



Annual Monitoring Report 2008/09

December 2009

Local Development Framework

Community Planning and Development Services

Executive Summary

The Planning and Compulsory Purchase Act 2004 requires every Local Planning Authority to submit an Annual Monitoring Report to the Secretary of State by December 31st of each year. The 2009 Torrige Annual Monitoring Report is the fifth to be prepared; it monitors the Torrige District Local Plan and the Torrige Local Development Framework for the period 1st April 2008 to 31st March 2009.

The AMR contains information on:

- The implementation of the Local Development Framework Local Development Scheme
- The extent to which policies in the 2004 adopted Torrige District Local Plan are being achieved
- Contextual indicators that illustrate the key social, environmental and economic characteristics of Torrige.

The AMR reports on the Council's progress against regional and national planning objectives through a series of Core Output Indicators. These indicators are compulsory to ensure the provision of comparable data from planning authorities across the country. The report identifies which information has been recorded directly and which has been collected from secondary sources. The 2008/2009 AMR continues to extend the range of information provided in the previous year's report. Procedures for recording and monitoring the required information will need to be further reviewed and extended as necessary to ensure full and effective monitoring in support of Local Development Framework delivery.

Local planning objectives are monitored by a series of Local Output Indicators. These indicators are locally determined to enable the Council to judge the effectiveness of its Local Plan and Local Development Framework policies, without duplicating the Core Output Indicators. Torrige District Council and North Devon Council have established a shared set of Local Indicators consequent of Local Development Framework joint working.

Core Output Indicator key findings:

Housing

In 2008/2009 498 net additional dwellings were completed, compared with 378 in 2007/2008. Completions in 2008/2009 exceeded the annualised requirement of 340 dwellings in the Devon Structure Plan¹ by 46% but fell short of the emerging Regional Spatial Strategy² annualised rate of 535 by 7%.

In 2008/2009 103 affordable housing units were completed which compares favorably with the 2007/2008 affordable dwelling delivery of 41 units although provision continues to fall significantly short of identified annual need³.

In 2008/2009 38.7% of new and converted dwellings were completed on previously developed land, which represented a reduction from 43% in 2007/2008, and set against a Local Plan target of 45%.

¹ Devon Structure Plan 2001-2016 (October 2004)

² Regional Spatial Strategy for the South West - incorporating the Secretary of States proposed changes: www.gos.gov.uk/gosw/planninghome/691545/

³ Strategic Housing Market Assessment: www.torrige.gov.uk/index.aspx?articleid=2281

The deliverable yield from residential sites provides for a five-year land supply in respect of current and emerging guidance. The Housing Trajectory, provided as Appendix 1 in this report illustrates completions against current strategic requirements (Devon Structure Plan 5,100 dwellings 2001-2016) and projects completions against future requirements (emerging RSS 10,700 dwellings 2006-2026).

The housing figures contained within this report have been produced following a comprehensive review of monitored housing data, the basis of which is to ensure the Council's base information for this report, the Local Development Framework and the Strategic Housing Land Availability Assessment is robust.

Employment

2,744.6 m² of employment floorspace has been developed during the monitoring period, all of which was on greenfield sites.

Local Development Scheme

The Torrige AMR reports on key Local Development Scheme milestones in respect of progression of the North Devon and Torrige Core Strategy and on the advancement of Supplementary Planning Documents (SPDs):

- Area Design Statements for Appledore, Westward Ho! and Northam
- Winkleigh Airfield Site Development Brief (SDB)
- Planning Obligations SPD

There has been some slippage in respect of the Core Strategy consequent of: the introduction of additional community wide consultation to ensure the adequacy of the Local Development Framework evidence base and revised delivery targets arising from modifications to the Regional Spatial Strategy. Advancement on some Supplementary Planning Documents has necessarily been subject to delay consequent of an altered timetable for the Core Strategy.

The AMR reports progress against the approved Local Development Scheme⁴ and a 2009 revision undertaken following the identified need for Local Development Scheme review in the 2007/2008 AMR. The draft joint Local Development Scheme establishes a more realistic programme of Local Development Document production on the basis of currently identified resources and priorities.

⁴ North Devon and Torrige Local Development Scheme (October 2009):
<http://www.torrige.gov.uk/index.aspx?articleid=2183>

Annual Monitoring Report 2008/2009

1. Introduction

- 1.1. The Planning and Compulsory Purchase Act 2004 changed the way in which local planning authorities address spatial planning. The old system of Structure and Local Plans has been replaced by a collection of documents known as the Local Development Framework. The Annual Monitoring Report (AMR) will progressively move from monitoring the outputs of the Torrige District Local Plan to the Torrige Local Development Framework.
- 1.2. Torrige District Council has a statutory duty to submit an AMR to the Secretary of State by December 31st each year. This is the Council's fifth Local Development Framework AMR. It covers the period 1st April 2008 to 31st March 2009. It is prepared in accordance with Section 35 of the Planning and Compulsory Purchase Act 2004 and it has regard for guidance⁵ issued by the Secretary of State. The AMR presents the results of five key monitoring tasks:
 - It reviews progress on the preparation of Local Development Documents against the timetables and milestones in the Local Development Scheme;
 - It identifies the local Development Plan policies that the authority thinks are not being implemented;
 - Where policies are not being implemented, it indicates why and whether steps will need to be taken to bring policies and decisions in line;
 - It identifies the significant effects of implementing local policies and whether they are as intended; and
 - It sets out whether policies are to be amended or replaced.
- 1.3. It accords with Town and Country Planning (Local Development) (England) Regulations 2004 as amended (Regulation 48) and demonstrates compliance with The Environmental Assessment of Plans and Programmes Regulations 2004 (Regulation 17).
- 1.4. Regulation 48 of the Local Development Regulations requires an AMR to be made available to local communities to show the progress and effectiveness of the Local Development Framework.
- 1.5. Regulation 17 of The Environmental Assessment Regulations requires effective monitoring of the significant environmental effects of plans and early remediation of any unforeseen adverse effects.
- 1.6. This AMR provides both for the reporting of Local Development Framework monitoring and the reporting of Sustainability Appraisal monitoring. The statutory requirements in respect of Environmental Assessment and Strategic Environmental Assessment (SEA) are distinct; an integrated Sustainability Appraisal Monitoring Framework has been established in accord with guidance.
- 1.7. The Sustainability Appraisal Framework has been jointly produced and agreed by Torrige District and North Devon Council. It is published at: www.torrige.gov.uk/index.aspx?articleid=2182. The monitoring arrangements meet the requirements of the Strategic Environmental Assessment Directive.

⁵ Local Development Framework Monitoring: A good Practice Guide (DCLG 2004): www.communities.gov.uk/publications/planningandbuilding/localdevelopmentframework

- 1.8. Torridge District Council recognises the importance of monitoring and that a number of its policy areas interrelate with the Local Plan and Local Development Framework, particularly the Sustainable Community Strategy⁶. The Council continues to develop its monitoring systems to facilitate improved monitoring of a wider range of policy sectors; the AMR will help achieve this. This AMR maintains a focus on the Torridge District Local Plan, but additionally provides contextual indicators, which are drawn from related strategies.
- 1.9. Local Plan monitoring has historically concentrated on housing and employment land, now Government guidance increases the range of issues to be monitored in accordance with the move to achieve a “plan, monitor and manage” approach. Monitoring will continue to develop to ensure that local spatial objectives and policies are delivered through the Local Plan and Local Development Framework.
- 1.10. Joint working arrangements have been established with North Devon Council to deliver the Local Development Framework. A joint Local Development Scheme is effective in guiding Local Development Plan preparation, a review of the approved 2007 version was submitted to the Government Office for the South West in February 2009 and again in October 2009; feedback is awaited. The AMRs of the two Councils additionally adopt a convergent structure and layout that will assist future joint working.

⁶ Northern Devon Joint Sustainable Community Strategy (May 2009):
www.torridge.gov.uk/index.aspx?articleid=933

2. Monitoring Framework

Monitoring Review

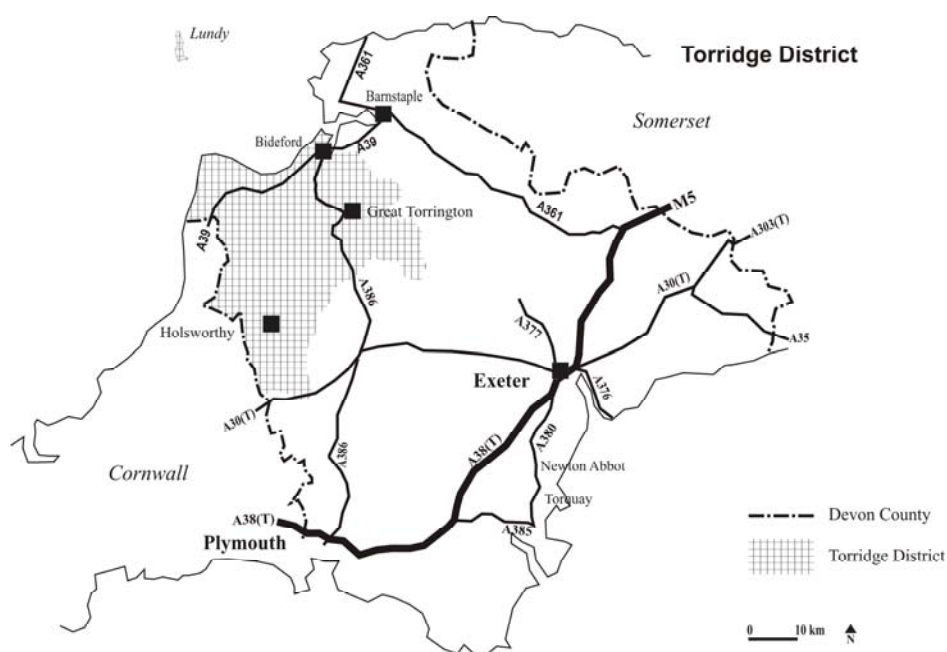
- 2.1. Monitoring is an increasingly important element of the Council's planning function. The need for continuing improvement in monitoring systems is recognised as essential to ensure the effective management of the plan making process and to ensure that the authority is advantageously placed to react to changing circumstances.
- 2.2. The monitoring systems within Torrige will be subject to continuing review and enhanced to meet the increasing information requirements necessary to support the Local Development Framework.

Monitoring Trends and Changes

- 2.3. The monitoring process will inform the policy review and development in respect of the Local Development Framework. The post 2004 planning system envisages that local planning authorities will establish consistency in the direction of their policy through the Local Development Framework, initially through the Core Strategy and subsequently supporting Development Plan and Supplementary Planning Documents. A key feature of the Local Development Framework is a flexibility to respond to changing circumstances or priorities. The monitoring process provides the means of identifying the need for review and required steps to re-establish a corrected position to achieve required targets.
- 2.4. Regular monitoring is vital to identify past performance against set targets and as a means to anticipate what will occur in the future, providing an indication of probability of the achievement of defined aims and objectives. Trends will show whether policies are delivering sustainable development.
- 2.5. Where there are trends or changes in performance that may require policy to be reassessed or reviewed, then they will be monitored wherever practicable. This regime enables the Council to manage its policy making based on its contribution to the achievement of identified objectives in a timely and cost effective manner.
- 2.6. The monitoring framework will be kept under review to accommodate both external changes, such as Government changes to the Core Output Indicators and locally determined changes such as those reflecting the Local Area Agreement and the Sustainability Appraisal Framework.

3. Portrait of Torrige

3.1. The AMR covers the Torrige District Council local authority area, as illustrated in Figure 1 below.



3.2. Portrait indicators, as set out below are contextual; they provide baseline information about the district. They identify the important local social, environmental and economic characteristics and provide the context against which to consider the consequences of policy implementation. To gain an appreciation of the challenges and opportunities, which occur within Torrige, useful comparisons have been drawn between local regional and national figures. The contextual indicators, addressed in this AMR have been agreed by Devon Sub Strategic Information Providers Group.

Population Characteristics

3.3. Table 1 provides the population context for Torrige, with comparable information for Devon, the South West and England where such information is available.

Table 1: Population characteristics

| Population ⁷ | Torrige | Devon | South West | England |
|---|---------|---------|------------|-------------------|
| Population size | 65,600 | 754,700 | 5,209,200 | 51,446,200 |
| Population density (people per hectare) | 0.58 | 1.16 | 2.17 | 3.77 ⁸ |
| Children as a % of the | 17.1 | 16.8 | 17.7 | 18.8 |

⁷ ONS mid-year population estimates 2008: www.swo.org.uk/resources/population-estimates/

⁸ Figure relates to England and Wales: FHS data source.

| | | | | |
|--|------|------|------|------|
| population (0 - 15 years) | | | | |
| % of the population of working age (16 – 65 years) | 56.7 | 58.1 | 59.8 | 62.1 |
| Older people as a % of the population (65 years +) | 26.2 | 25.1 | 22.5 | 19.1 |
| % of population within urban areas | 53% | ~ | ~ | ~ |
| Ethnic Composition⁹ | | | | |
| White | 96.4 | 96.0 | 95.3 | 88.2 |
| Black | 0.5 | 0.6 | 0.9 | 2.8 |
| Asian | 1.1 | 1.0 | 1.6 | 5.7 |
| Chinese | 1.1 | 0.9 | 1.0 | 1.5 |
| Mixed | 0.9 | 0.9 | 1.1 | 1.7 |

3.4. Table 1 illustrates distinctive local characters in relation to the Torrige population: low population density reflecting the rural nature of the district and the relatively high proportion of elderly residents, which projections¹⁰ indicate will continue to increase as a proportion of the total population and within which the very elderly (75+ years) component will increase. The population of Torrige is expected to increase by 18.9% over the period 2006-2026, within which the over 75-year age group is expected to increase by 113%.

Housing and Household Characteristics

3.5. There are projected¹¹ dramatic changes in the number and size of households in Torrige. Household growth will exceed the projected high population increase, over the period 2006-2026; the number of households is projected to increase by 39% in Torrige. In respect of household size, in common with national trends average household size will fall from 2.31 in 2006 to 2.11 in 2026.

3.6. Housing supply will need to respond to the changing needs in the number and structure of households. Projected¹² changes by household type in Torrige over the period 2006-2026 include a: large growth in lone parent households (+27%), very large growth in one person households; most significantly in

⁹ Mid 2007 Ethnicity Estimates, ONS South West:

www.statistics.gov.uk/StatBase/Product.asp?vlnk=14238

¹⁰ ONS Revised 2004-based Sub national population projections reported in the Strategic Housing Market Assessment

¹¹ ONS Revised 2004-based Sub national population projections and 2004-based sub regional Household Projections reported in the Strategic Housing Market Assessment

¹² Torrige Household Projections in the Strategic Housing Market Assessment: www.torrige.gov.uk/index.aspx?articleid=2281

respect of persons over and beyond retirement age (+62%) and large growth in multi-person households.

Table 2: Household characteristics

| Housing | | | | |
|--------------------------------------|---------|---------|------------|------------|
| | Torrige | Devon | South West | England |
| Number of Households ¹³ | 28,000 | 320,000 | 2,214,000 | 21,518,000 |
| Average Household size ¹⁴ | 2.31 | 2.45 | 2.26 | 2.32 |
| One Person ¹⁵ Households | 11,434 | ~ | 693,000 | 6,822,000 |
| Couples | 16,768 | ~ | 1,248,000 | 11,583,000 |
| Lone parents with dependent children | 1,519 | ~ | 140,000 | 1,663,000 |
| Average house prices ¹⁶ | 209,270 | ~ | 219,101 | ~ |

3.7. Table 2 provides useful comparative figures, which emphasis the significance of the reducing household composition in Torrige and the continuing high price of property within the district in comparison to household incomes, as set out in Table 3

3.8. The disparity between typical local incomes (Table 3) and the cost of market housing is so significant as to exclude the majority of local households from the prospect of purchasing either a part or full share in their own property. As indicated below the difficulties of accessing the Torrige housing market is greater than that experienced regionally.

- The house price to earnings ratio in Torrige is 8.1:1 based on data from the latest Annual Survey of Hours and Earnings and sales and valuations The regional house price to earnings is 7.8:1
- The lower quartile house price to earnings ratio in Torrige is 15.2:1 based on data from the latest Annual Survey of Hours and Earnings and sales and valuations. The regional house price to earnings is 12.4:1

¹³ Revised projections of households for the English regions to 2026: www.communities.gov.uk/news/corporate/707319

¹⁴ Revised projections of households for the English regions to 2026: www.communities.gov.uk/news/corporate/707319

¹⁵ Household estimates and projections - 2006 based information: www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/householdestimates/livatables-households/ and Torrige Household Projections in the Strategic Housing Market Assessment: www.torrige.gov.uk/index.aspx?articleid=2281

¹⁶ Hometrack Housing Survey Toolkit

- Earnings data relates to a single person in full time employment. The majority of households have more than one earner. Affordability in Torrige based on household disposable incomes is 7:1, compared to a regional ratio of 6.1:1. The lower quartile house price to income ratio in Torrige is 10:1

3.9. Additional detailed information in respect of the housing market in Torrige is contained with in the Strategic Housing Market Assessment¹⁷ and Torrige District Profiles¹⁸.

Employment

3.10. The economy of Torrige is characterised by low waged, low skilled and seasonal employment opportunities, much of which is in tourism and agriculture and increasingly in the care services.

Table 3: Employment characteristics

| Employment | | | | |
|---|---------|--------|------------|---------|
| | Torrige | Devon | South West | England |
| Average household income ¹⁹ | £413.0 | £416.3 | £450.8 | £479.3 |
| % Unemployment ²⁰ (April 08-March 09) | 5.4 | 3.6 | 4.6 | 6.2 |
| Annual Claimant Count Rate ²¹ | 3.1 | 2.2 | 2.5 | 3.4 |
| % Qualifications ²² | | | | |
| NVQ4 and above | 16 | 27.7 | 28.3 | 29.0 |
| NVQ3 and above | 35.9 | 49.7 | 48.8 | 47.0 |
| NVQ2 and above | 51.4 | 67.8 | 68.1 | 65.2 |
| NVQ1 and above | 75.9 | 84.2 | 83.8 | 78.9 |
| No qualifications | 15.7 | 9.1 | 9.0 | 12.4 |
| Gross Value Added by head of population ²³ | 13,240 | 14,460 | 17,386 | 18,945 |

¹⁷ Strategic Housing Market Assessment for the Northern Peninsula:

www.torrige.gov.uk/index.aspx?articleid=2281

¹⁸ Profile on Torrige 2009: www.torrige.gov.uk/index.aspx?articleid=1210

¹⁹ ONS annual survey of hours and earnings - resident analysis, Median earnings employees living in the area: www.nomisweb.co.uk/reports/lmp/la/1967128584/report.aspx?town=DEVON#tabempunemp

²⁰ National figures relates to Great Britain

www.nomisweb.co.uk/reports/lmp/la/2038431912/report.aspx#tabempunemp

²¹ No. of people claiming job seeker's allowance as a proportion of the resident working age population January 2009: <http://economy.swo.org.uk/publications/economic-indicators/south-west-regional-economic-indicators/>

²² ONS National Population Statistics:

www.nomisweb.co.uk/reports/lmp/la/2038431912/report.aspx

²³ South West Economic Indicators 2007: <http://economy.swo.org.uk/publications/economic-indicators/south-west-regional-economic-indicators/>

- 3.11. Workplace based earnings figures in Torrige are significantly below residence based earnings. On average adults working full time who live in the district earn 16% less than adults who live in the district and work elsewhere. Torrige has the lowest level of average household income of any Devon district. At £24,172, the average Torrige household income is £1,940 (7.4%) below the Devon average. Milton Damerel Parish has the lowest average household income figure of any parish in Devon, at £19,007. Abbotsham's figure of £37,276 is 96% higher than Milton Damerel's.
- 3.12. Educational attainment is below the national average, as illustrated in Table 3. The paucity of local learning opportunities at higher education level affects the economy and economic prospects of the area.

Community Safety

- 3.13. Torrige is a relatively safe place to live. Crime levels in Torrige are 28.5 per 1000 populations, compared to a figure of 46.4 regionally. Torrige District Council is an active member of the North Devon Community Safety Partnership.

Table 4: Community safety

| Community Safety | | | | |
|--|---------|-------|------------|---------|
| | Torrige | Devon | South West | England |
| Crime rate per 1000 population ²⁴ | 28.5 | 61.64 | 46.4 | 86.0 |

Health and Well-being Characteristics

- 3.14. Life expectancy is marginally above the national average for England but less than county and regional longevity expectancy. In contrast life expectancy at 65 years of age in Torrige exceeds regional and national expectancies.
- 3.15. The Index Multiple Deprivation shows Torrige ranked as the 130th (out of 354) most deprived local authority area in England, positioning it as the most deprived of the Devon districts. Three of the areas Super Output Areas are in the worst 25% in the country. Deprivation in respect of access to housing and services is significant; 17 of the districts 37 Super Output Areas are in the worst 10% in the country.

Table 5: Health and Well Being

| Health and Well Being | | | | |
|-------------------------------|-----------------------|----------------------|-----------------------|------------------------|
| | Torrige | Devon | South West | England |
| Life expectancy ²⁵ | M = 78.4 F = 83.0 | M = 79.6 F = 83.6 | M = 78.5 F = 82.7 | M = 77.32 F = 81.55 |
| Life Expectancy at 65 years | M = 21.3 F = 20.35 | M = 18.7 F = 21.5 | M = 21.2 F = 20.35 | M = 17.72 F = 20.35 |

²⁴ British Crime Survey 2009: www.homeoffice.gov.uk/rds/

²⁵ ONS: www.statistics.gov.uk/StatBase/Product.asp?vlnk=8841

| | | | | |
|---|-----------------|---|---|---|
| Index of Multiple Deprivation Average Score ²⁶ | Rank 130 of 354 | ~ | ~ | ~ |
|---|-----------------|---|---|---|

Transport and Accessibility

3.16. The rural nature of Torrige and the limitations of public transport results in a high degree of car dependency, particularly in the rural areas beyond the districts main towns. Table 6 indicates the extent of car ownership in Torrige and the high levels of car based commuting undertaken to access employment and services. Accessibility to services is a key issue in Torrige both in respect of location relative to need and scale of provision.

Table 6: Transport usage

| Transport and Accessibility | Torrige | South West | England and Wales |
|---|---------|------------|-------------------|
| % Households with no car | 18.1% | 20.2% | 26.8% |
| Commuting - % work age population in employment | | | |
| Car/ Motorcycle | 63.45% | 66.56% | 62.14% |
| Public Transport | 2.42% | 6.07% | 14.9% |
| Cycle | 1.25% | 3.34% | 2.83% |
| Foot | 13.68% | 12.17% | 9.99% |
| Commuting – distance traveled to work (km) | | | |
| Less than 2km | 6,082 | 550,673 | 4,483,669 |
| 2-5km | 3,290 | 436,919 | 4,510,167 |
| More than 5km | 6,466 | 903,169 | 10,335,522 |
| Average distance | 15.96 | 14.02 | 13.31 |

Environmental Characteristics

3.17. The landscape and historic assets of Torrige are a key and valued resource, which is significant environmentally and economically. The northern coastal strip is designated an Area of Outstanding Natural Beauty and heritage coast, much of Torrige lies within the UNESCO Biosphere Reserve and other Special Conservation Areas are contained within the district.. The district has 20 Conservation Areas and over 1800 listed buildings.

²⁶ Index of Multiple Deprivation 2007
www.devon.gov.uk/comparison_of_the_indices_of_deprivation.pdf

3.18. Table 7 sets out the extent of the landscape designations contained in Torrige.

Table 7: Landscape designations in Torrige

| Torrige Landscape Designations²⁷ | Hectares | Percent of district |
|--|-----------------|----------------------------|
| Ancient woodlands | 2,445 | 2.5% |
| Area of great landscape value | 8,834 | 9.0% |
| Area of outstanding natural beauty | 9,330 | 9.5% |
| Coastal protection area | 6,534 | 6.6% |
| County wildlife site | 154 | 0.2% |
| Devon Wildlife Trust nature reserves | 237 | 0.2% |
| Historic parks and gardens | 3 | 0.0% |
| Local nature reserves | 35 | 0.0% |
| National nature reserves | 60 | 0.1% |
| Regionally important geological sites | 3 | 0.0% |
| Sites of special scientific interest | 2,992 | 3.0% |
| Special areas of conservation | 1,847 | 1.9% |
| All designations | 21,055 | 21.4% |

Conclusion

3.19. In response to the areas characteristics key issues that will be addressed through current and future development plans will include:

- Achieving the balanced delivery of housing to meet community wide needs;
- promoting stable economic growth through economic regeneration, diversification and new business development that supports an increasingly skilled and well paid work force;
- protection and enhancement of the districts world-class environment;
- delivering sustainable development that meets future social and economic needs;
- securing the provision of better and more sustainable transport links; and
- providing an appropriate respond to climate change.

²⁷ Profile on Torrige July 2008: www.torrige.gov.uk/index.aspx?articleid=1210

4. Local Development Scheme Monitoring and Implementation

- 4.1. The Local Development Scheme sets out the timetable for the production of Local Development Documents that the Council intends to prepare.
- 4.2. The 2007/2008 AMR demonstrated a required review of the Local Development Scheme, on the basis that the Local Development Scheme 2007 Revision did not appropriately reflect the intentions of the Council or introduced joint working arrangements with North Devon Council. Torrige District Council and North Devon Council subsequently submitted a joint revised Local Development Scheme in February 2009²⁸ to Government Office South West (GOSW) and a further revised version in October 2009. Feedback on the draft document is awaited.
- 4.3. In addition to the new working arrangement with North Devon Council the following necessitated undertaking a review of the 2007 Local Development Scheme:
- the step changes in development requirements likely to be introduced in the Regional Spatial Strategy;
 - delayed resolution of uncertainties arising during the preparation of the Regional Spatial Strategy;
 - additional consultation to be undertaken in advance of Core Strategy publication to ensure an adequate evidence base in respect of participation;
 - procedural changes were introduced by the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008;
 - lessons were learned in delivering the Local Development Documents identified in the previous Local Development Scheme including delivery issues identified in the 2007 and 2008 monitoring reports;
 - an undertaken review of available resources to prepare the Local Development as identified in the Torrige 2007 Local Development Scheme;
 - required completion of the Local Development Framework evidence base in advance of commencing the publication stage of the Core Strategy, most significantly the Strategic Housing Land Availability Assessment and a level 2 Strategic Flood Risk Assessment; and
 - rolling the Local Development Scheme forward to 2012.
- 4.4. The Joint Local Development Scheme identifies a more realistic programme to advance the Local Development Framework, on the basis of identified priorities in the context of available resources. Torrige District and North Devon Councils are committed to working together to deliver a joint Core Strategy. Achieving a sound Core Strategy is an accepted priority. Other Local Development Documents will be prepared on an individual and joint basis. The Councils are and will work in partnership in document production where it would be practical and advantageous to do so.
- 4.5. Below is a summary of proposed Torrige relevant Development Plan Documents followed by Supplementary Planning Documents that are programmed for commencement or completion during the next three years. The documents are considered against the Local Development Scheme 2007

²⁸ North Devon and Torrige Local Development Scheme:
www.torrige.gov.uk/index.aspx?articleid=2183

Revision, as it remains in effect and the latest draft Local Development Scheme (September 2009) Revision.

Development Plan Documents

North Devon and Torrige Joint Core Strategy

- 4.6. The Joint Core Strategy will establish the vision, strategic objectives and spatial strategy for development in northern Devon. It will introduce Core Policies, a development and distribution strategy and define strategic provisions for new development for the period to 2026. The Core Strategy will relate its delivery strategy to the themes in the Sustainable Community Strategy.
- 4.7. The Local Development Scheme 2007 Revision timetable provided for consultation on a Preferred Options Core Strategy during May-July 2008, followed by Submission in September 2009 and adoption in May 2010. Core Strategy advancement has not been achieved to this timetable, most significantly as a consequence of the withdrawal of the Preferred Options stage as a formal element in Development Plan Document preparation. The loss of this stage through new regulatory requirements resulted in the Councils undertaking additional consultation to ensure the achievement of appropriate engagement.
- 4.8. The Core Strategy is now progressing to meet the timetable contained in the draft Local Development Scheme (September 2009) Revision. During the monitored period significant additional consultation has taken place to inform the Core Strategy, as directed by the North Devon and Torrige Engagement Plan and Programme²⁹. The revised timetable for Core Strategy delivery, which includes an additional informal stage of consultation in advance of publication is:
- Pre – publication in January/February 2010
 - Publication in May/June 2010
 - Submission in September/October 2010
 - Pre-Examination Meeting in December 2011
 - Public Examination in March 2011
 - Receipt of Inspector's Report in September 2011
 - Adoption in December 2011
- 4.9. The Local Development Scheme (September 2009) Revision contains no key milestones in the 2008/2009 reporting period.

Bideford Town Centre Area Action Plan

- 4.10. The Bideford Town Centre Area Action Plan will set out specific proposals for coordinated development in the central area of Bideford. The significance of Bideford requires the continuing enhancement of the town's function as a service and employment centre; it will be the main focus for development in Torrige over the plan period to 2026. A key component in supporting the centre and maximising sustainable development will be the pursuit of regeneration opportunities, which can best be achieved through an Area Action Plan.

²⁹ North Devon and Torrige Engagement Plan and Programme:
www.torrige.gov.uk/CHttpHandler.ashx?id=2315&p=0

4.11. The Bideford Area Action Plan was not included in the Local Development Scheme 2007 Revision and therefore there are no key milestones on which to report. The following timetable is contained within the Local Development Scheme (September 2009) Revision. Progress to date includes early engagement during 2005-2007 and the advancement of a level 2 Strategic Flood Risk Assessment, finalisation of which is expected by the end of 2009.

- Publication October 2011
- Submission in March 2012
- Pre-Examination Meeting in June 2012
- Public Examination in September 2012
- Receipt of Inspector's Report in March 2013
- Adoption in June 2013

4.12. The Local Development Scheme (September 2009) Revision contains no key milestones in the 2008/2009 reporting period.

Northern Devon Site Allocations Development Plan Document

4.13. The joint Site Allocations Development Plan Document will provide non-strategic site allocations and define area specific policies and proposals that support the Core Strategy and the Development Management Development Plan Document. The Site Allocations Development Plan Document will replace policies and proposals saved from Part 2 of the Torridge District Local Plan.

4.14. The Northern Devon Site Allocations Development Plan Document was not included in the Local Development Scheme 2007 Revision and therefore there are no key milestones on which to report. The following timetable is contained within the Local Development Scheme (September 2009) Revision.

- Publication October 2012
- Submission in March 2013
- Pre-Examination Meeting in June 2013
- Public Examination in September 2013
- Receipt of Inspector's Report in March 2014
- Adoption in December June 2014

4.15. The Local Development Scheme (September 2009) Revision contains no key milestones in the 2008/2009 reporting period.

Supplementary Planning Documents

Planning Obligations Supplementary Planning Document

4.16. The Planning Obligations Supplementary Planning Document was adopted in November 2008. The document provides a refresh of the Council's approach to planning obligations; it replaces the Infrastructure Provision in New Development – SPD1 (2004) and the Protocol for Managing Planning Obligations. The Local Development Scheme 2007 Revision provides a commencement but no completion date for this Supplementary Planning Document, there is therefore no variance between planned and achieved document completion.

Agricultural Worker Dwelling and Occupancy Conditions Supplementary Planning Document

- 4.17. Torrige District Council has abandoned proposals for the Agricultural Worker Dwelling and Occupancy Conditions Supplementary Planning Document. North Devon Council has progressed with the Supplementary Planning Document, which had been proposed as a joint Supplementary Planning Document to achieve its adoption in June 2009. There are no plans to continue with the preparation of this Supplementary Planning Document by Torrige District Council, consequently there is no reference to the document in the Local Development Scheme (September 2009) Revision.

Area Design Statements for Appledore, Westward Ho! and Northam

- 4.18. The Area Design Statements for Appledore, Westward Ho! and Northam were adopted in November 2008. The documents have been prepared as part of the regeneration strategy for the DAWN area. The three documents provide locally specific guidance on design issues to supplement Torrige District Local Plan Policies DVT6 and DVT6 and to provide design guidance for development management. The Supplementary Planning Documents do not revise or add to Torrige District Local Plan development allocations.
- 4.19. The Local Development Scheme 2007 Revision provides a timetable for the Supplementary Planning Documents adoption in winter 2007/2008. Extensive additional consultation resulted in an extension to the document delivery timescale beyond the timetable provided in the Local Development Scheme.

Winkleigh Airfield Site Development Brief

- 4.20. The Winkleigh Airfield Site Development Brief is to provide for the restoration and reclamation of contaminated land and sites subject to landscape degradation and dereliction in step with land release for appropriate development. Phase 1 of the Supplementary Planning Document was completed in summer 2008; phase 2 is now underway.
- 4.21. The Local Development Scheme 2007 Revision provides a timetable for the Supplementary Planning Documents adoption in spring 2008, which has not been achieved. The delivery timescale has been revised in the Local Development Scheme (September 2009) Revision as a consequence of the changing relationship of the Supplementary Planning Document to the Development Plan. The Winkleigh Airfield Site Development Brief will progress to achieve conformity with the Core Strategy, not the Torrige District Local Plan as provided for in the Local Development Scheme 2007 Revision. The revised timetable provides for Supplementary Planning Document adoption in December 2011.

Bideford Design Guide

- 4.22. The planned preparation of the Bideford Design Guide has been abandoned as a consequence of the additional proposal, in the Local Development Scheme (September 2009) Revision, of the Bideford Town Centre Area Action Plan. The Local Development Scheme 2007 Revision provided no timetable for delivery of the Bideford Design Guide.

Design and Layout Guidance Supplementary Planning Document

- 4.23. The planned preparation of the Design and Layout Guidance Supplementary Planning Document, as a guide to Torridge District Local Plan Policies DVT6 and DVT7 has been superseded by the preparation of the Area Design Statements for Appledore, Westward Ho! and Northam and otherwise abandoned in respect of the current Development Plan. The Local Development Scheme 2007 Revision provided no timetable for delivery of the Design and Layout Guidance Supplementary Planning Document, which was dependant on resource availability.
- 4.24. As an alternative, a joint North Devon and Torridge Supplementary Planning Document – Guidance on Sustainable Design and Construction is programmed in the Local Development Scheme (September 2009) Revision. There are no key milestones for this Supplementary Planning Document in the 2008/2009 reporting period.

Salterns East the Water Development Brief

- 4.25. The Salterns East the Water Development Brief is available in draft form, it is provided to supplement saved Torridge District Local Plan proposals and policies. The Development Brief is not referenced in the Local Development Scheme 2007 Revision, but it is included in the Local Development Scheme (September 2009) Revision. There are no key milestones for this document in the 2008/2009 reporting period.

Monitoring and Review

- 4.26. Progress in delivering the Local Development Scheme programme will be subject to ongoing monitored through project planning systems the outcomes of which will be reported in future AMRs.
- 4.27. The AMR will, as necessary highlight the need for Local Development Scheme adjustments and it will increasingly move towards assessing the effectiveness of Local Developments Documents as the Local Development Framework makes progress in the replacement of Local Plan policies. The AMR may also highlight the need for Local Developments Documents to be re-prioritised. Review of the Local Development Scheme may be required at other times only where significant external changes occur. The anticipated timetables are based on an assessment of likely progress, some elements of which are outside the control of the Councils.
- 4.28. As part of the review process, the Local Development Scheme will be updated to reflect progress achieved and any changes in priorities over the preceding year. The information published within the AMR adds to the evidence base for the preparation of Local Developments Documents.

5. Policy Monitoring

Indicators

- 5.1. The Government published a revised set of Core Output Indicators in July 2008 (Core Output Indicators Update 2/2008). The revisions predominately result in a rationalisation, clarification and update of indicator definitions to reflect more recent government guidance, the requirements in relation to which are reflected in the AMR.
- 5.2. Monitoring policy implementation is achieved by recording a broad range of indicators:
- **Contextual Indicators** in the District Portrait – these provide a snapshot of local circumstances and conditions.
 - **Core Output Indicators** (a standard set of indicators published by Department for Communities and Local Government) – Regional Planning Bodies use these to build up a regional picture of spatial planning performance (Core Output Indicators are distinguished by starting with a letter followed by a number BD1, H5 etc).
 - **Local Output Indicators (LI)** developed by each authority – Torridge has developed a set of Local Indicators in partnership with North Devon and joint monitoring systems are being developed jointly.
 - **Sustainability Appraisal Indicators (SA)** are the product of the Sustainability Appraisal process – Local Authorities are advised to develop a sufficient number of SA Indicators so that together with Core Output and Local Output Indicators, a robust assessment of policy implementation is possible.

Economy

- 5.3. The relevant policies in the Torridge District Local Plan for this topic area are:

EDC1: Employment Land;
EDC2: General Employment Areas (GEAs);
ECD3: Employment Development outside GEAs;
ECD4: Reuse of Employment Sites;
ECD5: Agricultural Development; and
ECD6: Tourist Development Criteria

- 5.4. **Indicator BD1** – Additional Employment Floorspace by Type

- 1640/2006 - 2030 m² mixed of B1, B2 and B8 at Daddon Court Clovelly Road Industrial Estate
- 2700/2006- provides 714.6 m² of internal floor space, covering a mix of B1, B2 and B8 at 8 Clovelly Road Industrial Estate.

Total – 2,744.6 m²

- 5.5. **Indicator BD2** – Employment Floorspace on previously developed land by type

During the monitoring period 2008/2009 no employment floorspace was developed on previously developed land.

5.6. **Indicator BD3** – Employment Land Availability (Supply by Type)

35.75 hectares of employment land was available for general employment use at the end of the 2008/2009 monitoring period. The Torrige District Local Plan provides for general employment land release to accommodate B1, B2 and B8 uses. The figure of 35.75 cannot be disaggregated, as all allocated employment sites are suitable for the range of general employment uses.

5.7. **Indicator BD4** – Town Centre Development

There were no town centre developments approved in the 2008/2009 monitoring period.

5.8. **Indicator LI** – Major Retail and Leisure Development

There were no major retail or leisure applications approved in the 2008/2009 monitoring period. A notable refusal related to a proposal for a hotel at the Duckhaven Equestrian Centre, Westward Ho! The subsequent appeal was dismissed.

5.9. **Indicator LI** – Out of Town Centre Retail Development

There were no permissions granted for new out of town retail developments during the monitoring period.

Housing

5.10. The relevant policies in the Torrige District Local Plan for this topic area are:

HSC1: Housing Development
HSC2: Affordable Housing
HSC3: Housing and Residential Estate Layouts
HSC4: Housing Extensions and Annexes
HSC6: Exceptions Housing for Local Needs
HSC8: Agricultural Workers' Dwellings
HSC9: Removal of Occupancy Dwellings
HSC10: Temporary Agricultural Dwellings
HSC11: Gypsy Site Provision
HSC13: Play Facilities in New Housing Development

5.11. **Indicator H1** – Plan Period and Housing Targets

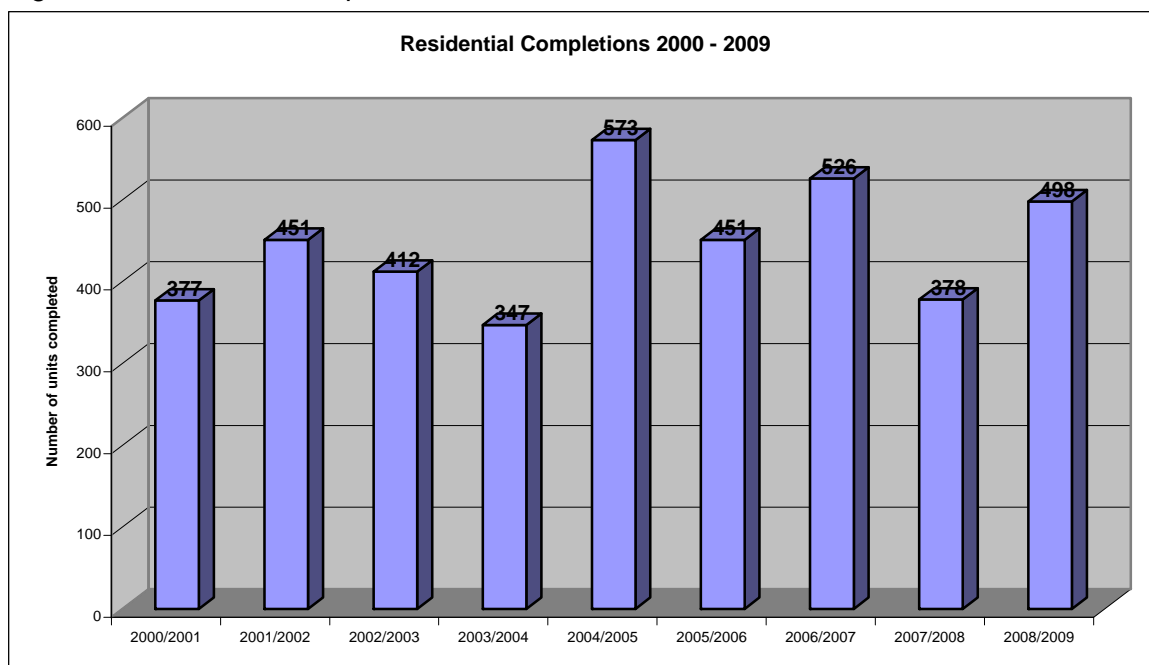
- 2001 to 2016: 5100 dwellings (340 dwellings per annum) contained within the Devon Structure Plan 2001-2016
- 2006 to 2026, 10,700 dwellings (535 dwellings per annum), contained within the draft revised Regional Spatial Strategy for the South West.

5.12. **Indicator H2 (a)** – Net additional dwellings in previous years:

- April 2001 - March 2002 = 451
- April 2002- March 2003 = 421
- April 2003 - March 2004 = 347
- April 2004- March 2005 = 573
- April 2005 - March 2006 = 451
- April 2006 - March 2007 = 526
- April 2007 – March 2008 = 378

The above figures provide a correction to information contained in previous monitoring reports as a consequence of a review of the Torrige Housing Land Availability Account.

Figure 2: Residential Completions 2001-2009



5.13. **Indicator H2 (b)** – Net additional dwellings for the reporting year

- 498 dwellings were completed in the current monitoring period April 2008 – March 2009

5.14. At the end of the 2008/2009 monitoring period, the land supply as enabled through the Torrige District Local Plan provided for the delivery of 3197 dwellings. The land supply, which was not subject to the PPS3 assessment of deliverability, comprised 582 residential units under construction, 1340 residential units with planning permission and a capacity for the delivery of 1273 units on Local Plan allocations that were not committed through planning permission.

5.15. **Indicator H2 (c)** – Net additional dwellings in future years

The amount of housing that can be delivered for the next five years from April 2009:

2009/10 = 438
 2010/11 = 519
 2011/12 = 591
 2012/13 = 635
 2013/14 = 604
 Total = 2787

This is demonstrated graphically in the housing trajectory, which is provided in Appendix 1. The trajectory illustrates the level of net additional housing

expected to come forward over the next 16, as set against the requirements provided by the Structure Plan and the draft revised Regional Spatial Strategy. The trajectory projects how the current land supply will be delivered over the next five years and beyond to meet the emerging strategic housing requirement. Increasing certainly regarding the composition of the future land supply will result from the Torrige Strategic Housing Land Availability Assessment, which will be reported in the next monitoring report and through the progression of the North Devon and Torrige Core Strategy (as reported in section 4 of this AMR). The land supply presented through the Housing Trajectory is derived from a Planning Policy Statement 3 compliant assessment of land supply development and delivery.

5.16. **Indicator LI – Five Year Land Supply 2009**

Planning Policy Statement 3 requires Local Planning Authorities to demonstrate and identify the availability of a sufficient and continuing supply of deliverable housing land. A Five Year Land Supply Statement³⁰ has been prepared in response to this requirement, which provides an account of the Council's position in respect of the availability of a deliverable five-year land supply.

The land supply statement is prepared with regard to Regional Planning Statement 10(RPG10) and the Devon Structure Plan and the draft revised Regional Spatial Strategy for the South West.

In the context of current strategic guidance provided by the Devon Structure Plan, housing completions in Torrige during 2001 – 2009 amounted to 3655 dwellings, an average development rate of 457 dwellings per annum. Delivery exceeded the required development rate of 340 dwellings per annum on average by 117 dwellings per annum. The residual requirement for the balance of the Structure Plan period (2009 – 2016) is 1455 dwellings, which would require a development rate of only 208 dwellings per annum if the 2001-2016 requirements were maintained.

The strategic requirement contained within the Structure Plan will however be replaced by guidance in the Regional Spatial Strategy, when approved. It is appropriate that the assessed land supply is considered against emerging guidance, which in draft form provides a total requirement of 10,700 dwellings at an annualised rate of 535 dwellings over the period 2006-2026.

With regard to the emerging housing requirement, 1402 dwelling completions have been achieved during 2006-2009. While satisfying the current strategic requirement, the annualised development rate of 467 dwellings falls short of the emerging requirement by about 13%. The consequence of not attaining the emerging housing requirement 2006-2009 increases the residual requirement 2010-2026 to 547 dwelling per annum.

The level of achieved and projected development against the strategic requirements set out in Indicator H1 is set out through a "position against cumulative plan allocations" chart, contained in Appendix 2 of this report.

³⁰ <http://www.torrige.gov.uk/index.aspx?articleid=2187>

Table 8: Strategic Housing Requirements

| Torrige 5 Year Housing Requirement (RPG10 /Devon Structure Plan) | | |
|---|----------------------|-------------------------------------|
| | Dwelling requirement | Average annual dwelling requirement |
| Housing Requirement 2001-2016 | 5100 | 340 |
| Delivery 2001-2009 | 3655 | 457 |
| Residual Requirement 2009 - 2016 | 1455 | 208 |
| Torrige 5 Year Housing Requirement (draft revised RSS) | | |
| | Dwelling requirement | Average annual dwelling requirement |
| Housing Requirement 2006 - 2026 | 10,700 | 535 |
| Delivery 2006-2009 | 1402 | 467 |
| Residual Requirement 2009 - 2026 | 9298 | 547 |

The Council's Five Year Land Supply Statement prepared to accord with PPS3 methodology, demonstrates that residential development opportunities meeting the deliverability test in PPS3 are available to accommodate at least a 5-year supply in respect of the current and emerging strategic guidance. The deliverable land supply for the next five years, would equate to an average development rate of 557 dwellings per annum. This capacity represents a 164% supply against the residual RPG10 /Structure Plan requirement and a 102% supply against the emerging residual Regional Spatial Strategy requirement.

5.17. **Indicator H2 (d)** – Managed delivery target

The Housing Trajectory (appendix 1) illustrates how likely levels of future housing may be expected to come forward based on previous years' performance and taking into account the 5 year land supply data.

5.18. **Indicator H3** – New and Converted dwellings on Previously Developed Land

181 dwellings were built on previously developed land during the 2008/2009 monitoring period. This equates to 38.7% of dwellings built 2008/2009. From adoption of the Torrige District Local Plan the contained target of 45% has only been achieved during the period 2002/2006.

5.19. **Indicator H4** – Net additional pitches (Gypsy and Travellers)

The Devon Gypsy and Travellers Needs Assessment identified a need for 24 residential pitches and 5 transit sites in Torrige for the period 2006-2011, which is contained as a requirement in the draft revised Regional Spatial Strategy.

No additional pitches were provided in Torrige during the 2008/2009 monitoring period.

5.20. **Indicator H5** – Gross Affordable Housing Completions

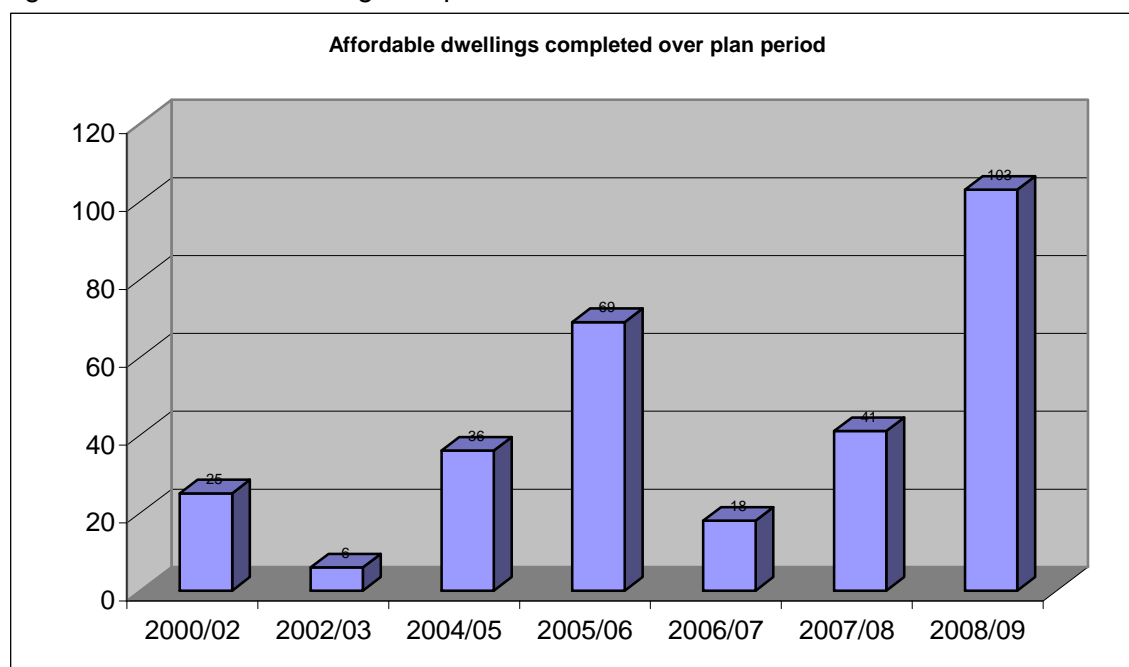
103 affordable dwellings were built in the monitoring period 2008/2009. This figure falls short of the 397 annual affordable requirement identified in the Councils Housing Strategy. The scale of development does however represent a marked improvement from the previous year's affordable housing delivery of 41 units.

5.21. **SA Indicator** – % of new dwellings, which are affordable

21% of new dwellings built in the 2008/2009 monitoring period were affordable, a considerable increase from last year's figure of just 11%.

5.22. **Indicator LI** – Affordable Housing Completions over the Plan Period

Figure 4: Affordable Housing Completions



Note – no figure is available for the 2003/2004 monitoring period

5.23. **Indicator H6** – Housing Quality Building for Life Assessments

This recent indicator aims to monitor the number and proportion of new build completions reaching the various ratings available under the CABE devised Building for Life criteria. Torridge District Council does not yet monitor this indicator, but reporting will be undertaken in the 2009/2010 monitoring period.

Transport

5.24. The relevant policies in the Torridge District Local Plan for this topic area are:

- DVT17 Transport Routes
- DVT18 Impact of Development on Traffic
- DVT19 Assess and Car parking
- DVT19A Car Park Redevelopment
- DVT20 Cycle and Pedestrian Routes

- 5.25. **SA Indicator** – % of new development within 5 minutes public transport of a GP, hospital, primary school and secondary school, employment and a major health centre.

Torrige District Council is not able to monitor this indicator at present as a consequence of inconsistencies with the “Accession” mapping information provided by through Devon County Council.

- 5.26. **Indicator LI** – Cycleways Completions

There were no new cycleway completions in Torrige during the 2008/2009 monitoring period.

Health and Well-being policies

- 5.27. The relevant polices in the Torrige District Local Plan for this topic area are:

- DVT11 Impact of Development on Amenity
- DVT14 Noise Emission and Disturbance
- DVT16 Infrastructure Provision

- 5.28. **Indicator LI** – Rural Service Developments [excluding recreation]

The following rural service developments were approved in the 2008/2009 monitoring period:

Table 9: Rural Service Development (excluding recreation) 2008/2009

| Application No | Proposal |
|----------------|---|
| 1146/2008 | Extension to Abbotsham Village Hall |
| 1174/2008 | Installation of a new sewage treatment works at Shebbear College, Shebbear |
| 1236/2008 | Retrospective application for alterations and improvements to Frithelstock Village Hall |

- 5.29. **Indicator LI** – Recreational Provision

The following applications were approved in the 2008/2009 monitoring period:

Table 10: Recreation Provision 2008/2009

| Application No. | Proposal |
|-----------------|---|
| 0830/2008 | Change of use from light industrial unit to fitness gym at Daddon Moor Business Park, Clovelly Road, Bideford |
| 1293/2007 | Provision of new sports room at Hartland Parish Hall |
| 1058/2008 | Mock Medieval Castle for Great Torrington Cavaliers commemorative bonfire in 2010 (temporary consent) |

Environment

- 5.30. The relevant polices in the Torrige District Local Plan for this topic area are:

- DVT2 Development in the Open Countryside
- DVT3 Building Conversion in the Countryside
- DVT4 Replacement Buildings in the Countryside

5.31. **Indicator E1** – Number of planning permissions granted contrary to Environment agency advice.

Information to respond to this indicator was to be provided by the Regional Assembly; however such will not be available until February 2010.

5.32. **SA Indicator** – Percentage of new development with sustainable drainage installed

The Council intends to prepare a Sustainable Design and Construction Supplementary Planning Document that will provide additional guidance to support Core Strategy policy on the sustainability performance of buildings and spaces. Information to respond to this indicator was not collected during the 2008/2009 monitoring period. It is expected that the indicator will be addressed in the next AMR.

5.33. **Indicator E2** – Change in areas of biodiversity importance

As a result of survey work commissioned by Torrige District Council, 30 new County Wildlife Sites were designated in the 2008/2009 monitoring period. As outlined below there were no other changes to areas of biodiversity importance in Torrige.

Table 11: Biodiversity Interests

| Significance | Type | Name | Number | Changes |
|---------------|--|--|--------|---------|
| International | UNESCO Biosphere Reserve | Braunton Burrows | 1 | No |
| European | Special Area of Conservation | Culm Grassland Lundy Marine Tintagel – Marsland – Clovelly Coat | 3 | No |
| National | Area of Outstanding Natural Beauty | North Devon AONB | 1 | No |
| National | Site of Special Scientific Interest | Numerous | 26 | No |
| National | National Nature Reserve | Dunsdon | 1 | No |
| National | Marine Nature Reserve | Lundy | 1 | No |
| Sub-regional | County Wildlife Sites | Numerous | 215 | 30 CWS |
| Local | Local Nature Reserve | Kenwith Valley | 1 | No |
| Local | Sites of Local Conservation Importance | Numerous | 66 | No |

Note: Further survey work will continue into the next monitoring period to identify more potential CWS standard sites.

5.34. **SA Indicator** – Change in Priority Habitats and Species by type

There were no priority habitats notifications in Torrige during the 2008/2009 monitoring period and no changes to priority habitats or species.

5.35. **SA Indicator** – Total number of Tree Preservation Orders (TPO) and new TPOs in the Torrige District

There are 211-recorded TPOs in Torrige District. This is not however, a reflection of the number of trees covered by TPOs as some apply to single trees while others apply to clusters (areas or groups) of trees.

5.36. **SA Indicator** – Area of Ancient Woodland in the District

The total area of Ancient Woodland in Torrige is 2140.81 hectares within a district area of 99146 hectares. 2.16% of Torrige is covered by Ancient Woodland.

5.37. **Indicator E3** – Renewable Energy Installed Generation Capacity by Type

During the monitoring period consent was granted for:

- 4 wind turbines at Galsworthy, Stibb Cross that has a potential to generate 9.2 MW of electricity.
- 3 x 6kw turbines at Skern Lodge, Northam

Most domestic renewable energy schemes are not subject to building control notification requirements or controls, consequently the number of micro-installations is not monitored.

5.38. **Indicator LI** – Turbines Refused

Application 1/1263/2008/FUL for 4 Wind Turbines at Brandis Corner was refused on 12th March 2009 for the following reasons:

1. Unacceptable impact on amenity: Policies DVT1 and DVT14
2. Unacceptable impact on wildlife and ecology: Policies ENV1, ENV7 and ENV10
3. Unacceptable impact on the cultural heritage of the area: Policy ENV4

Community Policies

5.39. The relevant policies in the Torrige District Local Plan for this topic area are:

- HSC22 Community Service Development and Local Services
- HSC23 Community Hall Development

5.40. **Indicator LI** – Parish Plan Implementation Monitoring

Table 12: Parish Implementation

| Parish plans completed in 2008/2009: | Parish Plans in progress during 2008/2009: |
|--|---|
| <ul style="list-style-type: none">• Bradford and Cookbury• St Giles on the Heath and Broadwoodwidge | <ul style="list-style-type: none">• Ashreigney• Black Torrington |

- Buckland Brewer
- Langtree
- Merton and Huish
- Milton Damerel
- Petrockstowe
- Sheepwash
- St Giles in the Wood
- Bridgerule
- Buckland Filleigh
- Little Torrington
- Pyworthy
- Sutcombe
- Weare Gifford

5.41. **Indicator LI** – Conservation Area Character Statements

A Conservation Area Appraisal for Bideford was undertaken in 2009, which will inform a future Conservation Area management plan.

5.42. **Indicator LI** – s106 Contributions Secured and Money Spent

In the 2008/2009 monitoring period the following s106 contributions were secured and spent:

- S106 contributions received: £193,4448
- S106 contributions spent: £167,700
- S106 contributions secured: £112,354

6. Local Issues

Planning Appeals

- 6.1. During the 2008/2009 monitoring period 42 appeals were determined against planning decisions made by Torrige District Council, of which 24 (57%) were dismissed, 18 allowed and 3 withdrawn. A 57% dismissal rate represents a marginal improvement on the previous year 2007/2008 but a reduction from the recent high rate of 90% in 2004/2005.

Table 13: Appeal Decisions 2003 – 2009

| Year | Number of appeals | Dismissed | Allowed |
|-------------|--------------------------|------------------|----------------|
| 2003/2004 | 17 | 12 (71%) | 5 (29%) |
| 2004/2005 | 28 | 25 (90%) | 3 (10%) |
| 2005/2006 | 37 | 31 (84%) | 6 (16%) |
| 2006/2007 | 36 | 23 (63%) | 13 (37%) |
| 2007/2008 | 54 | 31 (54%) | 23 (46%) |
| 2008/2009 | 42 | 24 (57%) | 18 (43%) |

Policy Usage

- 6.2. Table 14 details the ten most used saved policies in the Torrige District Local Plan for the monitoring period 2008 /2009.

Table 14: Torrige District Local Plan Policy usage 2008/2009

| Policy | Number of times used |
|---|-----------------------------|
| DVT11 Impact on Amenity | 890 |
| DVT7 Design Considerations | 851 |
| DVT6 Local Distinctiveness | 706 |
| DVT2C Development in Open Countryside | 442 |
| DVT1 Development in Strategic Centres | 431 |
| HSC4 House Extensions | 392 |
| DVT18 Impact of Development on Traffic | 335 |
| DVT19 Access and Parking | 334 |
| ENV3 Development Affecting Conservation Areas | 109 |

- 6.3. Policy usage during the monitoring period 2008/2009 suggests an emphasis on the importance on design and amenity and the consideration of highway and parking matters in the determination of planning applications. The high usage of Policies DVT1 and DVT2C indicates the favoured location of applicants for development being the strategic centres and countryside locations.

7. Contact Details

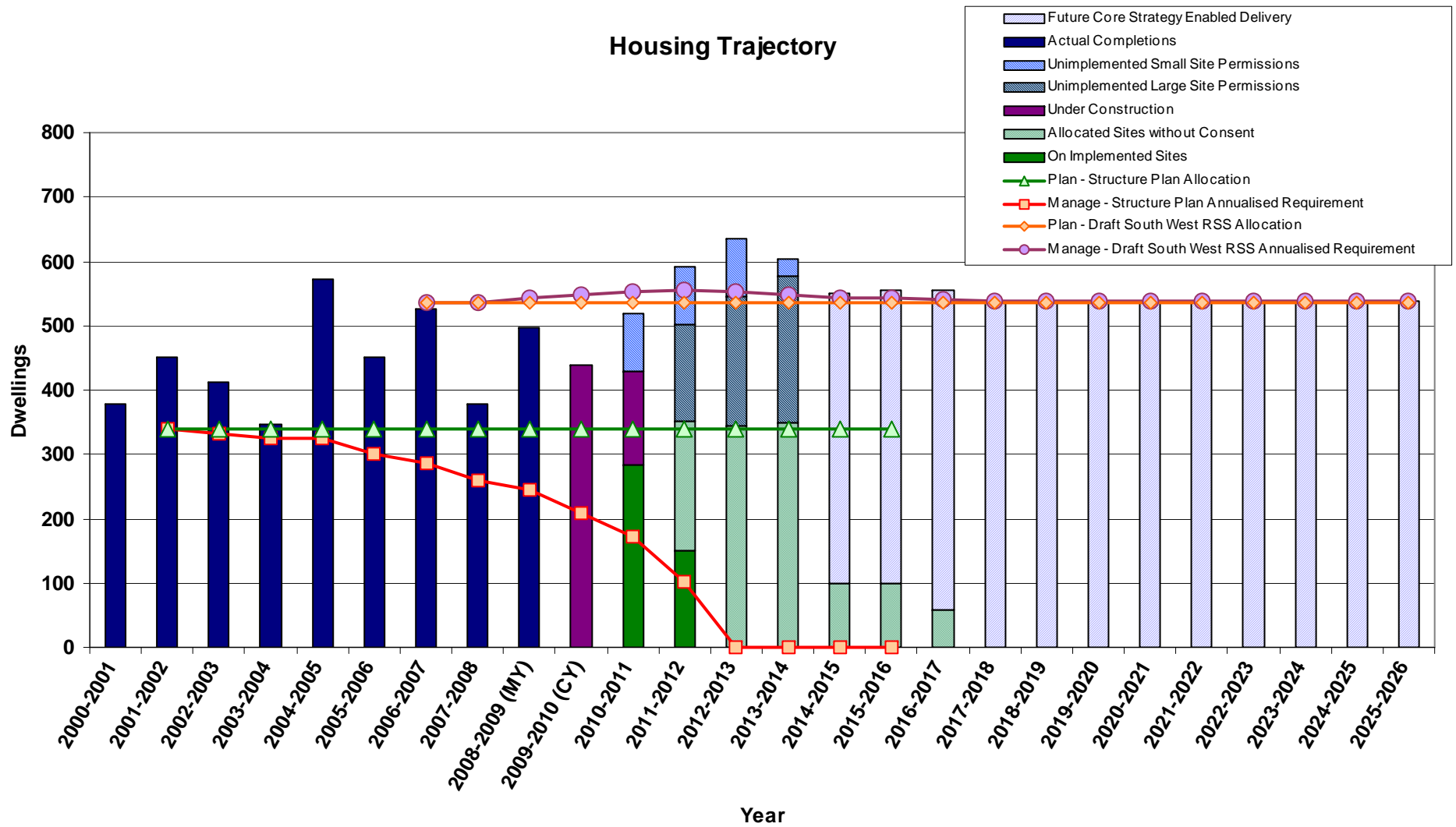
If you have any questions regarding the contents of this Monitoring Report please contact

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**Appendix 1
Torridge Housing Trajectory**



Appendix 2
Position Against Cumulative Plan Allocation

Position Against Cumulative Plan Allocations

