Output Indicator 9 (COI)

Renewable Energy capacity installed by type

An application was originally refused for the development of a wind farm cluster at Stowford Cross, Bradworthy. The application was later allowed at appeal in August 2004 providing three 1mw turbines and access tracks. The Council also negotiated a community trust fund where for every mega watt of electricity generated, £1000 is given back to the community.

There were two domestic applications permitted during 2004/2005 which related to the installation of wind turbines, together providing 21.5kw of electricity.

A notable application has been received but not decided during 04/05. It relates to a biomass waste power station at Winkleigh airfield.

The total installed capacity during 04/05 is 3.0215mw

Summary

Torrige has achieved a record rise in the District's recycling rates and now has the highest recycling rate in the County of Devon. In addition, the level of household waste collected per head has been decreasing in recent years.

The amount of renewable energy being produced in the District is increasing, especially wind power. However, if the Winkleigh Biomass application gains approval it is likely to produce the majority of the District's renewable energy. Updates on this application will be given in next years report.

Strategic Priority -

Protect & enhance our natural & built environment

SA13: Water Quality (Biological and chemical quality classified under the General Quality Assessment scheme):

Torrige: Seven sites are monitored by the EA. For chemical quality, all seven sites were classified as B (good) in 2001. For biological quality, four were classified A (v. good) and three were classified B in 2000.

Core Output Indicator 7 (COI)

Flood Protection and Water Quality:
Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

Out of the 13 applications the Environment Agency had concerns with, only two were permitted contrary to their advice. One of these objections related to adverse impact on run off and the other because of general flooding issues. Three applications were pending a decision at the end of the monitoring period.

Core Output Indicator 8 (COI)

Change in area's and populations of biodiversity importance, including;

- (i) change in priority habitats and species by type
- (ii). change in areas designated for their intrinsic environmental value including sites of international, national, regional and sub-regional significance.

(i). The Council have not been notified of any priority species and habitats. There is a concern that there may not be enough information on the ecology of the District and this has been recognised by Devon County Council.

The Southwest Environment Observatory has identified that the Freshwater Pearl mussel, which has an outlying population

in the Torridge river, is an important species to the area and therefore should be monitored.

ii). There are 26 SSSI's in the district, 2 of which are within National Nature Reserves;
Dunsdon Farm-, covering 37.8 ha is owned and managed by the Devon Wildlife Trust and is located between Holsworthy and Kilkhampton.
Lundy NNR, covering 37.23ha is owned by the National Trust and managed by the Landmark Trust.

During 2004/2005 there was no change in such areas designated.

SA14: Number of conservation areas

Torridge: 20 Conservation Areas

Appledore, Ashreigney, Beaford, Bideford, Bideford Clovely Road, Bideford East, Bradworthy, Buckland Brewer, Bucks Mills, Clovelly, Dolton, Great Torrington, Hartland, High Bickington, Holsworthy, Kingscott, Merton, Northam, Sheepwash and Winkleigh)

SA15: Number of Listed Buildings at risk

There are currently two buildings listed on the English Heritage Buildings at Risk register including a former chapel at Lower Alsworthy Farm, Bradworthy and Richmond Dock, Appledore.

LP Objective: Conservation and enhancement of important sites, areas, buildings and features and their settings

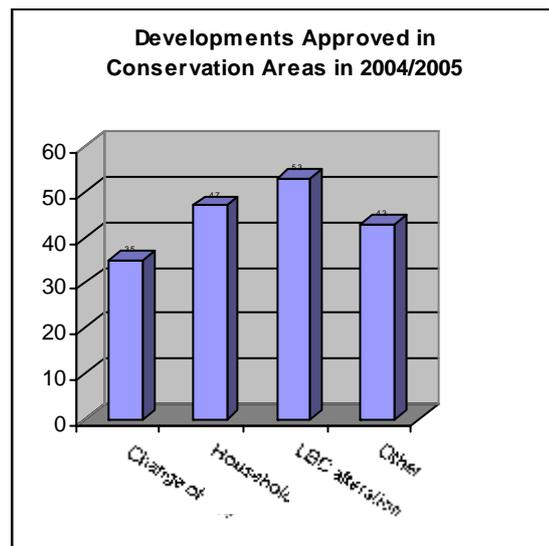
Relevant TDLP policies: ENV1, ENV2, ENV3

(LOI) Indicators:

- (i). Applications in conservation areas (included Listed Buildings)
- (ii). Demolitions in conservation area approved
- (iii). Applications relating to Listed Buildings

(i). Within the Districts 20 conservation areas, 212 applications were monitored during 2004/2005, of which 178 were permitted (82%). A range of different proposals were approved, with 26% relating to householder development, 29% relating to listed building alterations and 20% relating to change of use.

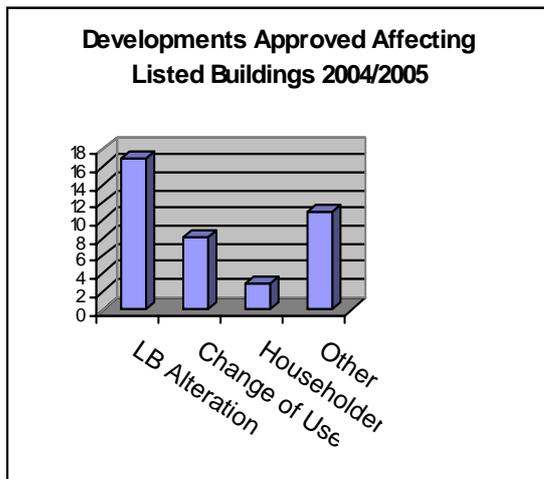
Of the 34 refusals, 24% related to listed building alteration, 24% related to minor dwellings (1-9 dwellings) and 20% related to change of use, the majority of which were felt to have a detrimental effect on the character of the area.



(ii). One application was permitted in 2004/2005 which related to conservation area demolition which was at the ATS site in Torrington.

(iii). In terms of Listed Buildings, 81% of the 47 applications monitored were approved. 44% of approvals related to Listed Building alterations, 21% related to change of use, which could in most cases would help to maintain a valid use for the building and 8% related to householder applications.

Many of the applications refused, were so because of the detrimental impact they would have on the listed building in question.



Progress towards objective:
The Local Plan policies go some way to meeting the objective, especially in terms of protection, to enhance listed buildings and conservation areas.

To gauge the long term effectiveness of achieving the objective requires periodic review of the quality of both listed buildings and conservation areas.

LP Objective: *Addition to appropriate character and diversity and to the local culture and heritage*

Relevant TDLP policies: ENV1, HSC23, HSC22, HSC24

(LOI) Indicator:
(i) Number of conservation area appraisals produced

(i). No conservation area appraisals were produced in 2004/2005. This is due to resource pressures on the conservation service.

Progress towards objective:
Little progress has been made due to staff resources. However the priority of producing these has been identified and remains a commitment for the Council

LP Objective: *Maintenance of the quality and distinctiveness of the local environment*

Relevant TDLP policies: ENV1, ENV3, ENV5, ENV6, ENV7, ENV9, HSC24, DVT6

(LOI) Indicator:
(i). Development in the countryside

In terms of the designated landscapes (i. e AGLV and AONB (including settlements within these)) a total of 203 applications were monitored during 2004/2005. Of these 74% were approved. The main types of development permitted included minor householder development (32%), change of use (19%), listed building alterations (11%) and minor dwellings (1-9 dwellings) (11%)

Of the applications refused in designated areas 27% related to change of use, 23% related to householder development and 19% related to minor dwellings (1-9 dwellings).

Summary

The districts built and natural environment remains an important asset to the area. The Council wherever possible is actively protecting and enhancing it.

To provide an overview of policy usage for all Local Plan Policies see Appendix 3 which gives details of the number of times each policy has been used.

4. Conclusion

This report attempts to consolidate an approach to the Local Plan / Local Development Framework monitoring process and also provides a link to the Strategic Plan at a corporate level.

Overall Conclusions

The monitoring report indicates that most of the policies are operating successfully and are progressing to meet the relevant Local Plan objectives. Where there appears to be insufficient progress, such as the delivery of affordable housing, other factors will have greater influence than the implementation of planning policies. As new DPD's are produced it is hoped to provide a more cohesive monitoring framework, with clearer links between objectives, indicators and targets. This will give rise to more comprehensive monitoring in the future.

Committee Decisions Contrary to Officer Recommendation

In the year 2003-2004, 18 applications were refused contrary to Officer recommendation and 12 applications were permitted contrary to Officer recommendation. In 2004-2005, 10 applications were refused contrary to Officer recommendation and 11 applications were permitted contrary to Officer recommendation.

Development of Monitoring Systems

The CAPS development control module software, which is the mechanism for recording and analysing planning applications, is continually being developed and improved. Much of the information needed to complete policy monitoring derives from this system. Areas for further enhancement and improvement to the AMR have been noted from the work carried out this year.

One of the chief shortcomings at present as that information included in planning and other applications is not comprehensively recorded in CAPs, and sometimes information necessary for

effective monitoring is not provided by applications. It is proposed in the future to ensure that relevant information is collected and recorded. This will help initialise a more centralised dataset making monitoring a more streamlined process. Appendix 4 provides a detailed list of data that will be required in the future.

Appeals

It would appear that Inspectors generally support existing policies when determining appeals. 90% of appeals were dismissed in the year 04/05 (this does not include enforcement notices). However, in 2003/2004 only 71% of appeals were dismissed. This is likely to have been due to the fact the Local Plan was only at revised deposit stage and therefore carried less weight than the adopted plan

Year	Number of appeals	Dismissed	Allowed
2004/2005	28 (100%)	25 (90%)	3 (10%)
2003/2004	17 (100%)	12 (71%)	5 (29%)

which was adopted formally in September 2004.

Timetable for the 2005-2006 AMR

Appendix 5 shows the timetable of production for next years Annual Monitoring Report.

Appendix 1

An Overview of the New Development Plan System

The Government, through the Planning and Compulsory Purchase Act (2004), has introduced major changes to the operation of the planning policy system, which provides the framework for making planning decisions. The legislation is designed to provide for a more flexible and responsive planning system, which in turn will result in a proactive approach to managing development.

The old planning system of Planning Policy Guidance, Regional Planning Guidance, Structure Plans, Local Plans and Supplementary Planning Guidance is to be replaced with a new system. This new 'spatial' approach:

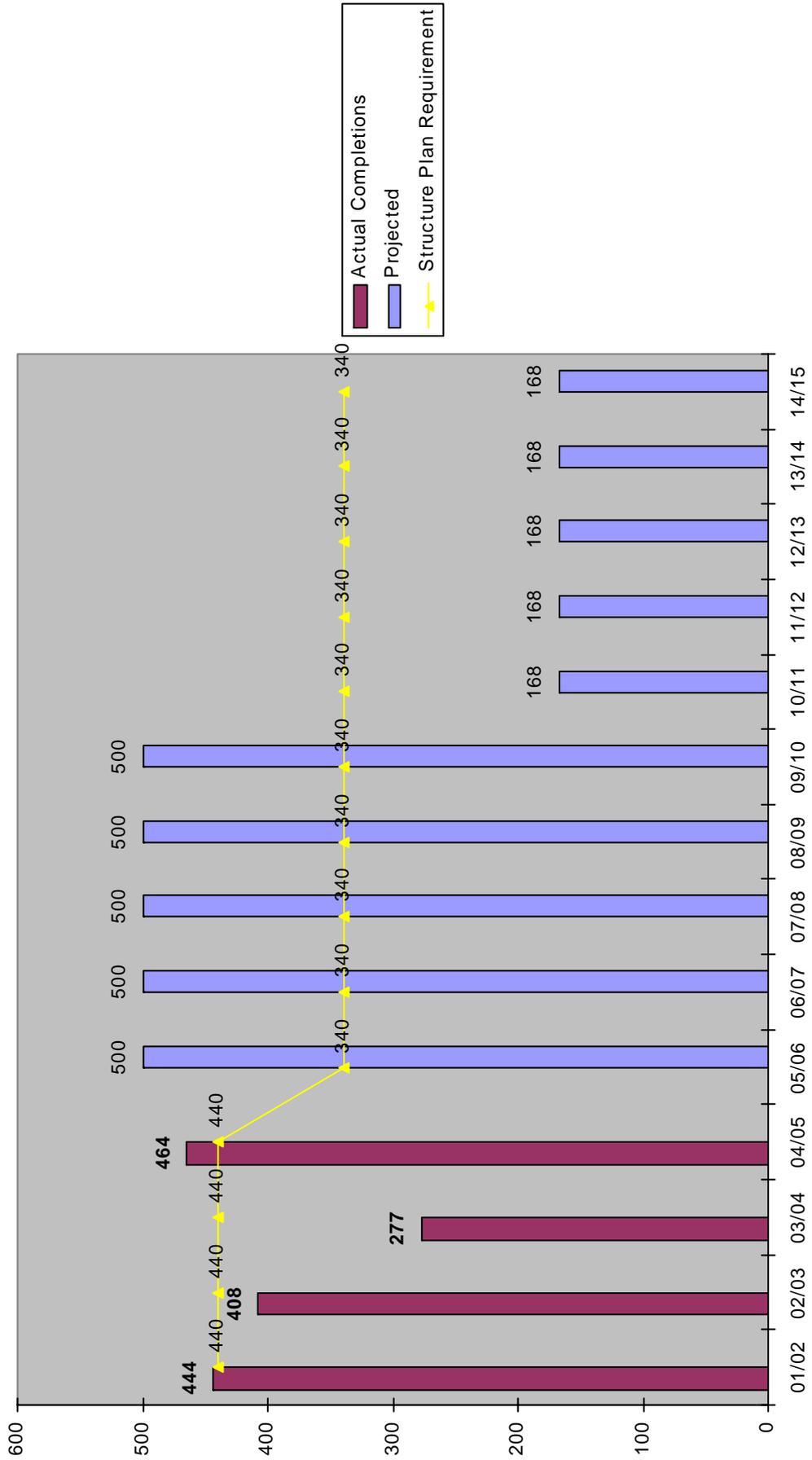
- Provides a mechanism for delivering sustainable development objectives by addressing social, environmental and economic issues and relating them to the use of land;
- Considers the needs, issues and aspirations of communities and the key spatial drivers of change within an area;
- Inform and take account of other strategies and policies in an integrated way;
- Facilitates new forms of partnership with a range of bodies including communities and specific stakeholders; and
- Focuses upon implementation, setting out agreed delivery mechanisms that have regard to the investment and operational plans of relevant infrastructure and service providers (*ODPM Local Development Framework Monitoring; A Good Practice Guide 2005*)

As a result of the new legislation, the County Council is no longer required to produce a Structure Plan. Instead, the Regional Planning Body (RPB), in this case the South West Regional Assembly will produce a **Regional Spatial Strategy Review (RSS)**. The RSS Review will set the regional agenda for development and guide the planning process at the local level until 2026. It will be implemented through district wide **Local Development Frameworks**.

It must be noted that until the RSS is adopted, the current Devon Structure Plan will continue to set the strategic framework for guiding housing, employment and other land uses.

For more information please see the Torridge Local Development Scheme and Statement of Community Involvement found on the Torridge District Council Website www.torridge.gov.uk

Housing Trajectory



Appendix 3**Policy Use**

The following table assesses the implementation and use of the Local Plan Policies

Policy use represents the number of planning applications determined using the policy during 2004/2005.

Note: Policy usage figures are totalled. The comments section highlights the number of times the policy was used during the revised deposit stage of the Local Plan.

Development & Infrastructure

Policy	Policy Theme	Policy Use 2004/2005	Comments
DVT1	To ensure settlement growth is guided towards the strategic centre's	TOTAL = 192	TDLPRD = 98 The policy was used 71 times during 2004/05 for refusal
DVT2	To restrict development in villages strictly to that which is aimed at meeting purely social or economic	TOTAL = 138	TDLPRD = 81 The policy was used 48 times for refusal
DVT2A	To restrict development in the major villages	TOTAL = 2	policy dropped from adopted TDLP TDLPRD = 2
DVT2B	To restrict development in the minor villages	TOTAL = 7	policy dropped from adopted TDLP TDLPRD = 7 The policy was used twice for refusal
DVT2C	To control development in open countryside	TOTAL = 187	TDLPRD = 85 The policy was used 105 times for refusal
DVT3	To ensure conversion of rural buildings in the countryside is carried out appropriately in conjunction with DVT2C	TOTAL = 77	TDLPRD = 41 The policy was used 39 times for refusal
DVT4	To allow replacement of permanent buildings in the countryside which may be physically or functionally obsolete	TOTAL = 13	TDLPRD = 8 The policy was used twice for refusal
DVT5	To promote mixed use development in the interests of sustainability	TOTAL = 3	TDLPRD = 1
DVT6	To ensure development maintains, restores or enhances the local vernacular through appropriate layout and design	TOTAL = 186	TDLPRD = 91 The policy was used 90 times for refusal
DVT7	To ensure development is well designed in relation to both function and setting	TOTAL = 189	TDLPRD = 94 The policy was used 91 times for refusal
DVT8	To ensure landscaping is promoted to maintain, restore and enhance environmental quality of development	TOTAL = 36	TDLPRD = 21 The policy was used 14 times for refusal
DVT9	To ensure wherever open land is available to meet community need, it should be protected for such use	TOTAL = 11	TDLPRD = 2 The policy was used 9 times for refusal
DVT11	To ensure that development proposals consider the impact on neighbours, visitors and occupiers	TOTAL = 228	TDLPRD = 115 The policy was used 130 for refusal

DVT12	To restrict development when it is likely to cause public health or environmental safety problems	TOTAL = 6	TDLPRD = 5 The policy was used twice for refusal
DVT13	To ensure development does not cause an unacceptable degree of disturbance	TOTAL = 21	TDLPRD = 13
DVT14	To secure safe development and to enable full use of previously developed land by removing unacceptable risks eg notifiable	TOTAL = 4	TDLPRD = 1
DVT15	To enable the display of advertisements and signs that contribute positively to the appearance and attractiveness of the	TOTAL = 8	TDLPRD = 4 The policy was used 3 times for refusal
DVT16	To ensure adequate infrastructure provision, with the use of planning obligations where appropriate	TOTAL = 30	TDLPRD = 18 The policy was used 7 times for refusal
DVT17	To ensure new proposed and road improvements set out in the plan will be safeguarded	TOTAL = 0	This policy was not used in the year 04/05 TDLPRD = 0
DVT18	To reduce unnecessary travel and encourage alternatives to private car transport	TOTAL = 119	TDLPRD = 66 The policy was used 63 times for refusal
DVT19	To ensure development provides appropriate access and servicing and an amount of vehicle parking	TOTAL = 141	TDLPRD = 70 The policy was used 69 times for refusal
DVT19 A	To retain necessary parking but enable the redevelopment of underused and poorly located car parks where alternative parking is provided elsewhere	TOTAL = 2	TDLPRD = 1 The policy was used once for refusal
DVT20	To ensure the needs of cyclists and pedestrians are met in new development	TOTAL = 6	TDLPRD = 4 The policy was used twice for refusal
DVT21	To ensure telecommunications development takes account of community perception of risk to public health and minimises environmental intrusion whilst having regard to the operational effectiveness of the equipment	TOTAL = 3	TDLPRD = 1
DVT22	To achieve an efficient and reliable energy distribution system without undue disturbance, disruption and loss of amenity	TOTAL = 22	TDLPRD = 22
DVT23	To ensure flood control schemes protect existing land and buildings	TOTAL = 12	TDLPRD = 5 The policy was used twice for refusal
DVT24	To ensure development is only permitted where adequate means of foul water and surface water drainage is in place or will be	TOTAL = 16	TDLPRD = 8 The policy was used 6 times for refusal
DVT25	Bideford Sewage Embargo	TOTAL = 1	policy dropped from adopted TDLP TDLPRD = 1

Economic Development

Policy	Policy Theme	Policy Use 2004/2005	Comments
ECD1	To ensure release of employment land to provide for requirements (schedule of release)	TOTAL = 3	TDLPRD = 3
ECD2	To ensure employment proposals will be permissible within GEA's provided it would not harm the amenity of local residents	TOTAL = 12	TDLPRD = 8
ECD3	To guide effectively employment development outside GEA's	TOTAL = 12	TDLPRD = 6 The policy was used once for refusal
ECD4	To limit loss of employment land outside GEA's	TOTAL = 11	TDLPRD = 9 The policy was used once for refusal
ECD5	To control the scale and impact of agricultural development to that which is both necessary for business purposes and justifies by the scale of the operation proposed	TOTAL = 78	TDLPRD = 40 The policy was used 15 times for refusal
ECD6	To ensure acceptable and appropriate types of tourist development, with large scale development restricted to Westward Ho!	TOTAL = 54	TDLPRD = 25 The policy was used 20 times for refusal
ECD7	To retain tourist character of Westward Ho! by maintaining a balance between tourist accommodation and the provision of tourism services	TOTAL = 11	TDLPRD = 7 The policy was used 4 times for refusal
ECD8	To control the change of use from holiday occupancy to residential use	TOTAL = 19	TDLPRD = 9 The policy was used 6 times for refusal
ECD9	To encourage the integration of new energy technology in new development	TOTAL = 1	TDLPRD = 1

Housing, Retail and Community Services

Policy	Policy Theme	Policy Use 2004/2005	Comments
HSC1	To ensure provision for about 4850 houses 2001-2011	TOTAL = 8	TDLPRD = 3 The policy was used twice for refusal
HSC2	To ensure that the affordable housing secured will contribute to satisfying the local housing need	TOTAL = 21	TDLPRD = 13 The policy was used 6 times for refusal
HSC3	To ensure new housing layout provides a safe and attractive development that functions well	TOTAL = 82	TDLPRD = 40 The policy was used 47 times for refusal
HSC4	To encourage good design in household extensions so they are appropriate in scale and incongruous with their surroundings	TOTAL = 200	TDLPRD = 101 The policy was used 49 times for refusal
HSC6	To allow limited release of land for affordable housing that would not otherwise be released for general market housing	TOTAL = 17	TDLPRD = 9 The policy was used 14 times for refusal
HSC8	To restrict development of agricultural workers dwellings to cases of genuine need	TOTAL = 24	TDLPRD = 16 The policy was used 12 times for refusal
HSC9	To discourage the severance of farm dwellings from the land holding unless it is demonstrated that there is no longer a long term need for such a dwelling in that area	TOTAL = 2	TDLPRD = 2 The policy was used once for refusal
HSC10	To allow supervisory accommodation in the form of a temporary dwelling, where a permanent agricultural workers dwelling is not permitted due to the agricultural business being a new or fledgling enterprise	TOTAL = 9	TDLPRD = 4 The policy was used 4 times for refusal
HSC11	To allow for adequate provision of gypsy sites where applicable	TOTAL = 1	TDLPRD = 0
HSC12	To protect and provide public or private recreational facilities	TOTAL = 1	TDLPRD = 0
HSC13	To ensure recreational play facilities meet community needs with regard to the new local play standards and ensure that such provision keeps pace with new development	TOTAL = 16	TDLPRD = 8 The policy was used 3 times for refusal
HSC14	Outlines a recreation development criteria	TOTAL = 12	TDLPRD = 4 The policy was used 3 times for refusal
HSC14A	To ensure that new development in the countryside is well integrated and where possible demonstrate convenient access to countryside	TOTAL = 6	TDLPRD = 4 The policy was used once for refusal

HSC15	To ensure horse related activities are appropriate in scale and the site is suitable for riding	TOTAL = 40	TDLPRD = 24 The policy was used 8 times for refusal
HSC16	To ensure town centres remain attractive to the retailer and consumer by securing development that will maintain the continuing vitality and viability of retail centres	TOTAL = 8	TDLPRD = 5
HSC17	To maintain the character of the main shopping areas by preventing its dilution	TOTAL = 10	TDLPRD = 5 The policy was used twice for refusal
HSC18	To ensure appropriate shop frontage is used	TOTAL = 3	TDLPRD = 3
HSC19	To locate major retail development close to town centres	TOTAL = 1	TDLPRD = 1
HSC20	To maintain the viability of local shops in village and neighbourhood locations, reducing the need for car travel	TOTAL = 5	TDLPRD = 3 The policy was used once for refusal
HSC21	To restrict retail outlets in the countryside to those which are ancillary to existing businesses	TOTAL = 2	TDLPRD = 0
HSC21A	To support farm shops where they are appropriate	TOTAL = 1	TDLPRD = 0
HSC22	To encourage service retention and safeguard service development opportunities which would minimise the need to travel by car	TOTAL = 13	TDLPRD = 4 The policy was used 5 times for refusal
HSC23	To encourage the dual use of school and church halls for community use	TOTAL = 0	This policy was not used in the year 04/05 TDLPRD = 0
HSC24	To create opportunities for public art in new development	TOTAL = 0	This policy was not used in the year 04/05 TDLPRD = 0

Conservation

Policy	Policy Theme	Policy Use 2004/2005	Comments
ENV1	To draw together conservation needs in respect of abundance, variety and diversity	TOTAL = 18	TDLPRD = 5 The policy was used 5 times for refusal
ENV2	To secure the preservation of historic buildings	TOTAL = 125	TDLPRD = 63 The policy was used 25 times for refusal
ENV3	To ensure all development within a conservation area harmonises with its surroundings	TOTAL = 100	TDLPRD = 49 The policy was used 16 times for refusal
ENV4	To avoid destruction of archaeological resources	TOTAL = 2	TDLPRD = 1
ENV5	To secure countryside protection and ensure that the attractive and varied landscape of Torridge is conserved	TOTAL = 20	TDLPRD = 9 The policy was used 5 times for refusal
ENV6	To ensure development does not adversely affect AONB's	TOTAL = 49	TDLPRD = 26 The policy was used 16 times for refusal
ENV7	Development in or around a site of nature conservation will protect and enhance the interests for which the site is identified	TOTAL = 6	TDLPRD = 4 The policy was used once for refusal
ENV9	To protect the integrity of important wildlife corridors	TOTAL = 0	This policy was not used in they year 04/05 TDLPRD = 0
ENV10	To ensure the effective maintenance and enhancement of important sites	TOTAL = 14	TDLPRD = 7 The policy was used 4 times for refusal

Appendix 4

Data required to improve monitoring.

- Area of application site – hectares
- Floorspace (industrial/commercial) – square metres
- Density (of new residential development)
- Parking spaces per house
- Affordable Housing (number of dwellings)

This information can be recorded on the existing CAPs database.

Additional information may be recorded by extension of the database and the practicality of this will be investigated.

