



Annual Monitoring Report 2006/07

December 2007

Local Development Framework

Community Planning and Development Services

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1 Executive Summary

Introduction

The Government through the Planning and Compulsory Purchase Act 2004 introduced major changes to the operation of the planning policy system, which will provide the framework for making planning decisions. The Torridge District Local Plan (TDLP) will be replaced by a series of Local Development Documents (LDDs), collectively referred to as a Local Development Framework (LDF). The County Council will no longer produce the Devon Structure Plan, although the current plan (2001 –2016) will be “saved” in the short term and form part of the Development Plan until replaced by the first Regional Spatial Plan.

A key requirement of the new Planning Act is the production of an Annual Monitoring Report (AMR), which sets out progress in terms of producing LDDs and in implementing Local Plan/LDF policies. This AMR uses a framework of indicators organised into key themes to inform this assessment. The report also addresses whether any changes need to be made to the programme of LDD preparation as set out in the Local Development Scheme (LDS).

Local Development Scheme Implementation

The Torridge LDS 2007 Revision was brought into effect on 18th April 2007; it includes a number of milestones in respect of progressing the LDF. The AMR highlights that the Council has managed to progress the LDF in 2006/2007. The North Devon and Torridge Core Strategy Issues and Options report was published for consultation in accordance with LDS milestones. A range of Supplementary Planning Documents (SPD) were also advanced, although progress as a reflection of LDS milestones was not achieved for four of the five SPD's identified in the LDS. The focus for LDD production has been the Core Strategy, including a developing evidence base and Sustainability Appraisal. This approach was required as a result of the absence of a fully resourced LDF Team.

Although the LDF has generally progressed in accordance with the LDS in 2006/2007 a further LDS revision is planned to take place before April 2008 which will assume full resources are available. Milestones for delivery of the Torridge Generic Development Control Policies and Site Allocations Development Plan Documents are now required, which will necessitate amendment to the current LDS.

Policy Performance

Future AMRs will assess the objectives and strategy contained within the LDF, however as this is only at an early stage this AMR considers the policy objectives of the TDLP.

The AMR focuses on the performance of existing policies against a number of indicators. Contextual Indicators highlight the population, economic, social and environmental characteristics of the district. These provide essential evidence for identifying key issues affecting Torridge and will be central to monitoring the impacts of current and future planning policy.

The impact of existing policy is considered with reference to a series of Core Outputs and Local indicators and analysis organised into the key themes of: Business Development, Housing, Transport, Local Services, Flood Protection and Water Quality, Biodiversity and Renewable Energy. The findings are summarised below:

Business Development

The range and quality of available employment and economic development opportunities in Torridge is an important issue, which will require improvements in respect of monitored outputs to inform the LDF. From the information available it is apparent that there has been an increase in employment development through 5 completed schemes, 4 of which were on TDLP allocated employment sites and that there has been no loss of such sites consequent of non B1, B2 or B8 development.

Housing

Residential development in Torridge from April 2006 to March 2007 provided 371 additional dwellings. The annual development rate of 383, achieved 2001-2007 exceeds the strategic requirement of 340 set in the Devon County Structure Plan. The Housing Trajectory indicates continued delivery of housing above strategic requirements. While housing completions continue to be high affordable housing provision remains low when judged against identified need. The level of delivered affordable housing 2006-2007 was only 17 dwellings compared with 70 dwellings in 2005-2006. Delivery is however expected to increase, as suggested by a pipeline figure of over 300 dwellings at December 2007 and as a consequence of the planned adoption of Supplementary Planning Document: Planning Obligations in early 2008.

The AMR identifies a reduction in achieved residential development on previously development land, from 49% in 2005/2006 to 38.5% in 2006/2007, a reduction to a level below the local target of 45%. This is due to greenfield allocations in the Local Plan now being implemented

Transport

To standard car parking provision has been achieved in all qualifying developments.

Local Services

The availability and access to local services is a key issue across Torridge. Very limited improvements have been achieved towards increasing the range of local services. During 2006/2007 no new leisure, office or retail services were completed, although extension to existing leisure and retail was achieved on a limited basis.

Flood Protection and Water Quality

The avoidance of flood risk is an increasingly important component in achieving sustainable development. Working on a precautionary basis, new development should not be subject to unacceptable risk of flooding or cause and increase in flooding elsewhere. In 2006/2007 no planning applications were granted contrary to the advice of the Environment Agency.

2 Introduction

2.1 This is the third Local Development Framework Annual Monitoring Report (AMR) produced by Torridge District Council. It is the fifth in a series of monitoring reports that can be viewed on the Council's website (www.torridge.gov.uk).

2.2 As part of Local Development Framework (LDF) preparation, Local Planning Authorities are required to submit an AMR to the Secretary of State. The AMR performs five key tasks:

1. To review progress of Local Development Documents (LDD) against the Local Development Scheme (LDS);
2. To assess the extent to which policies in LDDs are being implemented;
3. Where policies are not being implemented, explain why and set out steps to ensure that the policy is implemented or whether the policy is to be amended or replaced;
4. Identify the significant effects of implementing policies in the LDF; and
5. Set out which policies are to be revised or replaced

2.3 The review of LDD progress against the LDS is outlined in the Local Development Scheme Implementation Chapter. This chapter discusses the potential for LDS revision and the "saving" of Local Plan policies.

2.4 Guidance sets out the need for indicators to ensure that a robust assessment can be made of policy implementation. To achieve this a fully developed monitoring framework will need to be established, this will take time and resources to implement. This work will be done as part of LDF production and will seek to integrate LDF monitoring with that of other partner and implementation bodies. The Integration of LDF and sustainability monitoring is recognised as being of particular importance.

2.5 Monitoring for this AMR is based on existing practise at Torridge District Council but for the first time we have been able to produce returns for all the Core Output Indicators except for an incomplete return for 1d, 1e & 1f and part of one (Biodiversity 8 (a) gains and losses of priority habitat and species). The return for this indicator is the subject of discussion within the southwest region. The second part of this indicator, which relates to designated sites can however act as a proxy, as the designation is dependent on the site having a sufficient quality and quantity of specified habitats.

2.6 Given the limitations of existing monitoring arrangements returns are provided where possible. For all indicators, possible future improvements are outlined which will be progressed in subsequent AMRs based on the work undertaken as part of LDF preparation. Of particular interest for the future is the proposed introduction of the National Standard Application Form, 1APP in April 2008. This form will contain fields relating directly to the AMR Core Output Indicators and enable monitoring improvements.

2.7 In previous years progress has been assessed against the Torridge District Council Strategic Plan and its objectives. In this AMR progress is assessed against the SA/SEA Scoping Report and its 20 sustainability objectives. These relate to actual and potential indicators. This

is the first example of the integration of sustainability and LDF monitoring; any identified deficiencies will be noted for accommodation in subsequent AMR's. This is detailed in the Sustainable Development Monitoring Chapter, which also includes Contextual Indicators for Torridge.

2.8 In the Core Output Indicators (COI) Chapter each COI is related to relevant sustainability objectives. The policy implications of these returns are also analysed where possible. Future changes to monitoring and the implications for LDF production are outlined, with particular regard to the Core Strategy.

2.9 The Torridge Statement of Community Involvement was adopted in February 2007. The first use of the SCI was consultation in November 2007 on the Joint North Devon and Torridge Core Strategy (Issues and Option) DPD, along with the Torridge Planning Obligations Supplementary Planning Document (SPD) and related Sustainability Appraisal (SA). At which time Limehouse Online Consultation software was used for the first time. The DAWN Design Brief SPDs and associated SAs were also reissued for additional consultation during November 2007 to January 2008. This is reported on in the Statement of Community Involvement Chapter.

Monitoring Period / Publication

2.10 This years AMR will be submitted to the Secretary of State by 31 December 2007.

2.11 This AMR covers the period from 1 April 2006 to 31 March 2007 for returns on indicators

2.12 The regulations require that an up to date snapshot of the progress of the LDS be provided when the AMR is published.

2.13 In addition to submitting to the Secretary of State the AMR will be published on the website and will be made available in hard copy (Regulation 48(8)).

Relationship to other Documents and Partners

2.14 Production of the Local Development Framework will involve cooperation with other partner bodies, such as the Local Strategic Partnership, the South West Regional Assembly, the Government Office for the South West and Devon County Council

Regional Spatial Strategy

2.15 The emerging Regional Spatial Strategy has its own monitoring framework analysing strategic trends at the regional and sub regional level. Torridge DC contributes to 39 Regional Indicators for the RSS Annual Monitoring Report. LDF monitoring needs to be developed against this wider context of regional monitoring. The RSS will also set new annual housing figures for Torridge. Currently Torridge is delivering the housing targets in the Devon Structure Plan

Sub Regional and County

2.16 Torridge will need to work with Devon County Council over Accessibility Issues as Devon CC produce the Local Transport Plan as the Highway Authority. This cooperation extends to neighbouring Councils, in particular North Devon DC with whom Torridge is producing a joint Core Strategy (Issues & Options) Development Plan Document. In addition cooperation with the Devon Biodiversity Action Plan Partners as part of the production of the LDF.

Government Office for the South West

2.17 Torridge as the Local Planning Authority (LPA) is required to submit the Annual Monitoring report to the Government Office under Regulation 48 (8). Government Office will be able to comment on the Torridge DC monitoring framework and policy implementation.

Sustainability Appraisal

2.18 LPA's are required to develop an integrated approach to monitoring LDF's that takes full account of the monitoring requirements of sustainability appraisals ie social, environmental and economic objectives. This process has started at Torridge and is shown in the chapter on sustainability monitoring.

Sustainable Community Strategy (SCS)

2.19 The Local Development Framework should be the implementation document of the SCS. Both documents will deliver sustainable development. There have been changes to the Local Strategic Partnership (LSP) by the formation of a joint LSP with North Devon DC. This joint body will produce a joint SCS in 2008. Torridge will seek to integrate monitoring of the LDF and SCS along with the Sustainability Appraisal.

3 Local Development Scheme Implementation

3.1 Local Development Scheme Review

3.2 The Planning and Compulsory Purchase Act 2004 requires the production of a Local Development Scheme (LDS). The LDS provides a three year programme that identifies Local Development Documents (LDD): Development Plan Documents (DPD) and Supplementary Planning Documents (SPD) that will form the Council's Local Development Framework(LDF). The LDS reflects the Council's strategic planning priorities as the existing Torridge District Local Plan is gradually replaced through the adoption of DPDs.

3.3 The 2005/2006 Annual Monitoring Report (AMR) identified the need for LDS review, both in respect of the scope and timetable of LDD production, with particular reference to the need to resolve resource shortages to achieve LDF delivery. The LDS was subsequently reviewed in 2007, but not in response to achieved resource certainty but as a consequence of a requirement from the Department for Communities and Local Government for all LDS revisions to be in place by April 2007. The Torridge LDS 2007 Revision therefore states that there is a need for further revision, subject to improvements in resource availability, the submission of which is planned for April 2008.

3.4 The purpose of this section of the AMR is to assess the progress in preparing the main documents associated with the LDF against milestones contained in the Torridge LDS 2007 Revision , which was brought into effect on 18th April 2007. Review of progress on the LDS is based on documents under production in the period March 2006-December 2007, with an estimate of future progress.

Local Development Document	LDS key milestones	LDS target met	Progress Update
Development Plan Documents			
Core Strategy	Evidence gathering and Issues and Options preparation - January - September 2007.	√	Background Papers: Climate Change, Planning for Changing Demographics, Planning for the Environment and Planning to Deliver the Settlement Strategy, published in November 2007.
	Consultation on Issues and Options report and related Sustainability Appraisal - October/December 2007.	√	Joint Issues and Options report and Sustainability Appraisal published for consultation November - December 2007.

Local Development Document	LDS key milestones	LDS target met	Progress Update
Generic Development Control Policies	No key milestones during 2006/2007.	no target to meet	No progress to date
Site Specific Allocations and Policies	No key milestones during 2006/2007.	no target to meet	No progress to date

Table 3.1 Development Plan Document Progress

3.5 The Core Strategy milestones set in the LDS 2007 Revision have been met through achieved consultation on a Joint North Devon and Torridge Core Strategy Issues and Options report during November and December 2007. No milestones were established for the Generic Development Control Policies and Site Allocations and Policies DPDs. A review of the LDS in 2008 will establish milestones to advance these DPDs.

Local Development Document	LDS key milestones	LDS target met	Progress update
Supplementary Planning Documents			
Agricultural Workers Dwellings and Occupancy Conditions	Consultation draft and Sustainability Appraisal summer 2007.	√/X	Draft SPD prepared December 2007, consultation anticipated January/February 2008.
Area Design Statements Frameworks for Appledore, Westward Ho! and Northam	Adoption winter 2007/2008.	√/X	Additional consultation undertaken December 2007-January 2008. Adoption anticipated Spring 2008.
Winkleigh Airfield Site Development Brief	Consultation draft and Sustainability Appraisal autumn 2007.	X	Tender document produced, process progression delayed due to GOSW consideration.

Local Development Document	LDS key milestones	LDS target met	Progress update
Design and Guidance	Initial progress anticipated winter 2007/spring 2008.	X	Draft leaflet: Sustainable construction your guide to better building, prepared December 2007.
Infrastructure Provision in New Development and Codes of Practice	Progress anticipated winter 2007/spring 2008.	√	Planning Obligations SPD/ Sustainability Appraisal consultation undertaken November - December 2007. Adoption anticipated spring 2008.
Bideford Design Guide	No key milestones during 2006/2007.	no target to meet	No progress to date. Consideration is being given as part of the District wide Design Guide

Table 3.2 Supplementary Planning Document Progress

3.6 Significant progress has been made in the advancement of SPD during 2006/2007. However the above assessment of the LDS programme indicates that minor slippage has occurred in respect of the Agricultural Workers Dwellings and Area Design Statements Framework SPDs and that no progress has been made on the Winkleigh Airfield Site Development Brief or Design and Guidance SPD. The Winkleigh Airfield Site Development Brief is however, now progressing following further consideration by the Government Office for the South West. The focus for LDD production has been the Core Strategy DPD, limitations in staff resources and capacity have caused delays in progressing SPD to the LDS timetable.

3.7 Torridge District Local Plan-Saved Polices

3.8 The polices monitored in the AMR 2006/2007 are contained in the Torridge District Local Plan (TDLP). Successive AMR's will increasingly relate to new planning policies that will be contained in DPD of the emerging LDF.

3.9 The Planning and Compulsory Purchases Act 2004 enabled local plan policies to be saved for three years until 27th September 2007. The current absence of adopted DPDs has necessitated the further saving of TDLP policies. A schedule of TDLP policies to be retained and discarded, in accordance with Planning Policy Statement 12 criteria, was submitted to the Government Office for the South West (GOSW) in March 2007. On 27th September GOSW provided a direction to the Council which set out the policies that would form the TDLP from 28th September 2007. In addition to Policies DVT23 and ECD9, which the Council sought to discard, Policies DVT1- DVT7 were also to be lost from the Development Plan. However, as a consequence of Council raised concerns, GOSW on 19th December 2007, directed that Policies DVT1-DVT7 should be reinstated as saved policies within the TDLP.

3.10 This AMR relates to the TDLP which was in effect during April 2006-March 2007. The AMR 2007-2008 will relate only to retained policies which form part of the Development Plan effective during the monitored period.

4 Sustainable Development Monitoring

Introduction

4.1 The Annual Monitoring Report (AMR) for 2006/2007 is a transition document between the adopted Torridge District Local Plan (TDLP) and the emerging Local Development Framework (LDF). The Core Strategy and the Regional Spatial Strategy for the South West (RSS) set a baseline date of April 2006. The Sustainability Appraisal/Strategic Environment Assessment (SA/SEA) Scoping Report was also published in June 2006.

4.2 The current Development Plan comprises the Devon Structure Plan, Regional Planning Guidance 10, Minerals and Waste, Local Transport Plan and the TDLP. The contained policies are generally regulatory, not spatial in nature; they will gradually be replaced by LDFs and the RSS.

4.3 As the LDF progresses it will provide spatial policies whose performance in the delivery of sustainable development will be monitored through the AMR. To ensure the AMR will satisfy its present and future role the delivery of sustainable development will be analysed against the SA/SEA Scoping Report sustainability objectives. Sustainability objectives will be monitored with regard to identified outputs for 2006/2007 and where possible previous monitored periods. Where it is not possible to produce an output future actions are examined including potential indicators from other monitoring sources.

4.4 Several types of indicator are available to assess the effectiveness of Local Development Framework Policies. These are;

1. Core Output Indicators
2. Local Output Indicators
3. Contextual Indicators
4. Sustainability Appraisal Indicators
5. Significant Effects Indicators

4.5 For this AMR the following approach will be used:

Core Output Indicators will be reported in full

Local Output Indicators are based on the Local Plan. As the LDF progresses these Local Indicators will be changed and added to as part of the integration of Sustainability and other monitoring. For this AMR there are Local Indicator returns and an indication of possible additional Local Indicators.

Contextual Indicators establish the baseline position of the wider social, environmental and economic background. A table of these is shown below

Sustainability Appraisal Indicators. These derive from the Sustainability Appraisal. The first examples of these were from the Scoping report and were used in the previous AMR. As integration with Planning and other indicators proceeds these indicators will be refined and changed to give a better monitoring picture. This approach is shown in the rest of this chapter

Significant effects Indicators. At the current stage of LDF and SA/SEA production these indicators have not been produced so are not reported on in this AMR. These are important as they will show any unintended consequences of the implementation of policies and lead to changes.

4.6 Work started on integrating planning and sustainability appraisal monitoring in 2007 with the preparation of the Sustainability Appraisal on the Planning Obligations SPD. This section of the AMR progresses this integration. It is intended to use this AMR chapter as an example of sustainability monitoring that will be built on in future Torridge AMRs. Experience gained from this and future work on the Core Strategy and other DPD's will be used in future AMR's. This work is at an early stage and it is intended that this section will be more comprehensive in future years, starting with AMR 2007/2008.

4.7 The emerging Regional Spatial Strategy (RSS 10) has its own monitoring framework related to regional Policies. Torridge DC provides an annual return against the 39 RSS indicators to enable a picture to be formed at the Regional Level. These returns provide another set of planning indicators that can be used for planning and sustainability monitoring. They also help to prevent duplication of monitoring. It is intended that Torridge DC will work with the South West Regional in the use and refinement of indicators. In particular those relating to Biodiversity and Renewable Energy amongst others.

4.8 Many of the objectives will be achieved through the Sustainable Community Strategy (SCS). At the time of this AMR the Torridge Community Action Plan 2004-2007 "Working Together" was effective. At the time of publication of this AMR the Torridge and North Devon Local Strategic Partnerships are in the process of merging into a new joint LSP and preparing a new Joint Sustainable Community Strategy will be produced in 2008. It is intended that the monitoring of the SCS and the Torridge LDF will be integrated; this will be subject to future AMR monitoring.

4.9 In addition to the SCS there are other Plans and Programmes that as being implemented by other bodies, such as the Local Transport Plan which is being implemented by Devon County Council. These other plans and programmes have their own monitoring systems and targets which will need to be integrated with the LDF Implementation and Monitoring Framework.

4.10 At this time the research work into these plans and programmes is just starting so the monitoring parts of the plans and programmes cannot be used in this AMR. It is intended to use the existing Core Output Indicator Outputs and Local Indicator Outputs in this section. More detailed analysis will be done under the Core Output Indicator section in the next chapter. Local Output Indicator LOI outputs will be used in this chapter against each Sustainability Objective.

4.11 Using the Sustainable Objectives Framework a report on each sustainability objective is produced for 2006/2007. Additionally future work on indicator monitoring will also be outlined, including those objectives, which cannot be reported at this time. This includes possible future actions as part of LDF.

4.12 The Contextual Indicators listed in the table below give the background to Torridge District and allow direct comparison with the South West and England.

Indicator	Torridge District	South West	England	Torridge District info source & review period
Population				
Population size	64,200	4,928,434	50,762,900	ONS MYE Annual 2007 (nearest '000)
Age Structure				
0-14	10,042	877,800	9,114,300	ONS MYE Annual 2007 (nearest '000)
15-29	9509	839,800	9,079,100	
30-64	30,828	2,291,603	23,573,700	
65 +	13,320	919,115	8,058,100	
Ethnic Composition				
White	99.04%	96.54%	92.1%	2001 Census (Review every decade)
Mixed	N/a	0.93%	1.2%	
Asian	0.10%	1.12%	4%	
Black	0.09%	0.7%	2%	
Chinese	0.28%	0.41%	0.4%	
Other ethnic group	0.58%	0.31%	7.9%	
Population Density				
People per hectare	0.65	2.1	3.8	2001 Census (Review every decade)

Indicator	Torridge District	South West	England	Torridge District info source & review period
Dwellings and Households				
Total number of households	24,870	2,085,984	20,451,427	2001 Census (Review every decade)
Average household size (persons)	2.32	2.31	2.36	2001 Census (Review every decade)
1 person households	27.9%	29.6%	30.1%	2001 Census (Review every decade)
Couples	20.9%	19.5%	17.7%	2001 Census (Review every decade)
Couples with dependent children	19.5%	20.2%	20.8%	2001 Census (Review every decade)
Lone parent with dependent child(ren)	4.6%	5.4%	6.4%	2001 Census (Review every decade)
Total number of dwellings	28773	N/K	N/K	2001 Census (Review every decade)
Owner occupied	73.5%	72.4%	68.1%	2001 Census (Review every decade)
Rented (LA, HA, RSL)	9.6%	13.5%	19.3%	2001 Census (Review every decade)
Private rented/rent free	16.3%	13.4%	11.9%	2001 Census (Review every decade)

Indicator	Torrige District	South West	England	Torrige District info source & review period
Quality of stock (unfit dwellings)	2.7%	4.1%	4.4%	2001 Census (Review every decade)
Crimes				
Overall crime per 1000 population 2005/2006	12.6	N/K	25.7	Crime in England and Wales 2005/2006 (Home Office, crime statistics)
Domestic Burglaries per 1000 population 2005/2006	1.3	N/K	3	
Violent crime per 1000 population 2005/2006	2.9	N/K	4.9	
Vehicle Crime per 1000 population 2005/2006	3.9	N/K	9.3	
Health and Well Being				
Life expectancy at birth, males (Jan 04 –Dec06)	78.4	78.5	77.3	2001 Census (Review every decade)
Life expectancy at birth, females (Jan 04 – Dec 06)	83.0	82.7	81.5	2001 Census (Review every decade)
Number of people with long term limiting illness (April 2001)	19.89 %	18.1%	17.92%	
Average House Price 2006/2007	193,254 (2006, Devon County Council statistics)	184000 (Q2 2007)	192,745 (Q1, 2006)	Land Registry (11/2007) & Devon County Council statistics (2006)

Indicator	Torrige District	South West	England	Torrige District info source & review period
House Price to Income Ratio 2003	6.51	4.66	4.11	Joseph Roundtree Foundation 2003
Economy				
% of economically active population claiming a key benefit	14%	12%	14%	National Statistics (04/04)
Gross value added per head of population (£, 2006)	N/K	17467	19082	National Statistics (2007)
Economically Active	58.9%	62.4%	60.94	2001 Census (Review every decade)
Transport and Commuting				
% of households with no car	18.1%	20.2%	26.8%	2001 Census (Review every decade)
Commuting - % of work age population in employment				
Car/motorcycle	56.6%	60.3%	56.0%	2001 Census (Review every decade)
Public transport	2.4%	6.1%	16.5%	
Cycle	1.25%	3.34%	2.83%	
Foot	13.7%	12.2%	9.9%	
Commuting – Distance travelled to work km				
Less than 2km	27%	24%	20%	2001 Census (Review every decade)
2-5 km	14%	19%	20%	
More than 5km	29%	40%	46%	
Education				

Indicator	Torridge District	South West	England	Torridge District info source & review period
% of 15 yr olds achieving 5+ GCSE at A* -C or above	53.6%	57.8%	58.5%	2001 Census (Review every decade)
Working age people with NVQ level 3+ as % of all working age population	20%	27%	28%	
Environment				
Number of listed buildings	1800+	88932*	371971*	Torridge District & English Heritage * = 2004 figures
% of household waste recycled	22.67%	N/K	N/K	Torridge District Council 2004
% of river length of good biological quality	N/K	93.8%	N/K	Environment Agency

Table 4.1 Contextual Portrait Indicators for Torridge DC

Sustainable Development Background

4.13 The term “sustainable development” first appeared in “Our Common Future” (1987), a report from the UN World Commission on Environment and Development (WCED). The publication of the report and the work of the WCED led to the establishment of the Commission for Sustainable Development and it provided the groundwork for the convening of the 1992 Rio Earth Summit and the adoption of Agenda 21 and the Rio Declaration. The report also provided the most commonly quoted definition of sustainable development as: development that meets the needs of the present without compromising the ability of future generations to meet their own needs

Local Development Framework

4.14 Regulation 17 of The Environmental Assessment of Plans and Programmes Regulations 2004 specifies that a framework for the monitoring of the effects of the DPDs must be set up. Possible evidence that this requirement is being met can be provided in the form of the AMR and the Sustainability Appraisal report. Government guidance indicates that local authorities

should adopt an integrated approach to monitoring LDFs, taking into account the monitoring needs of sustainability appraisal and the Strategic Environmental Assessment Directive. Although the requirements to carry out Sustainability Appraisal and Strategic Environmental Assessment are distinct, it is possible to set up a framework that allows the monitoring of the DPDs and integrating the monitoring requirements for Sustainability Appraisal, including strategic environmental assessment. Therefore the sustainability objectives of the AMR and SA/SEA have been derived from the Scoping Report for the Torridge LDF.

Scoping Report

4.15 The scoping report identified the key sustainability issues and a full review of relevant plans and programmes. The scoping report identified the following key sustainability issues that are specific to Torridge:

- Housing availability and affordability
- Employment opportunities
- Skills and educational opportunities
- Poor accessibility
- Deprivation
- Deficiencies in physical infrastructure
- Sensitive natural and built environment
- Addressing climate change
- Adaptation to climate change impacts
- High levels of municipal waste
- Respect for local identity

4.16 The sustainability objectives identified in the scoping report are linked to the five sustainability principles set out in the UK Strategy for Sustainable Development 'A Better Quality of Life' (2005, see above). These five guiding principles form the basis of UK policy and therefore, for a policy to be sustainable, they must be respected to allow their integration and to achieve sustainable development:

1. Living within environmental limits;
2. Ensuring a strong, healthy and just society;
3. Achieving a sustainable economy;
4. Promoting good governance;
5. Using sound science responsibly.

4.17 The scoping report fulfilled the requirements of the European SEA Directive in that it identified relevant international, national, regional and local plans and programmes and the key baseline features for Torridge District regarding the economic, environmental and social conditions for the area. The collection of baseline information set the context and the scoping report can now be used to inform the AMR as well as provide the background information for the SA/SEA of DPDs. The sustainability objectives in the scoping report have been used to create a sustainability appraisal framework for the SA/SEA and the same sustainability objectives

and indicators have been included in the AMR, in order to create a monitoring framework that will allow the assessment of sustainable development in Torridge. By integrating the sustainability framework objectives it becomes possible to monitor both the sustainability performance of the DPDs as well as enabling the prediction of significant economic, environmental and social effects of the DPDs in the SA/SEA process.

Sustainability Objectives

4.18 The following Section is divided into the 19 sustainability objectives as outlined in the Scoping Report. At this time the Indicator set is based on the Core Output Indicators (COI) reported on in the next chapter. These are:

1. Business
2. Housing
3. Transport
4. Local Services
5. Minerals (for mineral planning authority only)
6. Waste (for Waste planning authority only)
7. Flood Protection and Water Quality
8. Biodiversity
9. Renewable Energy Capacity

4.19 These will be dealt with in this section in relation to the delivery of the sustainable development objectives. In the Core Output Indicator chapter the returns for this year and future development of these indicators and related monitoring will be dealt with.

Social

1 To improve accessibility and public transport links to key services and employment areas

4.20 Most of the area of Torridge is within the Devon County Council Rural Torridge Accessibility Action Area. This programme is run as part of the SCS. There will need to be integration of the monitoring of this and other accessibility plans and programmes as part of the production of the evidence base for the LDF. This objective is gone into in more detail under COI 3(b).

A potential planning related indicator is the location and type of recreational and sports facilities within the district. There is a Local Plan Indicator (i) Loss/gain in quality or quantity of facilities required to meet recreational need. This also relates to SO 5 "To improve Health and Well-Being" and SO 7 "Sustainable forms of Transport". As reported in AMR 2005/6 a survey of existing Recreational Facilities and an Open Space Needs survey were produced in 2007. This gives the baseline of existing facilities both by type and location. The Open Space Needs Survey can be used to establish targets. The Planning Obligations Supplementary Planning Document

(SPD) sets out when and how recreation open space provision is to be provided as part of a Planning Obligation to a planning permission. This also provides a means of implementation of the provision of Recreation Open Space. The Planning Obligations SPD completed its initial consultation process on December 21 2007. This will be the first SPD produced under the Local Development Framework. As part of the final adopted version of the SPD a monitoring and implementation framework will be produced that will integrate Sustainability and Local Development Framework (Implementation and Monitoring Framework) with S106 Process monitoring. This will enable a return to be provided for this local indicator in AMR 2007/8

4.21 Potential Indicators are COI 1, 2, 3, and 4

2 To improve overall levels of education and skills

4.22 This is part of the SCS. The delivery of this objective will be through the LSP, Devon County Council and other Education bodies. As outlined above this monitoring information will come from work with and integration of other plans and programmes through the Core Strategy.

3. To maximise the delivery of Affordable Housing

4.23 The delivery of affordable housing is monitored comprehensively both by the Council's Planning and Housing departments, amongst others. This contributes to COI 2 Housing and contributes to required housing returns. Targets for affordable housing delivery are however required and will be the subject of future work. It is intended to produce an Affordable Housing Database that will give details of affordable housing delivery, such as number of bedrooms, tenure, postal address etc.

4.24 The Planning Obligations SPD includes a section on Affordable Housing. As part of the final adopted version of the SPD a monitoring and implementation framework will be produced that will integrate Sustainability and Local Development Framework (Implementation and Monitoring Framework) with S106 Process monitoring. This will be integrated with the Affordable Housing database mentioned above. The return for this year is covered under COI 2d.

4.25 The graph below gives the year on year affordable housing completions for Torridge.

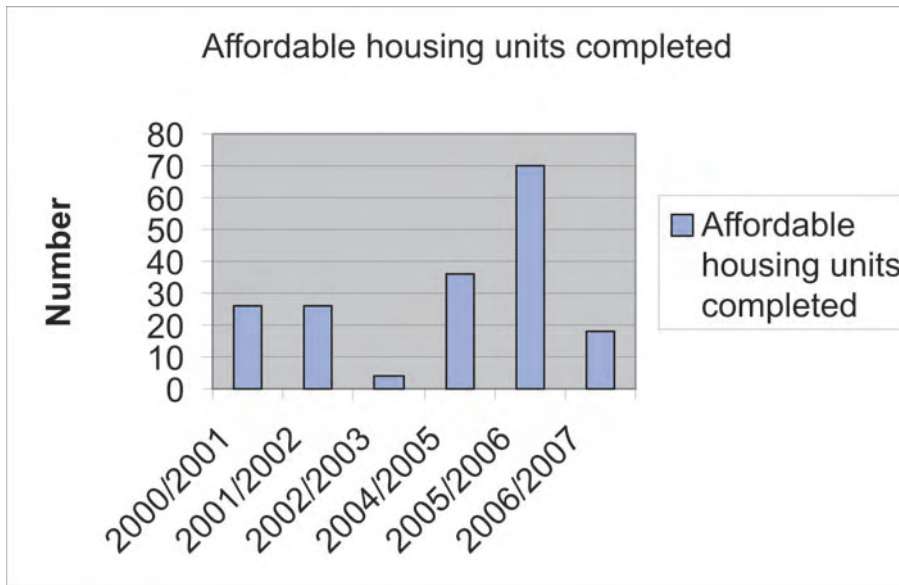


Figure 4.1 Affordable Housing Completions 2000-2007

4. To protect local identity

4.26 Local distinctiveness and design are specific objectives of the LDF for which indicators are required. Conservation Area and Listed Building indicators should be combined with landscape and biodiversity indicators. The delivery of the local identity objective will be pursued through the Core Strategy at which time the related monitoring framework will be developed.

5 To improve the health and well-being of the population and reduce health inequalities

4.27 This is part of the SCS. The delivery of this objective will be through the LSP, the Primary Care Trust and other health based organisations and bodies. As outlined above this monitoring information will come from work achieved to progress the Core Strategy.

6. To reduce crime levels

4.28 This is part of the SCS. The delivery of this objective will be through the LSP, the Police and other organisations and bodies. As outlined above this monitoring information will come from work achieved to progress the Core Strategy.

Environmental

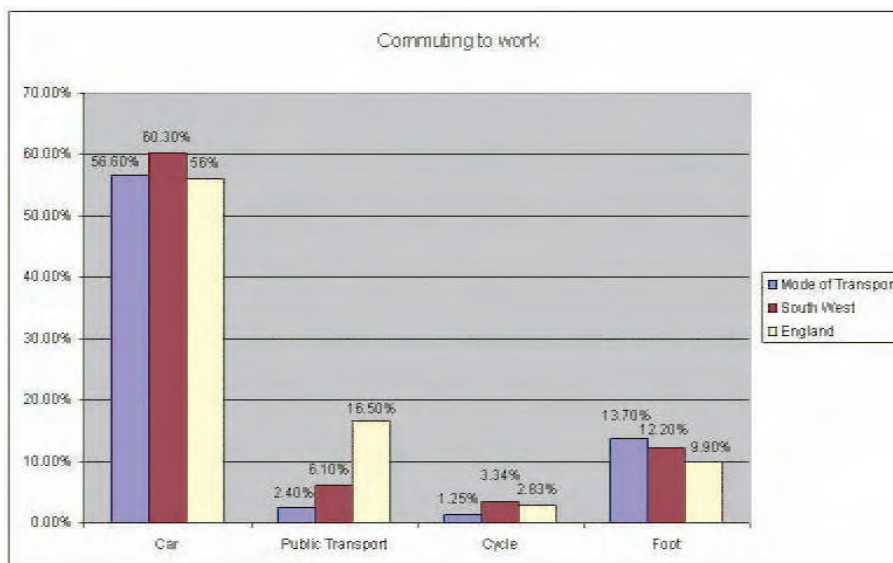
7. To secure a shift towards more sustainable forms of transport reducing the overall need to travel by car

4.29 This is work that will be done under the Core Strategy and also in collaboration with other bodies, such as bus companies and Devon County Council .The location of new development such as housing, employment and services is a key part of the achievement of this objective. There is an existing Local Output Indicator for this (i) Applications relating to cycle and pedestrian routes. This has an associated Local Plan Objective "Development not to affect cycle/pedestrian Routes". Applications do not deliver outcomes; this indicator should monitor implemented permissions. It should also monitor the construction and upgrading of footpath and cycleways.

4.30 The emerging RSS has a specific policy on Green Infrastructure which states that Green Infrastructure should be an integral part of new development and should protect and enhance linkages from the site to existing development and to the wider countryside. These linkages should be footpaths, cycleways, wildlife sites and corridors, parks and recreational sites, such as childrens play areas and should link with the existing and planned Green Infrastructure Network. This is an area where the implementation of a Regional Policy, Green Infrastructure, at the local level has implications for both regional and local monitoring and will require cooperation and coordination between the Regional Assembly and Councils

4.31 Potential Indicator are COI 1, 2, 3, and 4. Also a potential Regional "Green Infrastructure" Indicator

4.32 The table below gives the current commuting pattern in Torrridge



Picture 4.1 Commuting to Work Patterns (Census 2001)

8 To reduce levels of atmospheric greenhouse gases by reducing emissions and increasing extent of carbon sinks

4.33 This is work that will be done under the Core Strategy. It is also dependent on the plans and policies of other organisations, in particular the Forest Strategy. Another example of this is the Deep Moor landfill site, which produces electricity from landfill gas. (see below). An initial indicator could be related to biodiversity sites and renewable energy such as biomass or bio-fuels. This is an area where indicators need to be developed for the AMR through the Core Strategy process and in collaboration with Regional Assembly and other bodies.

4.34 Potential Indicators are COI 1, 3, 4, 8 and 9

9. To reduce carbon based energy use by increasing energy efficiency and production of renewable energy.

4.35 According to REGENSW, Torridge has the highest installed renewable energy capacity in Devon, due to a 3MW Wind Farm at Bradworthy and the 2.7Mw Holsworthy Bio-Gas Plant. There is also Deep Moor landfill site, which produces 2MW electricity from landfill gas.

4.36 This is work that will be done under the Core Strategy. This splits into both Renewable Energy Generation at dedicated site such as Wind Farms and Biomass plants and domestic/estate/factory level generation. An initial indicator is renewable energy installed such as biomass/bio-fuels or wind. For the last two AMR's there has been no increase in renewable energy generation, apart from domestic use. As outlined under COI 9 the implementation of domestic renewable energy is not monitored by building control

In addition, there is the design aspect, where new and retrofitted development is built to the highest energy efficiency standards. This calls for monitoring of new build developments and the incorporation of policy to back energy efficiency standards. For retrofitting there is the SCS and grants for insulation.

4.37 This is an area where indicators need to be developed for the AMR through the Core Strategy process and in collaboration with Regional Assembly and other bodies.

4.38 Potential Indicators are COI 9 and SCS monitoring

10. To Maintain air quality

4.39 This is a consequential indicator that is routinely measured by the Council's Environmental Health Department.

11. To protect the quality of local water resources

4.40 This is an indicator, which is measured by the Environment Agency. In the AMR this is monitored using COI 7.

4.41 This is an area where the integration of other bodies plans and programmes, in this case the Tamar, Tav and Torridge Catchment Management Plans, will introduce a whole series of monitoring indicators the the LDF Implementation and Monitoring Frameworks.

4.42 This integration of the Catchment Management plans into the LDF will also link with SO 14, 15, 16 and 17

4.43 Potential Indicators from the Environment Agency Catchment Management Plan monitoring

12. To protect high grade soils.

4.44 There is need to produce a Local Indicator for this objective

13. To reduce the amount of waste sent to landfill

4.45 This is part of the SCS and Waste Management Plan. The delivery of this objective will be through the LSP, Devon County Council and other organisations such as the District Council. As outlined above this monitoring information will come from work achieved to progress the Core Strategy.

4.46 Potential Indicators are COI 6 which is produced by Devon County Council

14. To reduce the impact of flooding and avoid additional risk.

4.47 This is work that will be done under the Core Strategy in particular related to Climate Change. It is also dependent on the plans and policies of other organisations, in particular the Environment Agency. An initial indicator is the number of applications approved against the advice of the Environment Agency. This is an area where indicators need to be developed for the AMR through the Core Strategy process and in collaboration with Regional Assembly and other bodies. This is monitored as part of the AMR through COI 7. This is gone into in more detail under COI 7. In particular the impact of Planning Policy Statement 25

4.48 Potential indicator COI 7

15. To protect and enhance biodiversity and important wildlife habitats

4.49 This is work that will be done under the Core Strategy in particular related to the Devon Biodiversity Action Plan. It is dependent on the plans and policies of other organisations, in particular the partners in the Devon BAP. An initial indicator is the COI 8, which looks at priority habitats and species and the change of areas of designated sites. This is an area where

indicators need to be developed for the AMR through the Core Strategy process and in collaboration with Regional Assembly and other bodies. The return for this objective is gone into in more detail under COI 8

4.50 Potential Indicator COI 8 (a) & (b) and the indicators and targets outlined in the Devon BAP and Environment Agency Catchment Management Plans

16. To protect and enhance the countryside and landscape quality.

4.51 This is work that will be done under the Core Strategy in particular related to the environment and landscape. It is also dependent on the plans and policies of other organisations, in particular Defra, the Environment Agency and Devon BAP partners. A major partner in this is the Devon Wildlife and Countryside Service who produce the North Devon Area of Outstanding Nature Beauty (AONB) Management Plan. From this Management plan will emerge LDF Indicators under the Core Strategy

4.52 An initial indicator is the COI 8, which looks at the change of areas of designated sites. This could include designations of landscape character under LDF policies. This is an area where indicators need to be developed for the AMR through the Core Strategy process and in collaboration with Regional Assembly and other bodies.

4.53 Potential Indicator COI 8 (b)

17 To protect and enhance heritage assets and their settings

4.54 This is work that will be done under the Core Strategy in particular related to the Listed Buildings, Conservation Areas and archaeology. It is also dependent on the plans and policies of other organisations, in particular English Heritage At present there is a Local Indicator relating to this (i) Applications in Conservation Areas (ii) Demolitions in Conservation Areas (iii) Applications relating to listed buildings. Unfortunately these just look at the Development Control Process. Also monitoring applications does not monitor outcomes, specifically implemented planning permissions need to be monitored. In these cases there are the Planning, Conservation Area and Listed building permissions to monitor. This is an area where there needs to be further research into monitoring. This could include archaeological surveys and rescue digs at development sites.

4.55 This is an area where indicators need to be developed for the AMR through the Core Strategy Process and in collaboration with Regional Assembly and other bodies

Economic

18. To reduce unemployment levels and deprivation

4.56 This is part of the SCS. The delivery of this objective will be through the LSP, South West Regional Assembly and other organisations and bodies. As outlined above this monitoring information will come from work achieved to progress the Core Strategy.

4.57 Potential Indicator COI 1 & 4

19. To increase per capita income levels

4.58 This is part of the SCS. The delivery of this objective will be through the LSP, SWRDA and other organisations and bodies. As outlined above this monitoring information will come from work achieved to progress the Core Strategy.

4.59 Potential Indicator from SCS and Employment Statistics

20. To encourage local economic diversification

4.60 This is part of the SCS. The delivery of this objective will be through the LSP, Defra and other organisations and bodies. The initial indicators for this come under COI 1 and 4. Given Torrriages major employers of agriculture and tourism the monitoring of holiday lets and farm diversification is required. There is a Local Output Indicator (i) Applications for farm diversification schemes (ii) Applications for Change of Use of buildings in the Countryside. Again applications do not deliver outcomes and implemented planning permissions need to be monitored.

4.61 Farm Diversification monitoring is straightforward and this years return is shown below.

Number	Location	Parish	Proposal
1/2035/2001	Great Eckworthy	Buckland Brewer	Conversion of barn to Holiday Unit
1/0786/2006COU	Plots 6,7,8 & 9. Rexon Cross Farm	Broadwoodwidge	New Steel Frame building and conversion of existing agricultural sheds to form four B8 Use Units
1/0339/2001	Trew Farm	Clovelly	Conversion of disused barn to Holiday Accommodation
1/0774/2003/COU	Higher Town Farm	Halwill	Conversion of Old School House to Holiday Cottage

Number	Location	Parish	Proposal
1/2359/2005/FUL	Cheritstow Farmhouse	Hartland	Change of Use from Domestic to Restaurant with assoc extensions
1/1994/2002	Chasty House Barn	Holsworthy	Barn conversion to Holiday Accommodation
1/2284/2004/COU	Greyland	Holsworthy	Conversion of 2 barns to form 3 units of holiday accommodation
1/0156/2002	Barns, West Hole	Newton St Petrock	Barn Conversion for 2 Holiday Dwellings
1/1080/2003/COU	The Barn, Higher Worthygate	Parkham	Barn conversion to Holiday Accommodation
1/2588/2006/FUL	The Granary, Linton Farm	Welcombe	Holiday Cottage
1/0578/2006/COU	The Old Gym, Clifford Farm	Woolfardisworthy	COU to Holiday Accommodation

Table 4.2 Farm Diversification Completions 2006/7

4.62 Change of use (COU) gives a much wider monitoring remit as it includes both gains and losses of employment and services, for example the COU of a shop to residential. In addition permissions, such that for a new village hall, will need to be monitored. This relates to COI 3(a) which looks at completed UCO A, B & D development. The returns for COI 3(a) could be combined with UCO C1 & C2 to give a fuller picture.

4.63 Within UCO C3 there is a need to split the individual types of housing such as Holiday Lets, Affordable Housing and Agricultural Workers Dwelling for other purposes. These individual returns could be combined with COI 3(a) to give a picture of all non residential development for the district. This indicator needs to be built on, specifically related to accessibility to services and employment location and diversification. See SO 1 "Accessibilty".

4.64 As outlined above this monitoring information will come from work achieved to progress the Core Strategy.

4.65 Potential Indicator COI 1, 2, 3 & 4

5 Core Output Indicators

Business Development

Core Output Indicator 1 Business Development

The completed permissions falling within Use Class B are outlined in the following table. Gross Internal Floorspace (GIF) is given in square metres, BF is Brownfield, GF is Greenfield

Allocated Employment Site	App No	Location	Parish	Proposal	BF GF	UCO	GIF
Clovelly Road Industrial Estate	1/0911/2003/FUL	Units 1, 2 & 3, Plot 2, Clovelly Road Industrial Estate	Bideford	Industrial Units	GF	B1/ B2/ B8	630
Alverdiscott Road Industrial Estate Extension	1/2277/2003/FUL	Alverdiscott Road Industrial Estate Extension	Bideford	Vehicle repair Workshop	GF	B2	295
Caddesdown Industrial Park	1/2177/2005/FUL	Devonshire Pine Ltd, Unit 10, Caddesdown Industrial Park	Bideford	Warehouse	PDL	B8	1755
	1/0786/2006/COU	Rexon Cross Farm	Broadwoodwidge	New Steel Frame Building and conversion of existing agricultural shed to B8 Units	GF	B8	368

Allocated Employment Site	App No	Location	Parish	Proposal	BF GF	UCO	GIF
Halwill Junction Industrial Estate	1/2628/2004/FUL	Halwill Junction Industrial Estate	Halwill	New Industrial / Commercial / Office Building (Phase 2)	GF	B1 (c)	163

Table 5.1 Completed B Class Permissions 2006/7

1a Amount of Floorspace developed for employment by type

5.1 The table below gives the return. An extra column has been added for B1/B2/B8 multiple use.

Use Class	B1a	B1b	B1c	B2	B8	B1/B2/B8	Total
Greenfield	0	0	163	295	368	630	1456
Brownfield	0	0	0	0	1755	0	1755
Total	0	0	163	295	2123	630	3711

Table 5.2 Amount of floorspace developed for Employment by Type

5.2 There have been no completed B1a Office or B1b Research and Development uses this year. Of the 5 completed sites 4 are greenfield. The district total floorspace is 3711 sq metres.

1b Amount of Floorspace developed for employment by type, in employment or regeneration areas.

5.3 This is interpreted as development on Allocated Employment Areas. This year there are 4 sites at 4 Allocated Employment Areas. That at the Alverdiscott Road Industrial Estate Extension is the first at the BID 10 allocation. The table below gives the return in square metres gross internal floorspace (GIF)

There has been no completed B1a Office or B1b Research and Development uses this year. Of the 5 completed sites 4 are greenfield. The district total floorspace is 3711 sq metres.

Use Class	B1a	B1b	B1c	B2	B8	B1/B2/B8	Total
Greenfield	0	0	163	295	0	630	1080
Brownfield	0	0	0	0	1755	0	1755
Total	0	0	163	295	1755	630	3343

Table 5.3 Completed B Class development at Allocated Employment Areas

5.4 3343 sq metres of B Class floorspace out of the 3711 sqm District total were completed at 4 Employment Allocated sites.

1b Amount of Floorspace developed for employment by type, which is on previously developed land

5.5 The table below gives this return in square metres gross internal floorspace (GIF)

Use Class	B1a	B1b	B1c	B2	B8	B1/B2/B8	Total
Brownfield	0	0	0	0	1755	0	1755
Total	0	0	0	0	1755	0	1755

Table 5.4 Completed B Class development on PDL

5.6 1 site out of 5 was Brownfield as it was built over a car park at an Employment Allocated Site. It was an extension of an existing use. It contributed 1755 sqm of the District total of 3711sqm.

1d Employment land available by type

5.7 This indicator is interpreted as: Outstanding Allocated Employment Land, with and without permission including started permissions plus land outside Allocated Employment Areas that has Outstanding Planning Permission for B Class Uses that is either not started or started at 31st March 2007. Unfortunately this figure was not calculated in this way in the previous years AMR so there is not an existing 1d return to work from.

5.8 The Torridge monitoring system is geared towards completions and starts / commencements not to outstanding non started permissions. This year this figure has been calculated from completions Allocated Employment Site Data derived from site visits in 2007.

5.9 The outstanding area of allocated employment sites in Torridge is 34.10 Ha

5.10 Determining the outstanding non started permissions both outside and inside Employment Allocated Areas will require a major updating of monitoring systems

Survey 2007

5.11 In 2007 all of the Employment Allocated Sites were surveyed. This entailed checking the implementation of planning permissions and identifying the present uses and occupiers of units on these sites. The data from this survey will be compared to the Employment Land Survey of June 2006 to see any changes in the last year. The 2006 survey established the baseline data. For the purposes of this AMR only building control completions were used. The results of the 2007 Survey will be published in another document.

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

5.12 This indicator is interpreted as the area of land that was identified in indicator 1d in the previous year AMR that has been lost to non B Class Uses in (i) employment/regeneration areas and (ii) local authority area

Losses of Employment Land in Employment / Regeneration Areas

5.13 There has been no loss of Allocated Employment Land to non B Class Uses in 2006/7

Losses of Employment Land in Local Authority Area

5.14 As described above Torridge did not calculate Indicator 1d in 2005/6. The return for this year would consist of the 1e(i) return plus the areas outside Allocated Employment Areas with B Class permission that have been superseded by completed Non B Class permissions. Because of the non-availability of 1d from 2005/6 it is only possible to provide this return:

5.15 There has been no loss of Allocated Employment Land to non B Class Uses in 2006/7. For areas outside these areas it is not possible to determine any loss.

1f Amount of employment land lost to residential development

5.16 This indicator is interpreted as the area of land that was identified in indicator 1d in the previous year AMR that has been lost specifically to residential UCO C3 uses. As described above this is possible for the Allocated Employment Sites but not for the wider area outside the Allocated Employment Sites.

5.17 There has been no loss of Allocated Employment Land to Residential in 2006/7. For areas outside these areas it is not possible to determine any loss to residential use.

Number	Sustainability Objective
1	To improve accessibility and public transport links to key services and employment areas
7	To secure a shift towards more sustainable forms of transport reducing the overall need to travel by car
9	To reduce carbon based energy use by increasing energy efficiency and the production of renewable energy
18	To reduce unemployment levels and deprivation
20	To encourage local economic diversification

Table 5.5 Sustainability Objectives associated with COI 1 Business Development

Housing

Core Output Indicator 2 Housing

2a Housing Trajectory showing

Net additional dwellings over the previous five-year period or since the start of the relevant development plan document period, whichever is the longer

5.18 2288 dwellings have been completed since 2001. This is the net figure

Net additional dwellings for the current year;

5.19 371 dwellings were completed in the year 2006/7. The sources of these were new dwellings, conversions to residential and gains from change of use. There were 7 demolitions and 1 loss from Change of Use giving 363 net completions

Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;

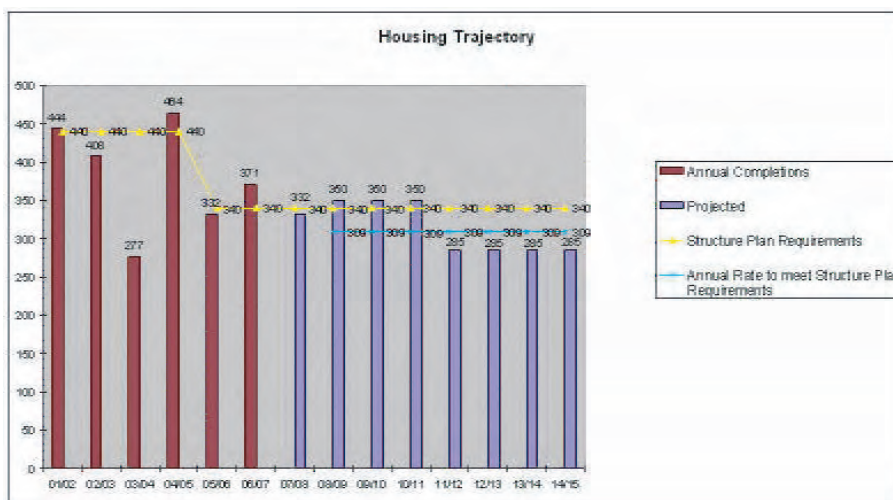


Figure 5.1 Housing Trajectory

5.20 It is projected that 332 dwellings will be completed in 2007/8. This figure comes from building control completions projected to March 2008. The estimated figure of 350 dwelling completed in the next 3 years is based on the average number of completions over the past years. The reduction after this time is to the annual rate of building required to achieve the Structure Plan Figure. The housing trajectory shown is interim and further work on the housing trajectory will be completed in early 2008. There is a need to both establish a baseline figure for housing completions and to incorporate non implemented permissions into the existing database in a form where they can be properly analysed. This will involve work with the CAPS database that will be combined with cooperation on 1APP implementation.

5.21 Additional sophistication in the Council’s residential monitoring processes is required. An improvement in the capacity and scope of data collection is required to appropriately project residential completions beyond the immediate future. The current scope of monitoring requires improvement to effectively report on Core Indicators and to provide the necessary evidence base for the emerging LDF. The timescale for improvement is early 2008, which will enable improved and robust evidence to be available in support of the Housing Market Assessment (currently in preparation), to respond to the Panel Report to the RSS Examination and to progress the Core Strategy from Issues and Options to the Preferred Options stage. The AMR 2007/2008 will provide an improved standard of reporting in respect of residential indicators.

The annual net additional dwelling requirement;

5.22 None

Average annual number of net additional dwellings needed to meet overall housing requirements, having regard to previous years performance

5.23 2288 net dwellings have been completed since 2001. The Structure Plan requires 5100 dwellings to be built by 2006. The residual dwelling requirement is 2812, to be spread over 2007/8 to 2015/16 (9 years). This gives the number of net annual dwellings required to meet the structure plan target as 312 per annum.

2b Percentage of new and converted dwellings on previously developed land

5.24 Torridge has a target of 45% of residential development on previously developed land. Total completions for 2006/7 were 371 including new build and conversions. Of these 143 were on Previously Developed Land giving a percentage of 38.54%

5.25 Returns for previous years are:

Year	Completions	PDL %
2003/4	303	34.79%
2004/5	443	33.84%
2005/6	363	49.10%
2006/7	371	38.54%

Table 5.6 Year on Year Brownfield Completions

2c Percentage of new dwellings completed at

Less than 30 dwellings per hectare

5.26 72 dwellings were completed which gives 19.4%

Between 39 and 50 dwelling per hectare

5.27 175 dwellings were completed which gives 47.2%

Above 50 dwellings per hectare

5.28 65 dwellings were completed which gives 17.5%

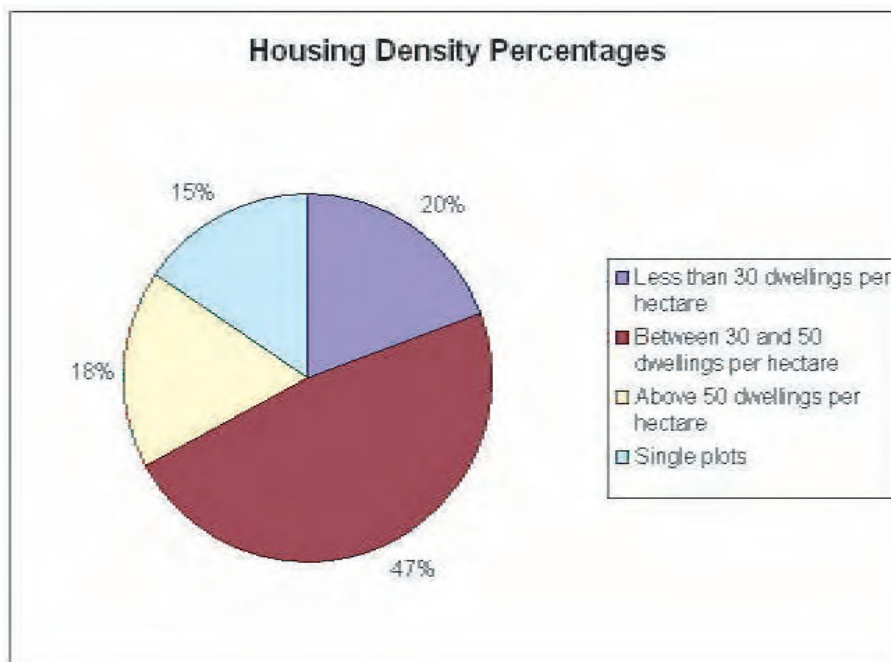


Figure 5.2 Housing Density Completions Percentages 2006/7

Of the 371 completed dwellings completed dwellings 59 are for single dwelling sites. Calculation of the density of these will give maverick results. So these are to be taken out of the calculation. They constitute 15.9% of the total.

5.29

2d Affordable housing completions

In 2006/7 18 Affordable houses were completed. Completed in this case means handed over to the future owner ready for occupation. Of these 14 were registered social landlord (RSL) Social rented and 11 were RSL Shared ownership.

5.30 21 were granted planning permission with 14 RSL Social Rent, 6 RSL Shared Ownership and 1 Non RSL/Local Authority

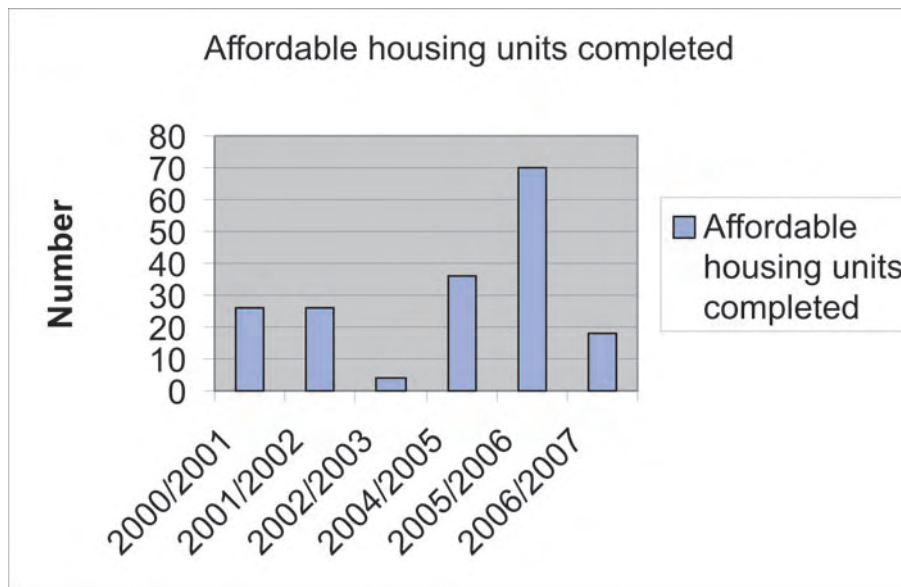


Figure 5.3 Affordable Housing Completions 2000 to 2007

Number	Sustainability Objective
1	To improve accessibility and public transport links to key services and employment areas
2	To maximise the delivery of affordable housing
7	To secure a shift towards more sustainable forms of transport reducing the overall need to travel by car
8	To reduce levels of atmospheric greenhouse gases by reducing emissions and increasing extent of carbon sinks
9	To reduce carbon based energy use by increasing energy efficiency a

Table 5.7 Sustainability Objectives associated with COI 2 Housing

Transport

Core Output Indicator 3 Transport

3a Amount of completed non-residential development within UCO's A, B and D complying with car parking standards set out in the local development framework

5.31 Interim Maximum Parking Standards 2001 are set out in Annex 7 of the Torridge District Local Plan. Development within UCO's A, B and D completed in 2006/7 is shown on the table below. (NA means that the Parking Standards are not applicable to this development);

5 Core Output Indicators

App No	Location	Parish	Proposal	Compliant?
1/0911/2003/FUL	Units 1, 2 & 3, Plot 2, Clovelly Road Industrial Estate	Bideford	Industrial Units	Yes
1/0759/2005/FUL	Blights Motors, Handy Cross	Bideford	Extension to existing retail shop	NA
1/2277/2003/FUL	Alverdiscott Road Industrial Estate Expansion	Bideford	Vehicle Repair Workshop	Yes
1/2240/2003/FUL	Bideford Amateur Rowing Club, The Quay	Bideford	Extension and Internal alterations	NA
1/0080/2005/COU	The Spice Restaurant, The Quay	Bideford	COU from Amusement Arcade to Restaurant	NA
1/2029/2005/COU	Cafecino Plus, 25-27 Mill Street	Bideford	Conversion of First Floor Flat to form additional restaurant space	NA
1/2177/2005/FUL	Devonshire Pine, Unit 10, Caddesdown Industrial Park	Bideford	Warehouse	Yes
1/0786/2006/COU	Rexon Cross Farm	Broadwoodwidge	New Steel Frame Building and conversion of existing agricultural shed to B8 Units	Yes

App No	Location	Parish	Proposal	Compliant?
1/2628/2004/FUL	Halwill Junction Industrial Estate	Halwill	New Industrial / Commercial / Office Building (Phase 2)	Yes
1/1225/2005/COU	Cherrywood Park, Stibb Cross	Langtree	COU from garage to Coffee Shop at Plant Nursery	Yes
1/0014/2006/FUL	Barnfield House, Chumleigh Road	Winkleigh	Construction of garage, office (holistic therapy studio)	NA
1/2342/2006/OTH	Woolsery Post Office & Stores	Woolfardisworthy	Shop extension	NA

Table 5.8 Completed A, B & D Use Class permissions

So of the 12 Completed permissions in Use Classes A, B & D: 6 were not applicable and the remaining 6 were all compliant. This gives 100% compliance.

3b Amount of new residential development within 30 minutes public transport time of: a GP; a Hospital; a primary school; a secondary school; areas of employment and a major retail centre

5.32 As stated in last years Annual Monitoring Report (AMR) a return for this indicator is now possible. This is based on the location of the key services outlined and the accessibility to these from new residential development by public transport.

5.33 As there are no rail services in Torridge it looks at scheduled bus services and is based on the accessibility of the Parish. This will require some refinement in next years AMR. In some Parishes there are no bus services. It does not take into account other services, such as the School Bus service provided by Devon County Council or the Emergency and Patient Ambulance Services provided by the Health Authorities. It also has not been possible to determine accessibility to employment areas at this time.

5.34 The return for this indicator is given in the table below Y means the services is accessible, N means the service is not accessible, NA means information is Not Available;

Parish	GP	Hospital	Primary School	Secondary School	Areas of Employment	Major Retail Centres	Completions
Alwington	Y	N	Y	Y	NA	Y	1
Beaford	Y	N	Y	Y	NA	Y	4
Bideford	Y	N	Y	Y	NA	Y	186
Black Torrington	N	N	Y	N	NA	N	1
Bradworthy	Y	N	Y	Y	NA	N	1
Broadwoodwiger	N	N	Y	N	NA	N	3
Buckland Brewer	Y	N	Y	Y	NA	Y	1
Clawton	N	N	Y	N	NA	N	1
Great Torrington	Y	N	Y	Y	NA	Y	42
Halwill	Y	N	Y	Y	NA	Y	4
Hartland	Y	N	Y	N	NA	N	1
High Bickington	Y	N	Y	Y	NA	Y	28
Holsworthy	Y	Y	Y	Y	NA	Y	9
Holsworthy Hamlets	N	N	N	N	NA	N	7
Langtree	Y	N	Y	Y	NA	Y	1
Monkleigh	Y	N	Y	Y	NA	Y	1
Newton St Petrock	N	N	N	N	NA	N	4
Northam	Y	N	Y	Y	NA	Y	41
Parkham	N	N	Y	N	NA	N	1
Pyworthy	Y	Y	Y	Y	NA	Y	1
Shebbear	Y	N	Y	Y	NA	Y	2
Sheepwash	Y	N	N	N	NA	N	1

Parish	GP	Hospital	Primary School	Secondary School	Areas of Employment	Major Retail Centres	Completions
St Giles in the Wood	N	N	N	N	NA	N	1
St Giles on the Heath	N	N	Y	N	NA	N	1
Sutcombe	N	N	Y	N	NA	N	1
Thornbury	N	N	N	N	NA	N	1
Virginstow	N	N	N	N	NA	N	1
Welcombe	N	N	N	N	NA	N	1
Winkleigh	Y	N	Y	Y	NA	Y	16
Woolfardisworthy	Y	N	Y	Y	NA	Y	6
Yarnscombe	Y	N	Y	Y	NA	Y	1

Table 5.9 Accessibility to Key Services 2006/7

5.35

The district wide accessibility, completions and percentages are given in the table below.

Service	GP	Hospital	Primary School	Secondary School	Employment	Major Retail Centre
Number	347	10	354	345	NA	344
Percent	93.5%	3%	95.4%	93.0%	NA	92.7%

Table 5.10 Number of Completions and Percentage of Accessibility to Key Services

The percentages of Accessibility of completed residential development are given in the Bar Chart below:

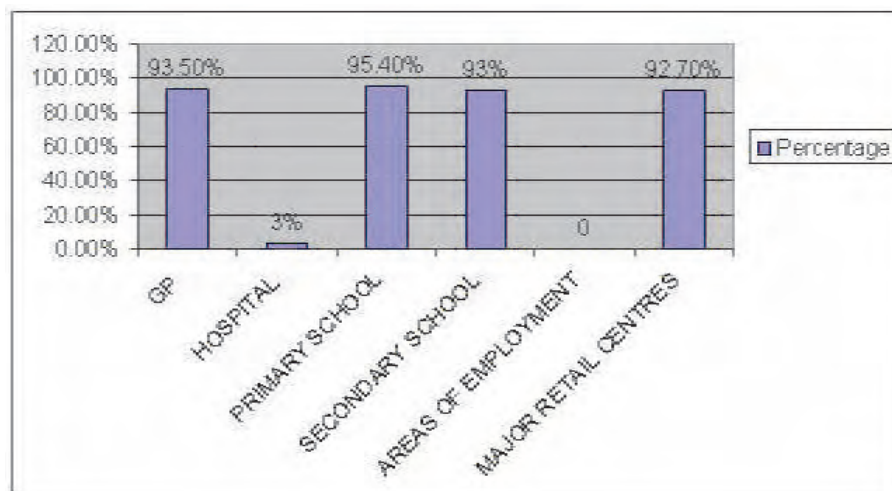


Figure 5.4 Percentage of completed residential development with access to Key Services

Hospital Accessibility

5.36 One of the major issues is the accessibility to a Hospital. As this indicator is worded only those hospitals on the NHS Gateway database are included. This means major hospitals such as Barnstaple, Crediton and Statton in Cornwall. This means that most of Torridge falls outside the 30 minute isochrones, including Bideford /Northham. Bideford has a hospital and there are cottage hospitals in Rural Torridge but these are not counted. There is a need for a more locally based monitoring of accessibility in Rural Torridge.

Holiday Lets and Agricultural Workers Dwellings

5.37 For the other returns a percentage of 93% to 95.4% was obtained. This could be accounted for by the inclusion of both Holiday Lets and Agricultural Workers Dwellings (AWD) in the Housing Completions. These are exception sites usually based in unsustainable locations. The figures were 13 Holiday Lets, 8 Agricultural Workers Dwellings. This gives 20 out of 371 completions which is 5.4%. Adding three dwellings in the open countryside at Beaford from a Certificate of Lawful Use for subdivision gives 6.2%.

5.38 From this it appears that most residential development is in accessible locations. The exception to this are the holiday lets and agricultural workers/supervisory dwellings. These are exception sites that can be in unsustainable locations. The Planning Obligations Supplementary Planning Document (SPD) intends to attach a legal agreement to the permission for AWD's and Holiday Lets in addition to conditions. Similarly a legal agreement would be needed to remove the agricultural occupancy /holiday let condition. This will be repeated in the Joint Agricultural Workers Dwellings SPD with North Devon.

Policy Implications

5.39 These SPD's are based on the Local Plan Policies and PPS 7 and provide updated policies for Development Control purposes. The monitoring for these two SPD's needs to take into account the effect on sustainable development. This will be as part of the core Strategy detailed below. The monitoring for these SPD's will need to start in AMR 2008/9 after their adoption as Local Development Documents

Accessibility to Services

5.40 One of the major issues facing Torridge is Accessibility to services. Most of Torridge DC, apart from Bideford/Northam falls within the Rural Torridge Accessibility Priority Area identified by Devon County Council in the second Devon Local Transport Plan (LTP). Rural Torridge is the first priority action area for Devons Accessibility Planning work. To this end a Rural Torridge Accessibility Action Plan has been produced in cooperation with the Torridge Local Strategic Partnership and Devon County Council. It is intended that the Devon CC Planning and Transport Group will help develop local accessibility targets, produce a local accessibility action plan, produce local accessibility assessments and front load accessibility considerations into the Torridge LDF.

5.41 This work is ongoing and will be coordinated with the production of the Joint Torridge and North Devon Sustainable Community Strategy (SCS). Devon CC will carefully monitor the delivery of accessibility improvements in Rural Torridge amongst others. This monitoring will assess whether schemes are being delivered and meet the actions, and objectives defined in the action plan, the Torridge LDF and the Joint Sustainable Community Strategy (SCS). This means that this work for the action plan and the SCS will need to be both coordinated and integrated with LDF monitoring. This work will proceed through future work on the Core Strategy and the Joint SCS.

Number	Sustainability Objective
1	To improve accessibility and public transport links to key services and employment areas
7	To secure a shift towards more sustainable forms of transport reducing the overall need to travel by car
8	To reduce levels of atmospheric greenhouse gases by reducing emissions and increasing extent of carbon sinks

Table 5.11 Sustainability objectives associated with COI 3 Transport

Local Services

Core Output Indicator 4 Local Services

4a Amount of completed retail, office and leisure development.

5.42 Completed Retail (A1), Office (A2 & B1a) and Leisure (D2) Use Classes are shown in the table below. GIF is Gross Internal Floorspace in square metres:

App No	Location	Parish	Proposal	Brownfield /Greenfield	UCO	GIF M2
1/0759/2005/FUL	Blights Motors, Handy Cross	Bideford	Extension to existing retail shop at petrol station	BF	A1	32
1/2240/2003/FUL	Bideford Amateur Rowing Club, The Quay	Bideford	Extension and Internal alterations	BF	D2	36
1/0014/2006/FUL	Barnfield House, Chumleigh Road	Winkleigh	Construction of garage, office (holistic therapy studio)	BF	A1	58
1/2342/2006/OTH	Woolsery Post Office & stores	Woolfardisworthy	Shop extension	BF	A1	30

Table 5.12 Retail, Office and Leisure Completions in District

5.43 There are no new Office Developments (Class A2 or B1a) in Torridge District. The only Leisure development in Torridge District is in Bideford Town Centre (see 4b). So the return is for the district

Use Class	Completions	Floorspace M2
A1 Retail	3	360
A2 & B1a Office	0	0
D2 Leisure	1	36

Table 5.13 District Return for completed Retail, Office and Leisure Developments

Survey 2007

5.44 As part of the production of the evidence base for the local development framework and to contribute to accessibility monitoring it is intended that an update of Parish Services be produced. This return forms part of this but does not cover permitted changes of use or the closure of services.

5.45 This update will contribute to the baseline evidence and will be updated annually as part of monitoring. As part of this in 2007 the Local Centres at Hartland and Winkleigh were surveyed for retail and other services. This included the Industrial estates. The results of this survey will be reported in another document.

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

5.46 Completed Retail (A1), Office (A2 & B1a) and Leisure (D2) Use Classes within Town Centres are shown in the table below. GIF is Gross Internal Floorspace in square metres:

App No	Location	Parish	Proposal	Brownfield /Greenfield	UCO	GIF
1/2240/2003/FUL	Bideford Amateur Rowing Club, The Quay	Bideford	Extension and Internal alterations	BF	D2	36

Table 5.14 Completed Retail, Office and Leisure in Town Centres

5.47 There is only one completion at a D2 use. This is an extension to the Bideford Rowing Club to provide a Training Centre and other alterations. It falls under UCO D2.

5.48 There are 3 Town Centres in Torrridge, Bideford, Torrington and Holsworthy. The returns for the 3 Town Centres are given in the table below:

Town Centre	Use Class	Completions	Floorspace M2
Bideford	A1 Retail	0	0
Bideford	A2 & B1a Office	0	0
Bideford	D2 Leisure	1	36
Holsworthy	A1 Retail	0	0
Holsworthy	A2 & B1a Office	0	0
Holsworthy	D2 Leisure	0	0
Holsworthy	A1 Retail	0	0
Holsworthy	A2 & B1a Office	0	0

Town Centre	Use Class	Completions	Floorspace M2
Holsworthy	D2 Leisure	0	0

Table 5.15 Town Centre Returns

Survey 2007

5.49 From these returns it appears that, apart from the D2 extension in Bideford, there has been no Retail A1, Office A2 & B1a or Leisure D2 development in the 3 Town Centres. As part of the provision of baseline data for the Local Development Framework all 3 Town Centres Bideford, Torrington and Holsworthy were surveyed in 2007. This covered all existing uses, including residential and vacant properties. This will give a clear picture of what is happening in these town centres, which can be compared with previous surveys and will form a basis for future monitoring. In particular:

- permitted changes of use can be detected,
- changes in the character and composition of retail provision, such as Convenience, Comparison and Service, can be observed.
- the number of vacant properties can be noted
- the amount of residential properties within the Town Centres can be determined

5.50 This data can inform the formulation of policies. The returns from this survey will be reported in another document.

4c Amount of eligible open spaces managed to Green Flag Award standard

5.51 Torridge has no eligible open spaces managed to Green Flag Award standard. The Return for this indicator is zero.

Number	Sustainability Objective
1	To improve accessibility and public transport links to key services and employment areas
7	To secure a shift towards more sustainable forms of transport reducing the need to travel by car
18	To reduce unemployment levels and deprivation
20	To encourage local economic diversification

Table 5.16 Sustainability Objectives associated with COI 4 Local Services

Flood Protection and Water Quality

Core Output Indicator 7 Flood Protection and Water Quality.

"Number of Applications granted contrary to the advice of the Environment Agency on either Flood Defence Grounds or Water Quality"

5.52 The applications that the Environment Agency objected to are found on the Environment Agency website. These applications and the subsequent actions are set out in the following tables

Number	Application Number	Type of Application (EA)	Reason for Objection	Application Details and decisions	Decision Details
1	1/1367/2005/FUL	Other - Minor	Insufficient Info - Flood Risk	Amended Proposal for phased provision of 50 Holiday Lodges at Marshall Farm, Woolsery (EA number 1/1367/05/62/FULL)	Refused Applicant Appealed. Appeal Decision pending
2	1/0214/2007/FUL	Residential - Major	PPG25/TAN15 - Request for FRA/FCA	15 No residential dwellings and associated works Edgefield, Off Cleave Hill, Dolton. This application was refused on 26 July 2007	Refused
3	1/1927/2006/OUT	Offices/Light Industry - Major	Unsatisfactory FRA/FCA Submitted	Development of land for business and general industrial use and associated ancillary shop to serve the estate, Land Adjacent Alverdiscott Road And Industrial Link	Approved The EA withdrew their objection after the permission was conditioned

Number	Application Number	Type of Application (EA)	Reason for Objection	Application Details and decisions	Decision Details
				Road, East-the-Water. This application at the BID 10 site was approved on 28 August 2007.	
4	1/1928/2006/FUL	Infrastructure - Major	Unsatisfactory FRA/FCA Submitted	New roads and associated drainage as part of the development of land for business and general industrial use, Land Adjacent Alverdiscott Road And Industrial Link Road, East-the-Water. This application at the BID 10 Site was approved on 28 August 2007	Approved The EA withdrew their objection after the permission was conditioned
5	1/2470/2006/FUL	Residential - Minor	Risk to the Development	Upgrade of existing and additional apartments Gaiety Cinema, 109 Irsha Street, Appledore. This application was refused 8 January 2007	Refused
6	1/1818/2006/FUL	Residential - Minor	PPG25/TAN15 - Request for FRA	Conversion of dilapidated cinema to various size apartments and upgrade existing at Gaiety Apartments, Irsha Street,	Withdrawn

Number	Application Number	Type of Application (EA)	Reason for Objection	Application Details and decisions	Decision Details
				Appledore. This application was Withdrawn.	
7	1/0535/2006/OUT	Residential - Minor	Unsatisfactory FRA Submitted	Erection of a dwelling Land Adj Brugia, Bridgerule, Holsworthy. This application was withdrawn	Withdrawn
8	1/1754/2006/OUT	Residential - Minor	Unsatisfactory FRA Submitted	Construction of 76 dwellings together with parking roads, sewers, garages, children's play area and access at Land East And West Of Industrial Relief Road, East The Water, Bideford. This application for the BID2 Salterns Site was approved on 26 April 2006	Approved After discussion with the applicant the EA withdrew their objection
9	1/0924/2006/FUL	Residential - Minor	Unsatisfactory FRA Submitted	Proposed residential development (6 No. Flats) at former New Road Garage, New Road, Bideford. Permission was granted on 20 July 2006	Approved The applicant submitted a flood risk assessment and private flood defence proposals which the EA found acceptable subject to compliance

Number	Application Number	Type of Application (EA)	Reason for Objection	Application Details and decisions	Decision Details
					with their recommended proposed construction levels.
10	1/0050/2006/OUT	Residential - Major	Unsatisfactory FRA Submitted	Redevelopment of part of former Creamery for 125 dwellings, new industrial units, and public open space incorporating an equipped play area at Rolle Road, Great Torrington. This application was refused on 24 April 2007.	Refused Applicant Appealed. Appeal Decision pending

Table 5.17 Environment Agency Objections on Flood Control Grounds

Number	Application Number	Type of Application (EA)	Reason for Objection	Application Details and Decision	Decision Details
1	1/2430/2006/FUL	Residential - Major	Required Circular 3/99 or 10/99 Assessment	Construction of a new building to provide self-contained holiday accommodation (10 units) at Clawford Vineyard & Fisheries, Clawton. Decision still pending	Decision still pending

Table 5.18 Environment Agency objections on Water quality grounds

Summary

5.53 The Environment Agency objected to 10 applications on Flood Risk Grounds and 1 application on Water Quality grounds. Of the Flood Control applications

- 2 were Refused and appealed with the appeal decision awaited
- 2 were Refused
- 2 were Withdrawn
- 4 were Approved after sufficient amendments led to the Environment Agency withdrawing their objection.

The 1 application objected to on Water Quality Grounds is still awaiting a decision.

5.54 So of the 11 applications, apart from the 2 awaiting an Appeal Decision and the 1 awaiting a decision at Torridge, 0 were granted permission contrary to the advice of the Environment Agency.

5.55 This return is of interest from a Policy Change point of view.

5.56 The residential permission granted at New Road Garage in Bideford was on the bank of the River Torridge but was brownfield. Under Planning Policy Guidance (PPG) 25 the application was allowed given satisfactory flood defences.

5.57 The residential application at the Gaiety Cinema in Appledore, which was also close to the Torridge riverbank, was refused. This was after the introduction of Planning Policy Statement (PPS) 25 with its sequential test.

5.58 Torridge District Local Plan Policy DVT 23 "To ensure flood control schemes protect existing land and buildings" has been deleted from the TDLP as is is not in conformity with PPS 25. This means that PPS 25 is the main consideration in determining flood control applications in Torridge.

Number	Sustainability Objective
11	To protect the quality of local water resources
14	To reduce the impact of flooding and avoid additional risk
15	To protect and enhance biodiversity and important wildlife habitats

Table 5.19 Sustainability Objectives for COI 7 Flood Protection and Water Quality

Biodiversity

Core Output Indicator 8 Biodiversity

Background

5.59 In the Torridge District Local Plan (Sept 2004) the following designations applied to the following numbers of sites within Torridge DC.

Significance	Type	Name	No
International	UNESCO Biosphere Reserve Transition Zone	Braunton Burrows	1
International	Candidate Special Areas of Conservation (cSAC)	Culm Grasslands Lundy Marine Tintagel-Marsland-Clovelly Coast	3
National	Area of Outstanding Natural Beauty (AONB)	North Devon AONB	1
National	Natural Area	Culm Grassland Lands End to Minehead Maritime	2
National	Site of Special Scientific Interest		26
National	National Nature Reserve	Dunsdon	1
National	Marine Nature Reserve	Lundy Marine	1
Regional	None		0
Sub-Regional	County Wildlife Sites		0
Local	Local Nature Reserve	Kenwith Valley Seven Oaks	2

Significance	Type	Name	No
Local	Sites of Local Conservation Importance		66

Table 5.20 Designated Sites at September 2004 (Torridge DC Local Plan)

5.60 Since 2004 the following changes have happened.

5.61 On 8 December 2004 the European Commission formally adopted all candidate SAC's in the Atlantic Biogeographical Region as Sites of Community Importance (SIC's). Defra designated all SIC's in England as full SAC's on 1st April 2005. This updates AMR 2005/6

5.62 Since 2004 Torridge DC has been surveyed to identify potential County Wildlife Sites (CWS). Of the Sites surveyed none were of SSSI standard. In total at time of publication there are 185 newly designated County Wildlife Sites in Torridge DC of a total area of 1,927.3 ha. Further details of these are shown below.

Part (i) Change in priority habitats and species (by type)

5.63 Torridge contains areas of both priority habitat, such as the Culm Grasslands and priority species, such as the otter. The priority habitat areas are shown on Natural England website Nature on the Map

5.64 As outlined above Torridge is still establishing its baseline position through surveying of potential sites. Future surveying work is under consideration. At the present time the baseline position covers both the surveyed and designated sites. To this baseline new sites will be added in future.

5.65 As regards the existing sites the management on site and the future expansion of these sites will require monitoring, but this has not been established at present. Active discussions are underway regarding the monitoring of priority habitats and species. To add to this are the area of priority habitat that will be created through management and enhancement schemes.

5.66 The identification of plans and programmes, such as those under the Devon Biodiversity Action Plan (BAP), is part of the work to be done under the Sustainability Appraisal and the Core Strategy. As such this is in its early stages. Similarly areas of these priority habitats may be lost to development

5.67 It is Torridges intention to investigate the work being carried out under the Devon Biodiversity Action Plan and other programmes to establish a monitoring system for this part of COI 8. This will be done in partnership with other interested parties, such as the Environment Agency. These plans and programmes will also form part of the Local Development Framework Implementation and Monitoring Framework, starting with the Core Strategy.

5.68 Until such time as these monitoring frameworks are set up it is not possible to provide a return for this part of COI 8. As the Core Strategy has a base date of April 1 2006 it will be necessary to establish a baseline position for habitat and species returns. The changes in 2006/7 from this baseline will need to be calculated in the next AMR 2007/8.

Part (ii) Changes in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance

5.69 Since the adoption of the Torridge Local Plan in September 2004 there has been extensive surveying of the Torridge DC area in 2004, 2005 and 2006. This initially covered the Area of Outstanding Natural Beauty (AONB) then was extended into the rest of Torridge. From these surveys 185 new County Wildlife Sites were designated. The situation at the time of publication and the changes in 2006/7 are shown in the table below

Significance	Type	Name	No	Changes
International	UNESCO Biosphere Reserve Transition Zone	Braunton Burrows	1	No Change to Number or Designation or Area
International	Special Areas of Conservation (SAC)	Culm Grasslands Lundy Marine Tintagel-Marsland-Clovelly Coast	3	No Change to Number or Designation or Area
National	Area of Outstanding Natural Beauty (AONB)	North Devon AONB	1	No Change to Number or Designation or Area
National	Natural Area	Culm Grassland Lands End to Minehead Maritime	2	No Change to Number or Designation or Area
National	Site of Special Scientific Interest		26	No Change to Number or Designation or Area

Significance	Type	Name	No	Changes
National	National Nature Reserve	Dunsdon	1	No Change to Number or Designation or Area
National	Marine Nature Reserve	Lundy Marine	1	No Change to Number or Designation or Area
Regional	None		0	No Change to Number or Designation or Area
Sub-Regional	County Wildlife Sites		185	129 New CWS of 970.5 ha added in 2006/7
Local	Local Nature Reserve	Kenwith Valley Seven Oaks	2	No Change to Number or Designation or Area
Local	Sites of Local Conservation Importance		66	No Change to Number or Designation or Area

Table 5.21 Designated Sites at 31 March 2007

5.70 The 2004 survey of areas within the AONB led to the designation of 8 new CWS with an area of 162.1 Ha in 2005 (update to AMR 2004/5).

5.71 The 2005 survey led to the designation of new 8 CWS in the AONB covering 259.5Ha and 32 in Torridge covering 620.6 Ha in 2006 giving 40 CWS in total (update to AMR 2005/6).

5.72 The 2006 survey led to the designation of 6 new CWS in the AONB covering 73.9 Ha and 14 new CWS in Torridge covering 90.5 Ha in 2007. In addition 119 new CWS covering 806.1 Ha were designated in 2006. These were surveyed in 1990 as part of the Culm Grassland survey but confirmed as CWS in 2006.

5.73 In 2006/7, with one exception, all of the designated areas were unchanged either in designation or area. The exception was 129 new County Wildlife Sites that were designated of a total area of 970.5 Ha (Data from Devon Biodiversity Records Office)

5.74

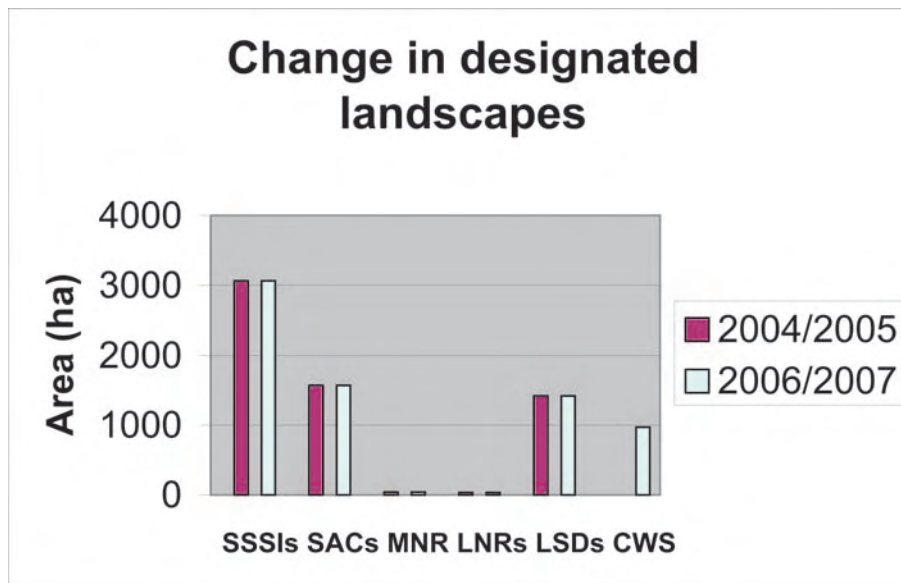


Figure 5.5 Change in Designation and Area of Designated Sites

Number	Sustainability Objective
4	To protect Local identity
5	To improve the health and well-being of the population and reduce health inequalities
8	To reduce reducing emissions and increasing extent of carbon sinks
10	To maintain air quality
11	To protect the quality of local water resources
14	To reduce the impact of flooding and avoid additional risk
15	To protect and enhance biodiversity and important wildlife habitats
16	To protect and enhance the countryside and landscape quality

Table 5.22 Sustainability Objectives associated with COI 8 Biodiversity

Renewable Energy

Core Output Indicator 9 "Renewable Energy installed by Type"

5.75 For all of the different types of renewable energy none were installed in 2006/7. The return for this indicator is shown in the table below:

Type of energy	MW Installed	Notes
Bio Fuels	0 Mw	The appeal for the Winkleigh Biomass Power Station at Winkleigh Airfield, mentioned in AMR 2006, was withdrawn.
Onshore Wind	0 Mw	
Water	0 Mw	
Solar Energy	0 Mw	
Geothermal Energy	0 Mw	

Table 5.23 Renewable Energy capacity installed by Type

5.76 There were several applications for Domestic wind turbines and Solar Water heaters. Unfortunately these are not the subjects of Building Control Completions visits so their implementation is unknown. Similarly even though wind turbine may require planning permission solar water heaters may not, unless they are on a Listed Building or in a Conservation area or of sufficient dimensions to fall outside the General Permitted Development Order. That is why they were not monitored this year.

5.77 In the future the provision of renewable energy production as part of a Planning Permission for a new housing development of employment/retail use may be the subject of a Planning Obligation, in which case the monitoring of the implementation would be easier.

This indicator contributes to the following Sustainability Objectives;

Number	Sustainability Objective
8	To reduce levels of atmospheric greenhouse gases by reducing emissions and increasing extent of carbon sinks
9	To reduce carbon based energy use by increasing energy efficiency and the production of renewable energy

Number	Sustainability Objective
20	To encourage local economic diversification

Table 5.24 Sustainability Objectives for COI 9 Renewable Energy Installed

6 Statement of Community Involvement Review

Statement of Community Involvement Implementation

6.1 The Torridge DC Statement of Community Involvement (SCI) was adopted in February 2007. Within the time period of this AMR the SCI was used for four consultations. These consultations presented some particular challenges and also pioneered several innovations:

1. The Core Strategy (Issues and Options) Development Plan Document (DPD) is being produced jointly by Torridge and North Devon DC's.
2. Both Councils have invested in Limehouse Version 3 for online web based consultations. The first test of this was the consultation on the Joint Core Strategy (Issues and Options), the Torridge DC Planning Obligations Supplementary Planning Document (SPD) and its associated Sustainability Appraisal (SA) in November 8 2007. This was hosted on the Torridge website.
3. The Torridge DC Planning Obligations SPD is the first SPD consulted on under the SCI. It is of particular interest as it sets out the policy on planning obligations, in particular updating the Affordable Housing thresholds.
4. The Torridge DC Planning Obligations SPD Sustainability Appraisal is likewise the first SA to be consulted on using Limehouse in Torridge DC.
5. The DAWN Area Design Statements for Appledore, Northam and Westward HO and the associated Sustainability Appraisal were also consulted on from November 15 2007

6.2 In preparation for consultation the Torridge DC consultee database was updated by consulting all those on the existing database to see if they wanted to continue to be involved and to provide updated details.

6.3 Torridge DC and North Devon DC are producing a joint Core Strategy (Issues and Options) document. The first test of the SCI was in September 2007 when a Regeneration Workshop was held for Key stakeholders at The Cedars in Barnstaple. The results of this fed directly into the Core Strategy (Issues and Options). In addition the results of the Northern Peninsular Housing Market Area Stakeholders meetings in Torridge and North Cornwall were fed into the Core Strategy Process as a proxy consultation.

6.4 On November 8 2007 the Joint Core Strategy (Issues and Options) document went to consultation using Limehouse. The joint consultation was based on the Torridge website with links from the North Devon website. The Torridge and North Devon consultee databases were combined, cleansed and then installed on the Torridge Limehouse portal. Torridge prepared and loaded the documents onto Limehouse and North Devon added the consultation response form to the Core Strategy Document on Limehouse. Torridge sent the electronic consultee notifications and North Devon consulted the remainder by post. Responses were received at both councils and entered into the consultation software.

6.5 This was a good example of two councils working as a team to implement both a joint consultation on a Joint Document and to implement a major computer system simultaneously. In particular the ability of North Devon to perform the Core Strategy mail merge and printing

and to install the Core Strategy consultation form on Limehouse allowed Torridge to load (in addition to the Core Strategy), the Planning Obligations SPD and its associated Sustainability Appraisal onto Limehouse. Torridge also installed consultation forms on both these documents and performed a similar sized mail merge to the Core Strategy and printing of documents.

6.6 Two further consultations are planned using Limehouse:

1. The Torridge DC Salterns Development Brief and Associated Sustainability Appraisal will be consulted on in January 2008
2. The Joint (with North Devon) Agricultural Workers Dwellings SPD in Spring 2008 and its associated Sustainability appraisal. This consultation will probably be based on the North Devon website

6.7 The adoption of Limehouse enables both councils, in addition to recording responses and updating the consultee database, to analyze the results of the consultation by using the Reporter function on Limehouse. Additional data on consultation will be available from the Salterns DB & SA and the Agricultural Workers Dwellings SPD & SA. This data will be from 1 Joint DPD, 1 Joint SPD, 1 SPD and 3 Sustainability Appraisals consultations.

6.8 In addition to these the 3 DAWN Area Design Statements and the DAWN Sustainability Appraisal will provide further results to analyze. As the earliest consultation finishes on December 21 2007 it is not possible to include any analysis in this AMR.

6.9 Given;

1. The implementation of Limehouse,
2. The 2 Joint Consultations with North Devon,
3. The Torridge SPD consultation,
4. The Torridge Development Brief consultation, and
5. The 4 Sustainability Appraisal consultations (including 1 joint).

6.10 The analysis of these and other consultations will provide the opportunity to learn lessons and update procedures. In addition the council will need to investigate all of the functions available using Limehouse, such as surveys or Forums on the Limehouse Portal. This could lead to a potential review of the SCI but this will be covered in the 2007/8 Annual Monitoring report.

E government and the PARSOL Standards

6.11 The implementation of Limehouse has led to the Torridge District Council potentially fulfilling several of the PARSOL Standards for e-government. Planning Policy fulfilled all 5 of the relevant Pendleton Point criteria and the PARSOL Standards build on the Pendleton Points system.

6.12 There is a need for a review of how the Local Development Framework fits in with the wider e government agenda. Limehouse provides online consultation and project management benefits but the e-government agenda extends into monitoring and availability of information.

6.13 The government intends that a new national standard application form "1APP" is introduced in April 2008. The implementation of 1APP is of particular relevance to the Annual Monitoring Report as the required fields in 1APP relate to the Core Output Indicators in the Annual Monitoring report.

6.14 Cooperation with Planning Support, Development Control and Information Technology has already started. This is to make sure that the implementation of 1APP in April 2008 realizes the benefits to LDF Monitoring sought through the implementation of 1APP.

6.15 This presents particular challenge that needs to be met as PARSOL Standard 6.3 states "Land use monitoring information is held in line with the PARSOL Monitoring specification, either with the planning application system, or a linked database. Relevant information is derived from online 1APP applications by automatic uploading of data" The work associated with the realization of this standard will start in 2008

