

Annual Monitoring Report

Local Development Framework
December 2006

Community Planning and Development

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1. Introduction

This is the fourth Torridge District Annual Monitoring Report and the information collected relates to the twelve-month period 1st April 2005 to 31st March 2006.

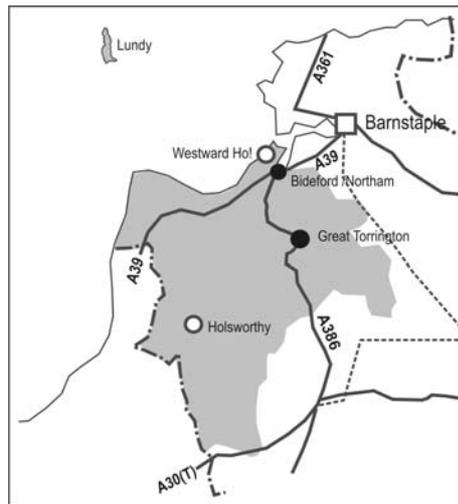
The Torridge District Local Plan was adopted in September 2004 and sets out the planning policies and proposals for the Torridge District up to the year 2011. The plan forms part of the current development plan for Torridge and is now a saved Local Development Document (LDD) under the provisions of the 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 Local Development Documents are being achieved. Further details of this requirement are set out in Regulation 48 of the Town and Country Planning Regulations 2004.

Torridge Profile

- Size:** 984 square km
- Population:** 61,208
- Main Towns:** Bideford, Great Torrington, Holsworthy
- Parishes:** 64

Torridge is a rural district. About half of the 61,208 population lives in the Bideford/Northam area, but only two other towns (Great Torrington and Holsworthy) have over 2,000 people.



Torridge District

Most of the district is sparsely populated primarily agricultural land, with a dispersed settlement pattern of over 100 communities.

The District supports a range of employment activity, concentrated in the built up areas, but with predominance of low wage industries. Parts of the district are among the most 25% deprived areas in the country.

Local residents and visitors value the varied and attractive Torridge landscape. The northern coastal strip is designated an Area of Outstanding Natural Beauty. The district has 20 Conservation Areas and 1800 listed buildings.

Local Development Framework

A Local Development Scheme is required to programme the documents to be included in the Local Development Framework (LDF). The Local Development Framework for Torridge District Council will consist of a folder of Local Development Documents. These will provide the local policy framework for delivering the regional spatial strategy and the Community Strategy. The Local Development Framework 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) support the saved Torridge District Local Plan and emerging DPDs.

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 Local Development Framework 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 Development Plan Documents, to ensure they reflect sustainable development principles. Atkins Consultants have produced a Sustainability Scoping Report for the whole of the Torridge Local Development Framework.
- The production of an **Annual Monitoring Report** that indicates how policies are performing whilst measuring progress against the milestones identified in the Local Development Scheme.

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;

1. Reviewing Local Development Document preparation against the Local Development Scheme timetable;
2. Assessing the extent to which policies are being implemented;
3. 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;
4. Identifying the significant effects of implementing policies;
5. Setting out whether policies are to be amended or replaced.

The report conforms to the prescribed format;

1. Introduction
2. LDS Implementation
3. LDF Monitoring
4. 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 provide the initial framework under which the Local Development Framework 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

Feedback Form

Enclosed with the Annual Monitoring Report 05/06, 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 Annual Monitoring Report, helping to improve 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 Local Development Scheme for more information. Towards the end of the monitoring period considerations of possible revisions to the LDS began. These were not finalised prior to April 2006.

LDF documents and key milestones 05/06

- **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. The Local Development Scheme saves this document for 5 years and it will remain part of the Development Plan until it is superseded by new Development Plan Documents.

- **Core Strategy Development Plan Document**

This Development Plan Document will set out a vision and spatial strategy for the district, including environmental protection, community development needs and identifying targets for key sectors such as housing and the economy. This will provide a context for the subsequent Development Plan Documents.

*Milestone/Target: **Issues and Options***

 Target not met

Comment: Due to Chesterton's consultants going into liquidation last year, a number of studies that were to provide an evidence base for the Core Strategy have been delayed. This has had a knock on effect on the production of an Issues and Options report.

Currently, the council is 1 year behind schedule in the preparation of this document.

- **The Statement of Community Involvement**

This report identifies the consultation procedures for each type of document to be included in the Local Development Framework and for planning applications. The Council is on target to adopt Statement of Community Involvement in December 2006.

*Milestone/Target: **Preparation of submission documents. Formal submission***

 Target met

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. Evidence maybe used in preparation of an Allocations Development Plan Document and a Bideford Area Action Plan if pursued



Bideford

Milestone/Target: Evidence gathering

🟢 Target met

- **Great Torrington DPD**

As the second largest built up area of the district, it is anticipated that the town will remain an Area Centre. Evidence maybe used in preparation of Allocations Development Plan Document if pursued.



Torrington Square

Milestone/Target: Evidence gathering

🟢 Target met

- **Holsworthy DPD**

It is anticipated that the town will remain an Area Centre. Specific guidance will be provided as required on development land allocations (eg housing, employment, recreation) and their implementation, and environmental protection. Evidence maybe used in preparation of Allocations Development Plan Document if pursued.



Holsworthy Market

Milestone/Target: Community Evidence gathering

🟡 On-going

- **Rest of Torridge DPD**

This DPD will cover the remainder of the District outside of the three DPD's for the main towns. It will provide specific proposals and any additional area specific policies for development necessary to meet the social and economic needs of the rural area and communities and to protect the environment where appropriate. Evidence maybe used in preparation of Allocations Development Plan Document if pursued



Torridge Countryside

Milestone/Target: Community Evidence gathering

🟡 On-going

Supplementary Planning Documents

- **Vehicle Parking Standards SPD**
This SPD was due to provide guidance on policy DVT19 of the Local Plan. However, due to other priorities the document is currently informal advice only. Therefore the adoption target of November 2005 has not been met.
- **Moreton Park, Bideford-Development Brief (Proposal BID5 TDLP)**
Discussions with the agents preparing the development brief on behalf of the landowners has progressed but publication of the document, which was due in May 2005 has been delayed. The adoption date of January 2006 has subsequently been missed.
- **Affordable Housing SPD**
This is a supplementary document on the implementation of several TDLP policies to secure a mix of housing as a share of appropriate development or as an exception to policies of development restraint. This document was due to be published in September 2005 and adopted in March 2006. These targets have not been met due to DCA consultants, who were commissioned to do the work, falling behind schedule. The document maybe recommissioned in due course
- **Salterns, East the Water - Development Brief (Proposal BID2 TDLP)**
Preparation of the SPD was delayed due to staff shortages. The publication of the document was due in May 2005 and adoption in January 2006, however these milestones have not been met. Due to other priorities the document is currently informal advice only.
- **Villages SPD**
This SPD will provide information on the past pace of development in the rural settlements subject to Policy DVT2 of TDLP to assist its implementation. Due to staff shortages this document has not been progressed.
- **East the Water Employment Area SPD**
The aim of this SPD is to supplement proposal BID10 of TDLP as a basis for the consideration of planning applications on the site. The document was adopted in July 2006, just falling short of the timetabled adoption date of early 2006.

Summary

Local Development Scheme delivery has been affected by a number of factors. This is particularly significant in respect of the Core Strategy Development Plan Document. Realistic revision to the Local Development Scheme content and timetable is required, together with resolution of staff shortages to ensure delivery.

3. LDF Monitoring

Under the new planning system the Local Development Framework will supersede the Torridge District Local Plan. Its objectives and policies will be reviewed, saved, amended or deleted as 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 Development Plan Documents 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 DCLG (**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.

Please note: At the time of publishing, the data contained in the report was the most up to date available. * denotes no change from the last monitoring period.

1
Aim to Become an Excellent Council

Not monitored in this document.



2

Improve the Quality of Life for All

Strategic Priority -

Create safer communities and promote social inclusion.

CTX1: Overall crime per 1000 population (Jan-March 2005)

Torrige: 12.9

England: 25.5

SA1: Violent Offences Committed in Public per 1000 Population (Jan-March 2005)

Torrige: 2.9

England: 4.7

Torrige violent crimes fall significantly below the average for England. Violent Offences committed in public in Torrige reached 5.8 per 1000 population in 2003/2004. This year sees a significant reduction in this figure.

SA2: Vehicle Crime per 1000 Population (Jan- March 2005)

Torrige: 3.7

England: 9.0

Vehicle crime is significantly below that of England for the period Jan-March 2005. In 2001/2002 vehicle crime in Torrige reached 8.3 per 1000 population. These updated figures illustrate a marked reduction in vehicle crime in the district.

CTX2: Domestic Burglaries per 1000 population 2005/2006

Torrige: 5.3

The figure for 2004/2005 was 4.15% therefore indicating a 27.7% increase for the current year. The Council is an active participant in the North Devon Community Safety Partnership and generally the fear of crime outweighs the actual possibility of it happening

Please note: more up-to date crime figures were requested from Devon and Cornwall Police, but at the time of printing none had been made available.

CTX3: Ethnic Composition of Population by Percentage (Census 2001)*

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

This data is only updated accurately at every census. Therefore the next update will be in 2011.

Summary

Torrige is a relatively safe place to live in terms of crime and disorder compared to the picture nationally. Its relatively small ethnic population means that Torrige needs to work particularly hard at integrating these groups into society.

Strategic Priority -
Encourage Healthier Lifestyles

SA3: Indices of deprivation

The Index of Multiple deprivation has given Torrige an overall rank of 119 out of 354 local authorities (a low score indicates greater deprivation). In terms of the South West Region in particular, Torrige is ranked the 11th most deprived district out of 45. Data cannot be compared with indices of deprivation published in 2000 as the 2004 indices contain a far greater range of contributing data and more refined geographical focus. For more information on the specific domains used to calculate this score please refer to <http://www.neighbourhood.gov.uk>

SA4: Life Expectancy at Birth

(based on years 2002-2004)

 76.90 years

 81.90 years

These figures compare with males in England =76.60 and females in England =81.30 (2001-2003), putting Torrige above the national average for life expectancy.

SA5: % of people who describe their health as good (census 2001)*

Torrige: 65.7%
England & Wales: 68.6%

CTX4: Number of people with long term limiting illness (census 2001)*

Torridge: 19.89%
 England & Wales: 18.23%

This equates to 11,731 of the population. These figures could reflect the larger than average retired population in the district. This data set is only updated accurately at every census.

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 and Recreation Facilities.

Relevant TDLP Policies: HSC12, HSC13

Local Output Indicator (LOI):

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

Target: No net loss

(i). During 2005/2006 6 applications were approved using policies HSC12 and/or HSC13, all of which related to play facilities on new residential development. There was no net loss in quality or quantity of facilities required to meet recreational need during this period.

Progress towards objective:
 There was no net loss of sports/ recreational facilities during 2005/2006. The Open Space Needs Survey is due to be published next year, which will report on the quality of open space provision as well as quantity.



LP Objective: Development not to affect cycle/pedestrian routes

Relevant TDLP Policies: DVT20

Local Output Indicator (LOI):

- (i). Applications relating to cycle and pedestrian routes.

Target: No encroachment on these routes unless alternatives sought

(i) 7 applications were permitted during 2005/2006 relating to DVT20. A further 1 application was withdrawn. The most notable approval related to the construction of a cycle/ footpath between Anvil Corner and Holsworthy. The other approvals mainly related to footpath construction on new residential developments.

Progress towards objective:

This policy is being used effectively as no encroachment on cycle and pedestrian routes has taken place during 2005-2006

Summary

One of the Council's key priorities is to develop a leisure and recreation strategy for the District. It is hoped this will be progressed by the recreation department in the near future. In addition emerging Local Development Documents 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

SA6: Pupils achieving 5 or more GCSE's grade A*-C (2005)

Devon: 55%
England: 54.8%

Breakdown for Torrridge by school:
Bideford College: 43%
Torrington Community School: 54%
Holsworthy Community School: 58%

SA7: people aged 16-74 with no qualifications (Census 2001)*

Torrridge: 32.1%
England: 29.1%

There are slightly more people in Torrridge with no qualifications aged 16-74 than the rest of England. The next accurate update of this dataset will be in 2011 when the next census is published.

Summary

In terms of providing equality of opportunity in education, Devon on the whole is on a par with the rest of the country. However, Holsworthy Community School is significantly ahead of the national statistics in terms of GCSE results specifically and Bideford College is significantly below.

Strategic Priority -
Help meet the housing needs of the District and find innovative ways to provide affordable housing.

CTX5: Total number of dwellings in the District (2005)

Torrige: 27,941

This breaks down to 25705 private sector dwellings, 1699 provided for by the local authority and 537 through registered social landlords. No update has been received.

CTX6: Average Household Size (census 2001)*

Torrige: 2.20

In 1991 the average household size was 2.47 illustrating a slight decrease in household size since the last census. The next update for this indicator will be in 2011.

CTX7: Household Composition in Torrige (census 2001)*

<u>Composition</u>	<u>Amount</u>
One Person Households	6935
Married Couple Households	9507
Cohabiting Couple Households	2005
<u>Lone Parent Households:</u>	
With Dependent Children	1151
With Non Dependent Children Only	693
All Other Households	4579

SA8: Average House Price (May 2006)

Torrige: £185,980

South West: £198,952

England: £184,924

Torrige has a slightly higher average house price than the national average as at May 2006. The Southwest region as a whole has a significantly higher average house price than the national level. This draws attention to the difficulty of providing affordable homes in the district.

The average household income in Torrige District in 2005 (which is the most recent figure available) was £24,569. 2006 data has not yet been published and as such makes direct comparisons with the house price data difficult. Even so the average house price in Torrige can be assumed to nearly 8 times average household income based on past patterns.



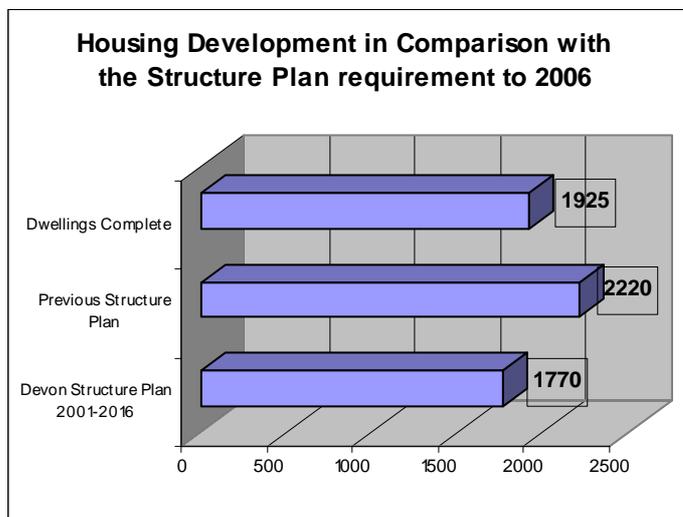
LP Objective: To provide an adequate and continuous supply of land consistent with housing requirements.

Relevant TDLP Policies: HSC1

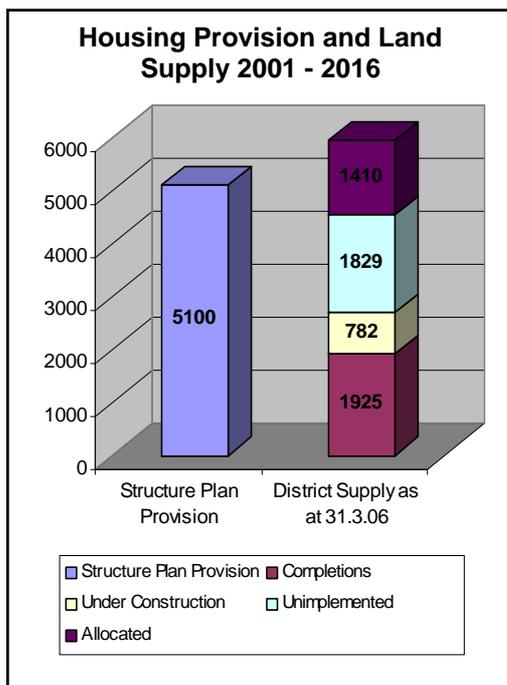
Local Output Indicator (LOI):

(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.



(i) Between the 1st April 2005 and the 31st March 2006 332 dwellings were completed in the District. Between 1st April 2001 and 31st March 2006 a total of 1925 dwellings have been completed. The number of completions in the District 1/4/2001- 31/3/2006 indicates a rate of development in excess of the annualised rate set out in the Structure Plan.



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 31/3/2006 was 5,946.

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. When the RSS is formally adopted, the draft of which was published after the end of March 2006, the rate of implied development may reduce to 240 dwellings per annum. This will have serious consequences for future development in the District.

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.

(i). 1925 dwellings completed since 2001

(ii) net additional dwellings in the current year

(ii). 322 dwellings were completed in the year 2005/2006

(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

(iii) The projected rate was based on unimplemented consents (1829), dwellings currently under construction (782) 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 527 dwellings to 2010/11 and 134 dwellings per annum between 2011/12 and 2014/15.

(iv) the annual net additional dwelling requirement

(iv). None

(v) annual average number of net dwellings needed to meet overall housing requirements, having regard to previous years performance

Please see Appendix 1 for the housing trajectory.

(v). 317 dwellings per annum are needed to keep in line with the current structure plan provision of 5100, taking into account the 1925 already completed since 2001.

The required provision will probably decrease when the RSS is adopted.

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 southwest region it is 50%. Until further research is complete a local target of 45% is used.

During 2005/2006 51.79% of dwellings were completed on previously developed land. In 2004/2005 the figure was 33.84% and in 2003/2004 the figure was 41.18%. This shows a marked improvement and also exceeds both the local and southwest target for development on previously developed land.

Of the 782 dwellings currently under construction, 336 are on previously developed land, which represents 42.9%. Of these, 14% are conversions and 86% new builds.

Of the 1829 dwellings proposed with planning permission, only 34% are on previously developed land, and 66% are on Greenfield land.

Progress towards target:

The number of dwellings built on previously developed land in 2005/2006 exceeds the council's local target of 45% and the southwest target of 50%. The national target of 60% has not been met.

Core Output Indicator 2c (COI)

Percentage of new dwellings completed at

1. Less than 30 dwellings per hectare
2. between 30 and 50 dwellings per hectare
3. Above 50 dwellings per hectare

Density:

47% at less than 30 dwellings per hectare

24% between 30 and 50 dwellings per hectare

29% above 50 dwellings per hectare

It must be noted that many of the consents completed in 2005/2006 were approved before the minimum 30 dwellings per hectare was introduced by PPG3 Housing in March 2000.

Core Output Indicator 2d (COI)

The number and type of affordable dwellings approved and constructed.

During 2005/2006 72 affordable dwellings were completed (22% of total completions). This breaks down to 38 rented units and 34 shared ownership units. This still falls short of the 397 units needed each year to meet the demands set out in the housing strategy. However, it is a marked increase from last years figure of 36 affordable units.

Many other applications processed during 2005/2006 are still pending a decision. Due to the way larger applications are input into the CAPS database, many of the affordable dwellings are not specifically distinguished. Applicants in future will be advised to clearly specify the number of affordable houses as part of larger applications.

Core Output Indicator 3 (COI)

3a. Percentage of completed non-residential development complying with car parking standards set out in the Local Development Framework

3a. The Vehicle Parking Standards SPD was due to supplement DVT19 of the Torridge District Local Plan. However it has not been officially adopted due to other commitments and priorities. Torridge does have non-residential parking standards specified in Annex 7 of the Local Plan, which come directly from RPG10 but we currently do not monitor these through the CAPs system. We will endeavour to monitor against draft standards next year.

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

3b. This data is not currently collected by the Council. It was hoped that Devon County Council could provide this information but unfortunately this was not possible. This indicator will be incorporated into the monitoring framework for next year.



3

Promote Sustainable Economic Growth

Strategic Priority -
 Promote major development and regeneration projects with benefits for local people

Core Output Indicator 1 (COI)

Business Development

1a. Amount of land developed for employment by type

*1a. B1 (a and b) = 200 sqm
 B2 = 450 sqm
 B8 = 250 sqm*

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

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

1c. Percentage of 1a by type, which is on previously developed land

1c. No employment uses were developed on previously developed land in 05/06

1d. Employment land supply by type

1d. Employment Land Supply is not recorded by type as undeveloped employment land in the area does not have to be designated for a particular use class. In total 34.83 ha of employment land remains undeveloped in the District (B1, B2, B8 uses).

1e. Losses of employment land in (1) development and or regeneration areas, (2) Local Authority Area

1e. There was no loss of employment land in development or regeneration areas. Only one proposal completed in the monitored period related to loss of employment land in the local authority area. The application was for the conversion of workshops to 3 residential units at The Old Pottery, Bideford. As this was a conversion, the area wasn't measured.

1f. Amount of employment land lost to residential

1f. See 1e.

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&b. Only one completion was recorded on the CAPS database system for the monitored period. This related to the construction of a farm shop at South Stroxworthy Farm, Woolsey, which amounted to 69 sqm or 0.01 ha of retail space. No completions were recorded in town centres.

Summary

There is still a severe shortage of publicly owned employment sites in the District. The majority of privately owned land appears unlikely to come forward in the near future due to physical constraints but also some owners will see the prospect for housing development on many of the sites, which is much more lucrative than employment development.

Strategic Priority -
Encourage entrepreneurship and job creation

CTX8: Unemployment

Source: DCC

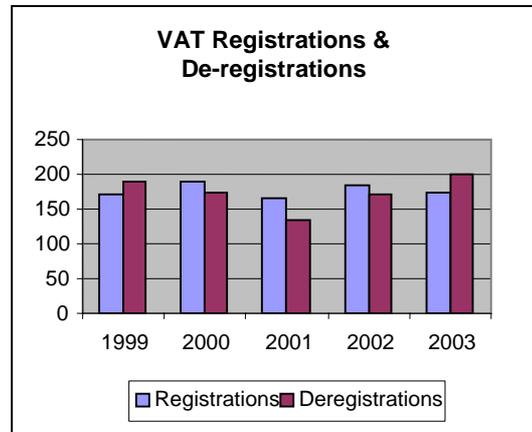
The table below shows the total number of unemployed people of working age in Torrington and Devon from March 2000-2006.

	2000	2001	2002	2003	2004	2005	2006
Torrington	1104	1043	906	784	805	724	758
County of Devon	16,999	14,298	14,076	13,256	11,047	10,863	12,291

Unemployment has decreased in the District as a whole in the last 6 years, although the figures in 2006 show a slight rise from those of 2005. Devons' unemployment figures have risen by almost 1500 in the last year. It is not clear why this has occurred and may just be attributed to cyclical fluctuations in the labour market.

SA9: VAT registrations and de-registrations

More recent figures are not currently available. Every effort will be made to rectify this deficiency next year by closer liaison between departments with regard to monitoring requirements.



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

Relevant TDLP policies: ECD3

Local Output Indicators (LOI):

(i) Applications for farm diversification schemes

(i) *The Council does not collect this data and will investigate ways to record this data in the future.*

(ii) Applications for change of use of buildings in the countryside

(ii) *Of the 23 applications determined during 2005/2006 citing policy ECD3, only 9 related specifically to change of use of agricultural buildings in the countryside. Of these only 5 were permitted. The most notable permission related to the change of use of barns into a vintage motor museum at Higher Alfardisworthy Farm, Bradworthy.*



LP Objective: To focus tourist development in Westward Ho!

Relevant TDLP policies: ECD7, WHO1, WHO3

Local Output Indicator (LOI):

Applications of tourist related development in Westward Ho!

No applications were received for tourist related development in Westward Ho! during 2005/2006. Minor applications such as the relocation of an existing kiosk to a different area of the beach were not counted.

Progress towards objective: The target has not been met as no new tourist related applications were received for Westward Ho! However, no holiday accommodation was lost to residential as was the case last year.



4

Safeguard the environment

Strategic Priority -

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

SA10: KG of household waste collected per head.

429.9kg (2004/2005)

This represents a significant increase, which may be attributable to the new green collection servicing 6000 households. For comparison, in 2004/2005 the figure was 418.3kg.

SA11: Percentage of population served by a kerbside collection

99.3%

Only 211 properties do not receive kerbside collection. This is mainly on new developments where roads have yet to be adopted.

SA12: Percentage of household waste sent for composting

12.30%

This is up considerably from the 04/05 figure of 8.64% which may be attributed to new government targets related to composting and recycling of household waste.

SA13: 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

Please note: up-to-date figures on waste management were requested but at the time of printing had not been made available.

Core Output Indicator 9 (COI)

Renewable energy installed by type

27.5 Kw = 0.0275 Mw

The three applications permitted related to the erection of domestic wind turbines.

A notable refusal related to the biomass waste power station at Winkleigh Airfield. The application was judged to be contrary to many elements of the Torridge District Local Plan and it was felt the biomass station if built would not specifically serve the energy needs of local businesses or make positive contributions to the energy needs of the local community without having an adverse impact on the areas character.

Summary

Although still minimal applications for renewable energy are increasing year on year, which can be attributed to the public's desire to conserve energy in line with the principles of sustainable development.

Torridge have recently started a new green recycling initiative, which is proving very popular with local residents.

Strategic Priority -

Protect and enhance our natural and built environment

SA14: Water Quality (Biological and chemical quality classified under the General Quality Assessment Scheme)

Seven sites on three rivers (Torridge, Duntz, Yeo) were monitored in Torridge by the Environment Agency. For chemical quality all seven sites were monitored as B (good) in 2001, which was the last time a full assessment was undertaken. For biological quality, four were classified as A (very good) and 3 sites were classified as B (good).

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.

Of the nine applications the Environment Agency had concerns with, they requested an in-depth flood risk assessment for 7 of these. Three of the applications were permitted in the monitoring period 05/06, once satisfactory flood risk assessments had been completed. The remaining applications were either withdrawn or refused, with just one application pending a decision.

Core Output Indicator 8 (COI)

Change in areas and populations of biodiversity importance, including;

(i) change in priority habitats and species by type

(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 the freshwater pearl mussel, which has an outlying population in the Torridge River, as an important species in the area. This was also picked up in the Sustainability Appraisal Scoping Report prepared by Atkins consultants.

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

(ii) During the monitoring period 05/06, there was no change in priority habitats. However, next years monitoring will report on the new culm grassland county wildlife sites designated in May 2006, which amounts to 168 sites in total. (please see Appendix 3 for Strategic Information Providers view on this indicator requirement)

SA15: Number of conservation areas*

Torridge: 20 Conservation Areas

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

SA16: Number of listed buildings at risk*

The Building at Risk register maintained by English Heritage details two listed buildings in Torridge that are classified as 'at risk'. The first is Richmond Dock, Appledore which is a grade II* dry dock in fair to poor condition. The second is a former chapel at Lower Alsworthy Farmhouse, Bradworthy. The chapel as seen below is grade II* listed and it has been in use as a farm building since C18. In recent years its condition has deteriorated and it has fallen out of use as a farm building. Its current state is described as very bad by English Heritage and a funding package has recently been proposed to enable restoration work to begin.



Lower Alsworthy Chapel



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

Relevant TDLP policies: ENV1, ENV2, ENV3

Local Output Indicators (LOI):

(i) Applications in conservation areas

(i) Within the Districts 20 Conservation Areas 216 applications were monitored of which 129 were permitted. 33% of the permissions related to householder development, 18% related to listed building alterations and 15% related to change of use applications.

Of the refusals 19% related to householder developments, 19% related to change of use and 16% related to other minor development. The majority of the refusals were felt to have a detrimental impact on the character of the conservation area.

(ii) Demolitions in conservation areas approved

(ii) Two applications related to demolitions in conservation areas and both were approved. One application related to the demolition of a garage and outbuildings in a bad state of repair and the other related to the demolition of an existing workshop to be replaced by a new workshop.

(iii) Applications relating to listed buildings

(iii) In terms of listed buildings 119 out of the 187 applications that were decided during the monitored period were permitted. 22% related to listed building alteration, 19% related to householder development and 9% related to change of use, which in most cases would help to maintain a viable use for the building.

The majority of the applications refused were so because of the potential detrimental impacts on the listed building in question.



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

Relevant TDLP policies: ENV1, HSC23, HSC22, HSC24

Local Output Indicator (LOI):

Number of conservation area appraisals produced.*

No conservation area appraisals were produced in the monitored period. Resource pressures were a major factor behind this.

Summary

The districts built and natural environment remain an important asset to the area. The council wherever possible is actively trying to protect and enhance it.

To provide an overview of policy usage for all current Local Development Framework policies please see Appendix 2.

Conclusion

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

Overall Conclusions

As was the case last year, this monitoring report indicates that the majority of policies are operating successfully and are progressing to meet the relevant local plan objectives and targets. There are some areas where monitoring information is still insufficient and this is discussed in the relevant sections above. Where actual policies appear to be progressing insufficiently, such as the affordable housing policy, other factors will usually have greater influence than the implementation of the actual policy itself.

In terms of Local Development Scheme implementation, the council is not progressing as hoped. A review of the Local Development Scheme is due before the publication of next years Monitoring Report.

Committee Decisions Contrary to Officer Recommendation

During the monitoring period 2005/2006 7 applications were permitted by Committee contrary to Officer recommendation and 2 applications were refused by Committee contrary to Officer recommendation.

Appeals

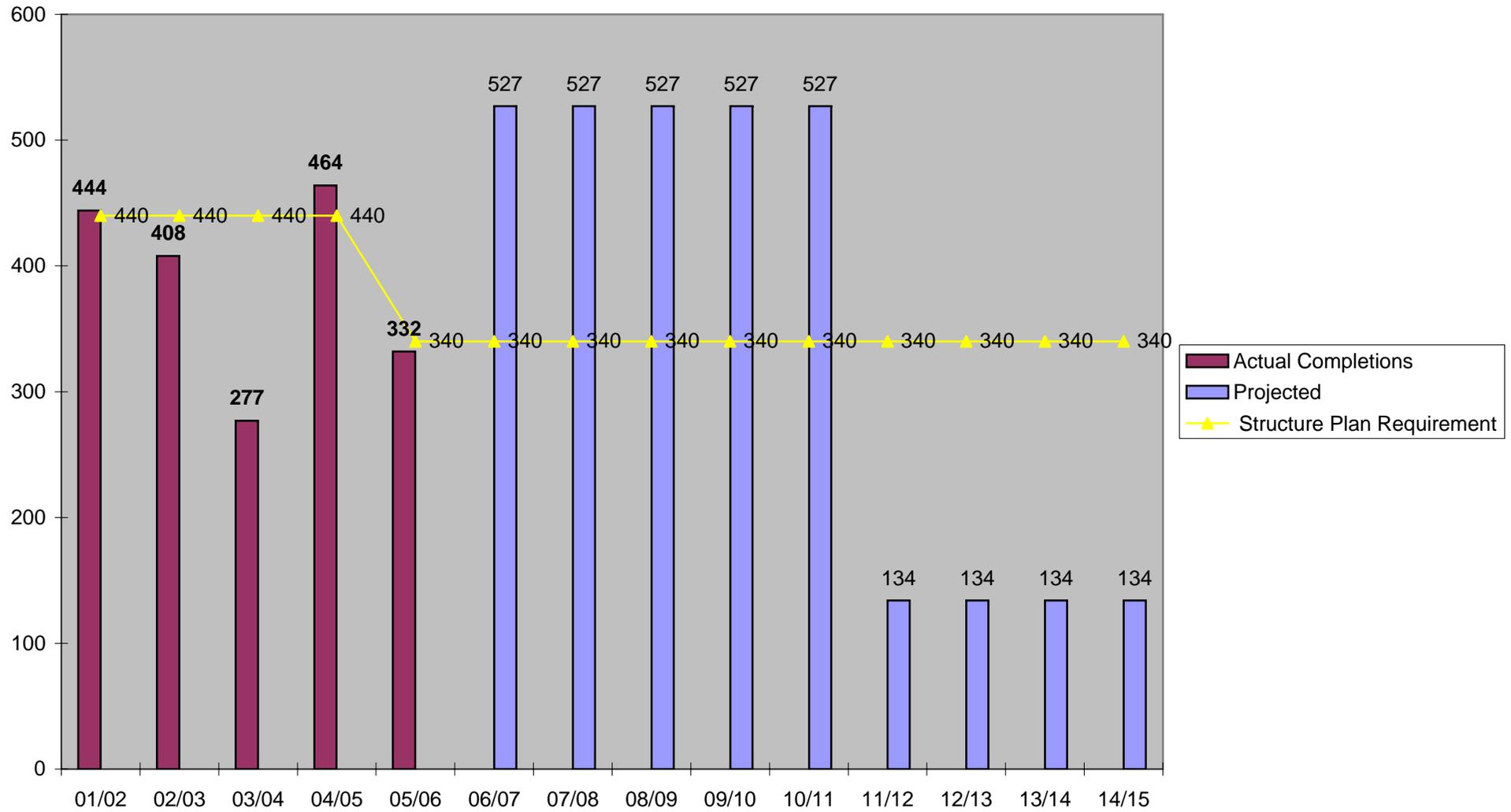
It would appear that Inspectors generally support existing policies when determining appeals. Of the 37 applications that went to appeal 83.78% were dismissed by the Inspector, which accounted for 31 of the applications. The proportion dismissed falls slightly behind that of last years figure but nothing to be unduly concerned about.

Year	Number of appeals	Dismissed	Allowed
03/04	17 (100%)	12 (71%)	5 (29%)
04/05	28 (100%)	25 (90%)	3 (10%)
05/06	37	31 (84%)	6 (16%)

Timetable for 2006/2007 Monitoring Report

Appendix 4 details the timetable of production of next years Monitoring Report.

Housing Trajectory



Appendix 2

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 2005/2006.

Note: Policy usage figures are totalled. In the comments section it includes the number of times it was used as revised deposit (i.e before formal adoption)

Development & Infrastructure

Policy	Policy Theme	Policy Use 2005/2006	Comments
DVT1	To ensure settlement growth is guided towards the strategic centre's	TOTAL = 236	TDLPRD = 4 The policy was used 67 times for refusal
DVT2	To restrict development in villages strictly to that which is aimed at meeting purely social or economic needs	TOTAL = 130	TDLPRD = 2 The policy was used 31 times for refusal
DVT2A	To restrict development in the major villages	TOTAL = 0	policy dropped from adopted TDLP
DVT2B	To restrict development in the minor villages	TOTAL = 2	TDLPRD = 1
DVT2C	To control development in open countryside	TOTAL = 271	TDLPRD = 3 The policy was used 99 times for refusal
DVT3	To ensure conversion of rural buildings in the countryside is carried out appropriately in conjunction with DVT2C	TOTAL = 80	TDLPRD = 1 The policy was used 24 times for refusal
DVT4	To allow replacement of permanent buildings in the countryside which may be physically or functionally obsolete	TOTAL = 13	The policy was used 4 times for refusal
DVT5	To promote mixed use development in the interests of sustainability	TOTAL = 1	
DVT6	To ensure development maintains, restores or enhances the local vernacular through appropriate layout and design	TOTAL = 200	TDLPRD = 3 The policy was used 100 times for refusal
DVT7	To ensure development is well designed in relation to both function and setting	TOTAL = 303	TDLPRD = 3 The policy was used 98 times for refusal
DVT8	To ensure landscaping is promoted to maintain, restore and enhance environmental quality of development	TOTAL = 44	TDLPRD = 2 The policy was used 11 times for refusal
DVT9	To ensure wherever open land is available to meet community need, it should be protected for such use	TOTAL = 4	TDLPRD = 1 The policy was used 1 times for refusal
DVT11	To ensure that development proposals consider the impact on neighbours, visitors and occupiers	TOTAL = 354	TDLPRD = 6 The policy was used 132 for refusal

DVT12	To restrict development when it is likely to cause public health or environmental safety problems	TOTAL = 12	The policy was used once for refusal
DVT13	To ensure development does not cause an unacceptable degree of disturbance	TOTAL = 27	The policy was used 6 times for refusal
DVT14	To secure safe development and to enable full use of previously developed land by removing unacceptable risks eg notifiable installations	TOTAL = 4	TDLPRD = 1 The policy was used 3 times for refusal
DVT15	To enable the display of advertisements and signs that contribute positively to the appearance and attractiveness of the district	TOTAL = 13	The policy was used 5 times for refusal
DVT16	To ensure adequate infrastructure provision, with the use of planning obligations where appropriate	TOTAL = 16	TDLPRD = 1 The policy was used 5 times for refusal
DVT17	To ensure new proposed and road improvements set out in the plan will be safeguarded	TOTAL = 4	The policy was used twice for refusal
DVT18	To reduce unnecessary travel and encourage alternatives to private car transport	TOTAL = 152	TDLPRD = 4 The policy was used 63 times for refusal
DVT19	To ensure development provides appropriate access and servicing and an amount of vehicle parking	TOTAL = 206	TDLPRD = 3 The policy was used 80 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 = 0	The policy was not used in 05/06
DVT20	To ensure the needs of cyclists and pedestrians are met in new development	TOTAL = 6	
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	The policy was used once for refusal
DVT22	To achieve an efficient and reliable energy distribution system without undue disturbance, disruption and loss of amenity	TOTAL = 1	The policy was used once for refusal
DVT23	To ensure flood control schemes protect existing land and buildings	TOTAL = 19	The policy was used 5 times 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 installed	TOTAL = 26	TDLPRD = 1 The policy was used 7 times for refusal
DVT25	Bideford Sewage Embargo	TOTAL = 0	Policy dropped from adopted TDLP

Economic Development

Policy	Policy Theme	Policy Use 2005/2006	Comments
ECD1	To ensure release of employment land to provide for requirements (schedule of release)	TOTAL = 3	TDLPRD = 1
ECD2	To ensure employment proposals will be permissible within GEA's provided it would not harm the amenity of local residents	TOTAL = 15	TDLPRD = 1 The policy was used 4 times for refusal
ECD3	To guide effectively employment development outside GEA's	TOTAL = 19	The policy was used 5 times for refusal
ECD4	To limit loss of employment land outside GEA's	TOTAL = 9	The policy was used 3 times 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 = 64	The policy was used 19 times for refusal
ECD6	To ensure acceptable and appropriate types of tourist development, with large scale development restricted to Westward Ho!	TOTAL = 84	TDLPRD = 1 The policy was used 29 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 = 9	The policy was used twice for refusal
ECD8	To control the change of use from holiday occupancy to residential use	TOTAL = 5	
ECD9	To encourage the integration of new energy technology in new development	TOTAL = 5	

Housing, Retail and Community Services

Policy	Policy Theme	Policy Use 2005/2006	Comments
HSC1	To ensure provision for about 4850 houses 2001-2011	TOTAL = 15	The policy was used 4 times for refusal
HSC2	To ensure that the affordable housing secured will contribute to satisfying the local housing need	TOTAL = 9	The policy was used 3 times for refusal
HSC3	To ensure new housing layout provides a safe and attractive development that functions well	TOTAL = 77	TDLPRD = 2 The policy was used 26 times for refusal
HSC4	To encourage good design in household extensions so they are appropriate in scale and incongruous with their surroundings	TOTAL = 227	The policy was used 44 times for refusal
HSC6	To allow limited release of land for affordable housing that would not otherwise be released for general market housing	TOTAL = 9	The policy was used 8 times for refusal
HSC8	To restrict development of agricultural workers dwellings to cases of genuine need	TOTAL = 27	The policy was used 14 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	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 = 6	The policy was used 5 times for refusal
HSC11	To allow for adequate provision of gypsy sites where applicable	TOTAL = 1	
HSC12	To protect and provide public or private recreational facilities	TOTAL = 1	
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 = 7	TDLPRD = 1 The policy was used twice for refusal
HSC14	Outlines a recreation development criteria	TOTAL = 11	The policy was used once for refusal
HSC14A	To ensure that new development in the countryside is well integrated and where possible demonstrate convenient access to countryside facilities	TOTAL = 2	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 = 30	The policy was used 11 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 = 14	The policy was used once for refusal
HSC17	To maintain the character of the main shopping areas by preventing its dilution	TOTAL = 4	
HSC18	To ensure appropriate shop frontage is used	TOTAL = 3	
HSC19	To locate major retail development close to town centres	TOTAL = 1	
HSC20	To maintain the viability of local shops in village and neighbourhood locations, reducing the need for car travel	TOTAL = 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 = 5	The policy was used twice for refusal
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	The policy was used twice for refusal
HSC23	To encourage the dual use of school and church halls for community use	TOTAL = 1	
HSC24	To create opportunities for public art in new development	TOTAL = 1	

Conservation

Policy	Policy Theme	Policy Use 2005/2006	Comments
ENV1	To draw together conservation needs in respect of abundance, variety and diversity	TOTAL = 31	The policy was used 12 times for refusal
ENV2	To secure the preservation of historic buildings	TOTAL = 120	TDLPRD = 1 The policy was used 33 times for refusal
ENV3	To ensure all development within a conservation area harmonises with its surroundings	TOTAL = 90	The policy was used 21 times for refusal
ENV4	To avoid destruction of archaeological resources	TOTAL = 13	The policy was used once for refusal
ENV5	To secure countryside protection and ensure that the attractive and varied landscape of Torridge is conserved	TOTAL = 29	TDLPRD = 1 The policy was used 9 times for refusal
ENV6	To ensure development does not adversely affect AONB's	TOTAL = 53	The policy was used 14 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 = 7	The policy was used twice for refusal
ENV9	To protect the integrity of important wildlife corridors	TOTAL = 2	
ENV10	To ensure the effective maintenance and enhancement of important sites	TOTAL = 14	TDLPRD = 1 The policy was used 5 times for refusal

Appendix 3

National Core Output Indicator 8 – Habitat and Species Monitoring

Discussions arising within the sub-regional monitoring groups have confirmed that whilst progress has been made with monitoring NCOI 8, comprehensive monitoring across the region remains an issue. Through close working with the South West Observatory and the Environment Agency, contact has been made with each county Biodiversity Record Centre to establish closer joint working and to confirm the potential availability of data. Frameworks for future monitoring data on habitats are being established. However, the relevance and potential for successful monitoring of changes in species is less clear. Further guidance from DCLG on this indicator is required, if local authorities are to achieve full monitoring of the NCOIs according to DCLG requirements.

Torrige District Council
Annual Monitoring Report 2005/2006
Feedback Form



We would be grateful if you could spare a few minutes to complete this questionnaire ~ your comments are invaluable in helping us continuously improve the Monitoring Report.

1. How clearly does the Annual Monitoring Report explain the implementation of the Local Development Scheme (LDS) in terms of the production of Local Development Documents against key targets and milestones (LDDs)?

- Very Clearly
- Fairly Clearly
- Adequately
- Not Very Clearly
- Not at all Clearly

How can it be improved?

2. How clearly does the Annual Monitoring Report explain the effectiveness and implementation of the saved policies in the adopted Local Plan?

- Very Clearly
- Fairly Clearly
- Adequately
- Not Very Clearly
- Not at all Clearly

How can it be improved?

3. How do you rate the format and design of the Annual Monitoring Report?

- Excellent
- Good
- Adequate
- Poor
- Very Poor

4. Do you find the information in the Annual Monitoring Report easy to understand?

- Very Easy
- Fairly Easy
- Neither Easy or Difficult
- Fairly Difficult
- Very Difficult

5. If you viewed the Annual Monitoring Report on the Council's website (www.torridge.gov.uk) how accessible did you find it?

- Very Easy
- Fairly Easy
- Neither Easy or Difficult to Access
- Fairly Difficult
- Very Difficult

6. Have you got any further comments?

Thank-you for your assistance

Name

Organisation

Address

Telephone

Email

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Please return the completed questionnaire by Friday 26th January 2007 to the address below

Beth Harris
Planning Policy
Community Planning and Development
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Riverbank House
Bideford
EX39 2QG