

Authority's Monitoring Report

1st April 2014 - 31st March 2015

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Introduction



Introduction

The Planning and Compulsory Purchase Act (2004) places a statutory duty on all local planning authorities to prepare a monitoring report. The Authority's Monitoring Report (AMR), provides data to assess the performance of local planning policies and gives an update on the progress made in the preparation of local development documents.

A number of legislative and government policy changes have been made that have a significant effect on the planning system. Some of these changes have implications for the production of monitoring reports. In March 2011 the government withdrew much of the existing guidance on monitoring, which included the requirement to monitor against Regional Contextual Indicators and Core Output Indicators. Also removed was the requirement to submit the AMR to be approved by the Secretary of State. The Localism Act (2011) instead requires local planning authorities to publish monitoring information direct to the public at least yearly. Councils can now report on locally determined issues, as well as reporting on a much smaller proportion of required matters. These required matters include reporting on the amount of net additional affordable housing, Community Infrastructure Levy receipts, the number of neighbourhood plans adopted and actions taken under the duty to cooperate.

Mid Devon's AMR 2014/2015 reflects these changes. Some information is provided by other organisations. For example, Devon County Council has a website for regional statistical information, and links to this have been provided. These links, and details of the changes made to the AMR can be found in the appendices at the back of the document.

Performance

To demonstrate the performance of a policy, a traffic light system has been used. Where the Core Strategy or Allocations and Infrastructure Development Plan Document set a target, the colour of the traffic light denotes the success of the policy. The colours of the traffic light indicate:

- Green** – the policy is meeting or exceeding the target
- Amber** – the policy is not meeting the target but progress is being made
- Red** – the policy is failing to meet the target

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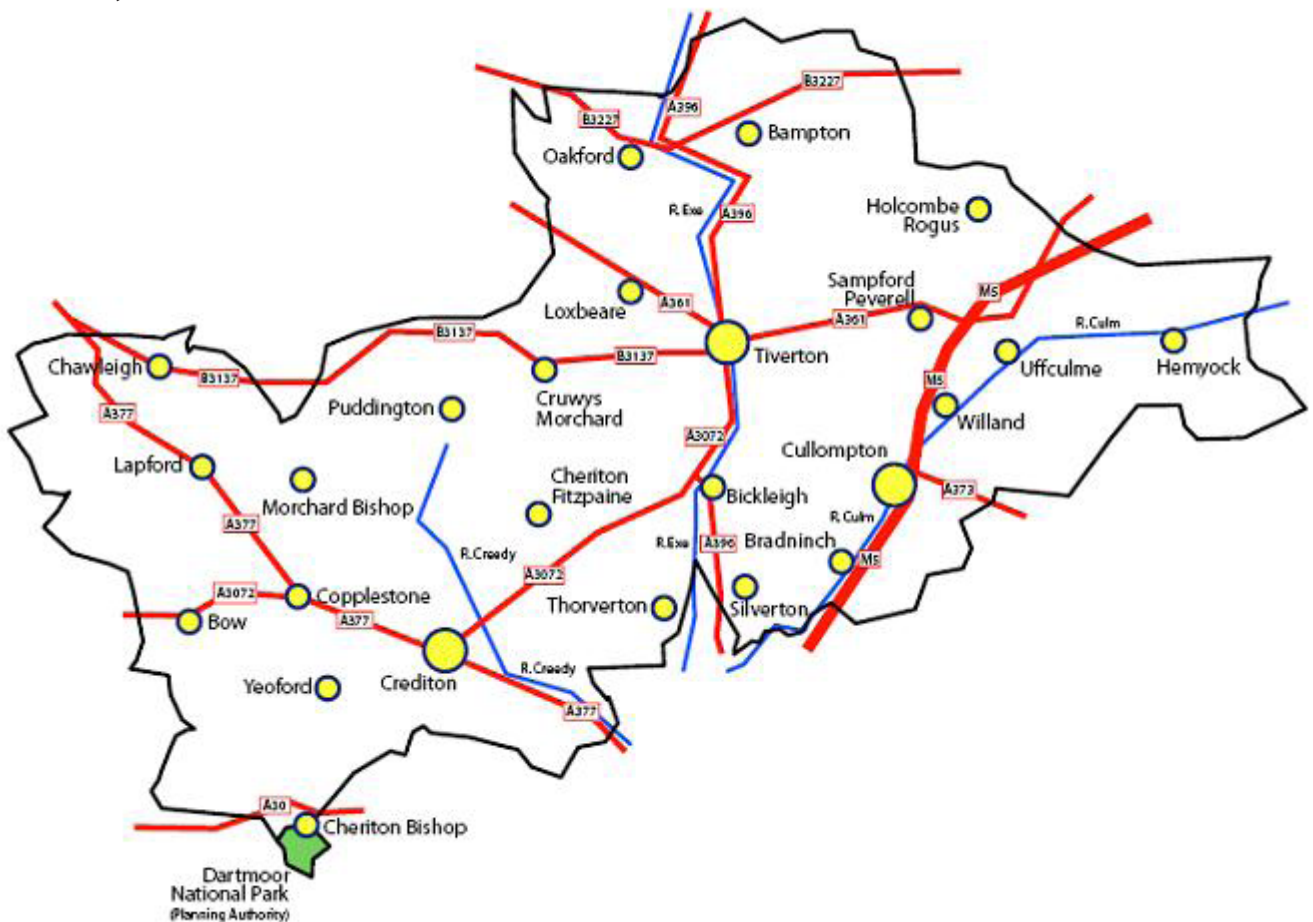
Mid Devon District Profile



Mid Devon District Profile

Mid Devon District Council (MDDC) is a rural council, lying inland within Devon. The Council covers an area of 352 square miles (913 square kilometres) of which the hilly, agricultural landscape is the area's defining characteristic. Most of the district's rivers drain southwards in steep-sided valleys into large expansive floodplains. Major transportation routes run through the district, in particular the M5 motorway, cuts through the east, whilst the Great Western Rail Line connects Penzance-London Paddington, stopping at one station within the district at Tiverton Parkway.

The district is one of the most sparsely populated local authorities within England and Wales, with a large number of residents living outside of the three main towns. The principal concentration of people is found in the eastern part of the district, where the market towns of Tiverton and Cullompton lie within 6 miles of each other. Crediton is the largest settlement in the west of the district, whilst Bampton is a smaller centre in the north that plays a role serving the large rural hinterland.



Key statistics:

- The population of Mid Devon is approximately 79,200
- The population has grown at a faster rate than the rest of Devon, the South West and England
- House prices have increased this year, having fluctuated since 2008

- Housing affordability remains an issue, though the earnings to prices ratio for Mid Devon is similar to the rest of the county
- The service sector is the dominant sector of the district's economy.

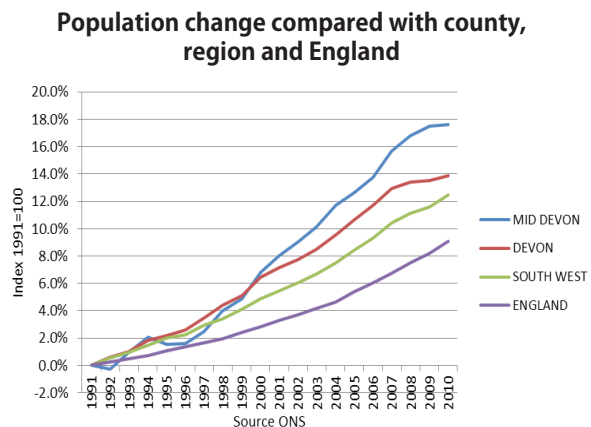
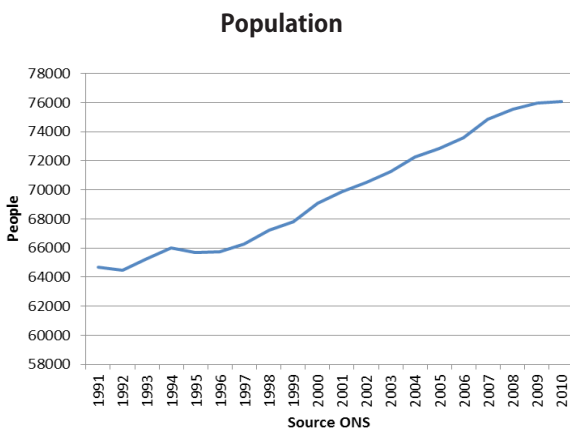
Total population	2001	2011	Change (No.)	Change (%)
Mid Devon Population	69,900	77,750	+7,850	+11%

Source: 2001 Census & 2011 Census (ONS)

Devon County Council population estimates (year in brackets)	
Tiverton	22,177 (2014)
Cullompton	9,245 (2014)
Crediton	7,872 (2014)
Bampton	1,555 (2014)
Mid Devon	79,200 (2014)

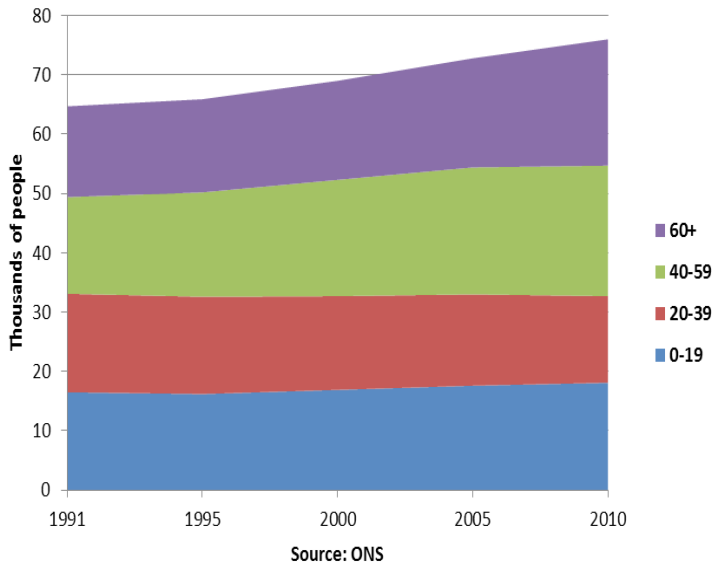
Source: Devon County Council (PPSA Estimates)

Long-term population trends



Source: What Households Where (DCLG/ONS)

How the age profile has changed: 1991 - 2010



Source: What Households Where (DCLG/ONS)

Other population data	2001 Mid Devon	2011 Mid Devon
Median age (Mid Devon)	41	44
Median age (England and Wales)	37	39
Average household size (Mid Devon)	2.3	2.3
Average household size (England & Wales)	2.4	2.4
Overcrowding indicator (Mid Devon)	4%	4%
Overcrowding indicator (England)	7%	9%

Source: 2001 Census & 2011 Census (ONS)

Households	2001	2011
Number	29,000 (approx.)	32,750 (approx.)
Change		+3,750 (+13% approx.)

Sources: 2001 Mid Year Estimate; 2011 Census (ONS); What households where (DCLG/ONS)

Mid Devon ethnic mix (2011)	All groups	White	Mixed race	Asian	Black	Chinese or other ethnic group
Number	77,750	76,696	484	428	94	48
%		98.6%	0.6%	0.6%	0.1%	0.1%

Source: 2011 Census (ONS)

Disability data	Percentage
Households including a member with a disability	20.3%
Adapted households	9.7%

Source: Mid Devon Local Housing Needs and Demands Study 2011 (DCA)

Housing Needs of Older People	
•	Projected growth of the 65+ population in Mid Devon. Change 2013-2033: +9,366 by 2033 (+54.3% change)
•	The number of older persons (aged 65+ living alone in Mid Devon is forecast to increase +64.7% change between 2014-2030
•	The number of older persons (aged 75+) in Mid Devon is forecast to increase by 81.8% (+6,341) between 2013-2033.

Source: Exeter HMA Strategic Housing Market Assessment 2015

Housing stock breakdown 2011	Local authority	Registered social landlord	Other public sector	Private rented	Other
Mid Devon	8.7%	3.9%	0.9%	15.6%	70.9%
South West	5.8%	7.5%	0.8%	17.1%	68.8%

Source: Source: 2011 Census (ONS)

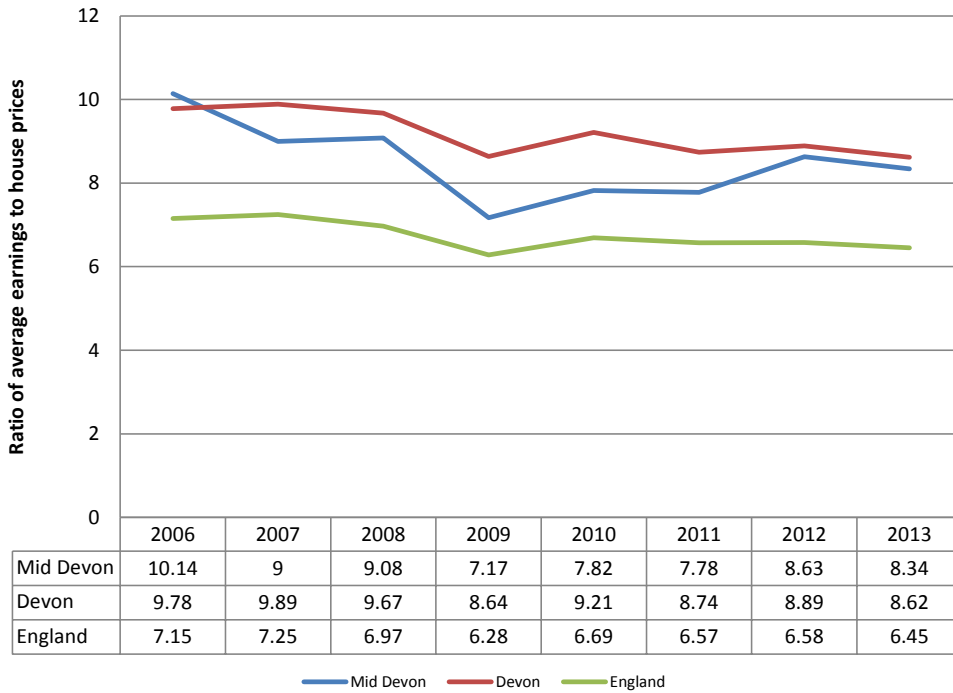
Tenure	All households	Owned outright	Owns with a mortgage or loan	Shared ownership	Council (local authority)	Housing association or RSL	Private landlord or letting agency	Other
No.	32,758	12,206	10,420	305	2,843	1,292	4,605	1,087

Source: Source: 2011 Census (ONS)

Mid Devon Dwelling types	2011
Detached house/bungalow	42.5%
Semi-detached house/bungalow	28.7%
Terraced house/bungalow	21.5%
Flat/maisonette/bedsit	7.1%
Houseboat/caravan/mobile home	0.2%

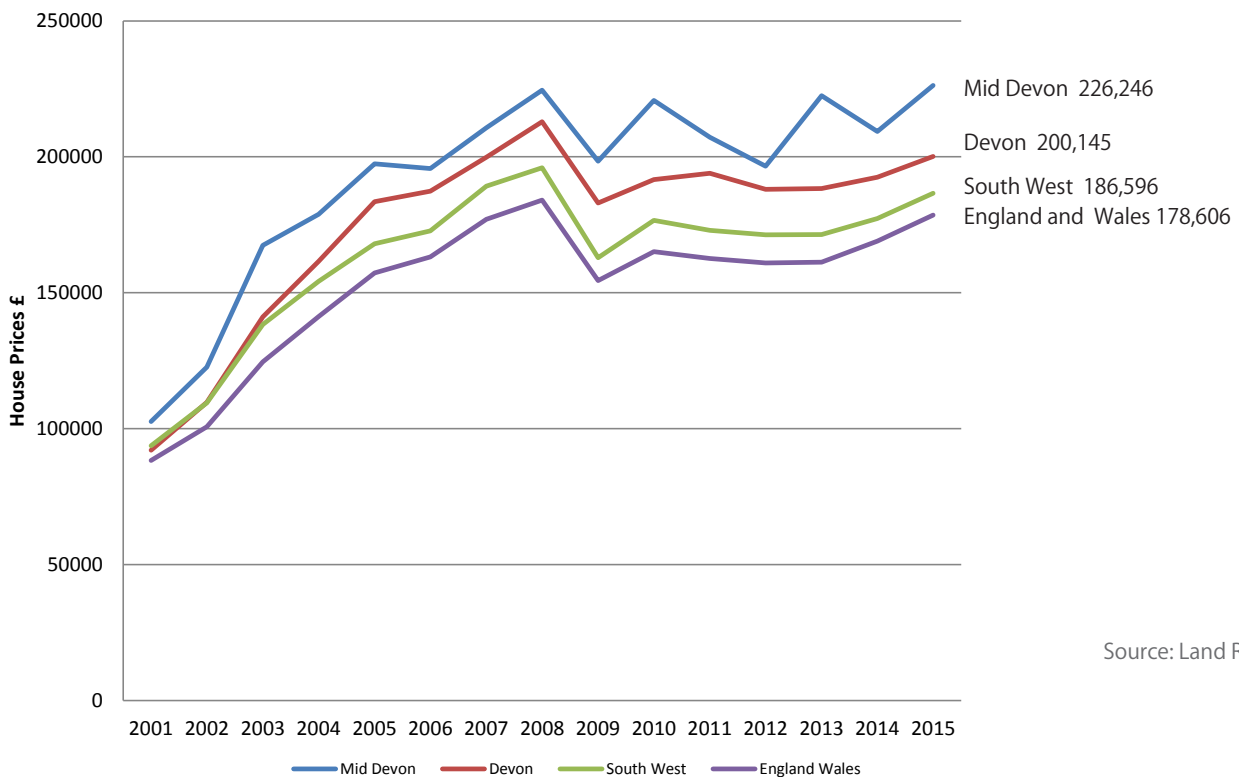
Source: Mid Devon Local Housing Needs and Demands Study 2011 (DCA)
 NB. 2011 report uses sampling to provide implied no. of households

House prices to earnings ratio



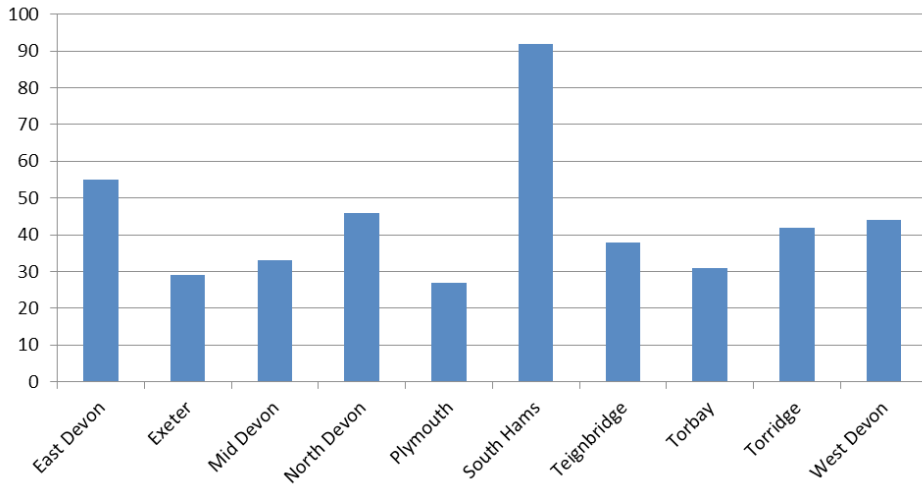
Source: Devonomics (ONS)

1st quarter house prices (January-March)



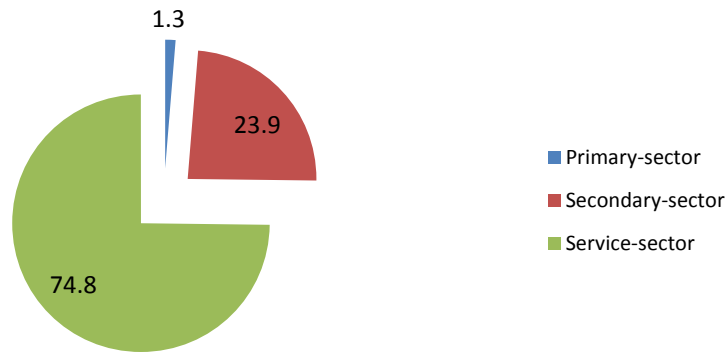
Source: Land Registry

Second home ownership per 1000 population



Source: Census 2011 (ONS)

Mid Devon employment by sector at February 2014



Source:
Economic Trends Report
February 2014
(Exeter City Council)

NB. Primary sector is defined as the sector making direct use of natural resources, including agriculture, forestry, processing/packaging etc. The secondary sector is regarded as the industrial/manufacturing sector, i.e. the production of products. The service sector (or tertiary sector) is where people offer knowledge and time to improve productivity, it includes a wide variety of roles such as transport and distribution, retail or services (such as accountants or building surveyors).

Vehicle ownership	Mid Devon	England
1 or more cars/vans	86%	74%
No cars/vans	14%	26%

Source: Census 2011 (ONS)

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Local Plan
performance
monitoring



Sustainable communities and managing climate change

Core Strategy policies

COR1 – Sustainable Communities

COR5 – Climate Change

COR7 – Previously Developed Land

COR9 – Access

COR11 - Flooding

COR14 - Cullompton

(for the purposes of air quality)

COR15 - Crediton

(for the purposes of air quality)

Key statistics and summary

- 52% of new and converted dwellings were built on brownfield land
- 46% of new employment development was built on brownfield land
- Efficient use of land - 66% of new properties built at over 30 dwellings per hectare
- Installed renewable energy capacity has substantially increased on that installed in 2014
- No applications were approved where there were outstanding objections from the Environment Agency

This section summarises the performance of strategic policies that relate to delivering sustainable development and mitigating the impact of climate change. These Core Strategy policies set out requirements regarding developing on brownfield land, the density of development, reducing flood risk, access to new developments, policies to reduce social deprivation and the delivery of renewable energy. Broadly speaking the Council has been successful in delivering some aspects of sustainable development, but has failed to deliver on others.

The Council has been successful in meeting the Core Strategy targets for developing on previously developed (brownfield) land. Housing delivery has exceeded the target of 30%, with 52% of new and converted dwellings being built on brownfield land. It should be noted that the definition of 'brownfield' changed in 2010 to exclude residential gardens. The Council has achieved 46% of new employment development taking place on brownfield sites. 66% of new dwellings were built at over 30 dwellings per hectare, however this still fell below the AIDPD target of all new development at or above 35 per hectare.

Another element of delivering sustainable development involves reducing the amount of employment land lost to other uses, in order to increase the opportunity that future generations can live relatively near their place of work. The trend over recent years has seen only a small fraction of employment land lost, which has continued this year.

Social deprivation is measured nationally by combining a range of datasets on income, employment, health, education, barriers to housing/services and living environment. Statistics for social deprivation, which are produced by the Government, have been updated in 2015. These figures note deprivation to have slightly decreased in Mid Devon. This is a ranked score, against other local authorities.

The district has seen a large increase in the development of renewable energy sites. Capacity for renewable energy grew by 18MW. This has been as a result of the development of renewable electricity and heat which have increased substantially on that installed in 2014.

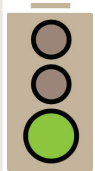
Managing flood risk and reducing the potential effects on climate change is a target of the local authority, in which it is supported by the Environment Agency (EA) to achieve. No applications were approved in 2014/15 where there were outstanding objections from the EA.

Air quality was noted to have improved slightly in Cullompton. Recordings of Nitrogen Dioxide in Crediton continue to exceed the air quality objectives despite being lower than in 2012. Concentrations of particulate matter were slightly lower in Exeter Road than last year which may have been helped by the opening of the Lords Meadow Link Road. Further monitoring work will be ongoing throughout 2016 to determine the impact of the opening of the road on local air quality.

<p>Percentage of new dwellings completed (at net density)</p>	<p>Applicable policies</p> <p>COR1 – Sustainable Communities</p>	<p>Performance</p> 
	<p>Target</p> <p>Greater than 35 dwellings per hectare</p>	

Percentage net density (of dwellings per hectare):	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Less than 30	56	45	35	40	40	50	35	42	34
Between 30 to 50	24	41	36	28	18	17	40	27	29
Above 50	20	14	29	32	42	33	25	31	37

Source: Mid Devon District Council - Housing Land Availability Summary

<p>Percentage of new and converted dwellings on previously developed land</p>	<p>Applicable policies</p> <p>Core Strategy Policy - COR7</p>	<p>Performance</p> 
	<p>Target</p> <p>30%</p>	

Percentage of new and converted dwellings on previously developed land

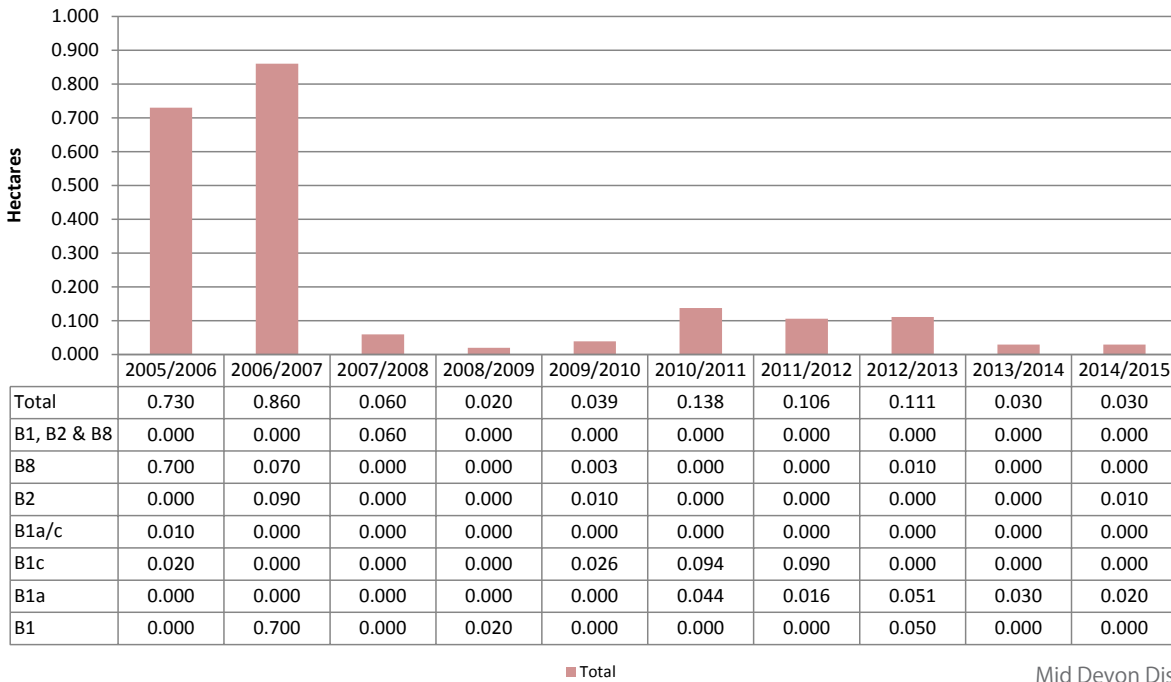


Loss of employment land by type (B1, B2 and B8)

Applicable policies
Core Strategy Policy COR1
Adopted Local Plan Policy E9

Target
None

Performance



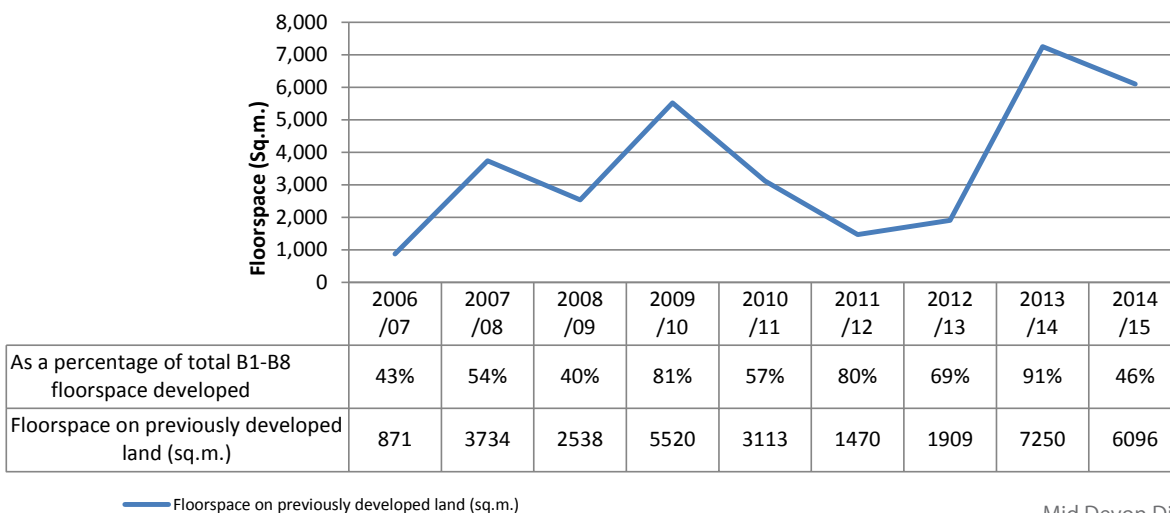
Source:
Mid Devon District Council

Amount of floorspace developed for employment by type (B1, B2 and B8) – which is on previously developed land

Applicable policies
Core Strategy Policy COR7

Target
None

Performance



Source:
Mid Devon District Council

Indices of deprivation

Applicable policies
Core Strategy Policy COR1, COR3, COR4
Adopted Local Plan Policy E9

Target
10% improvement by 2010

Performance



Indices of Multiple Deprivation	2004	2007	2010	2015
Mid Devon - Rank of average score (1, is most deprived, 326 least deprived)	175	177	165	180

Source: Neighbourhood Statistics (ONS)

Renewable energy capacity

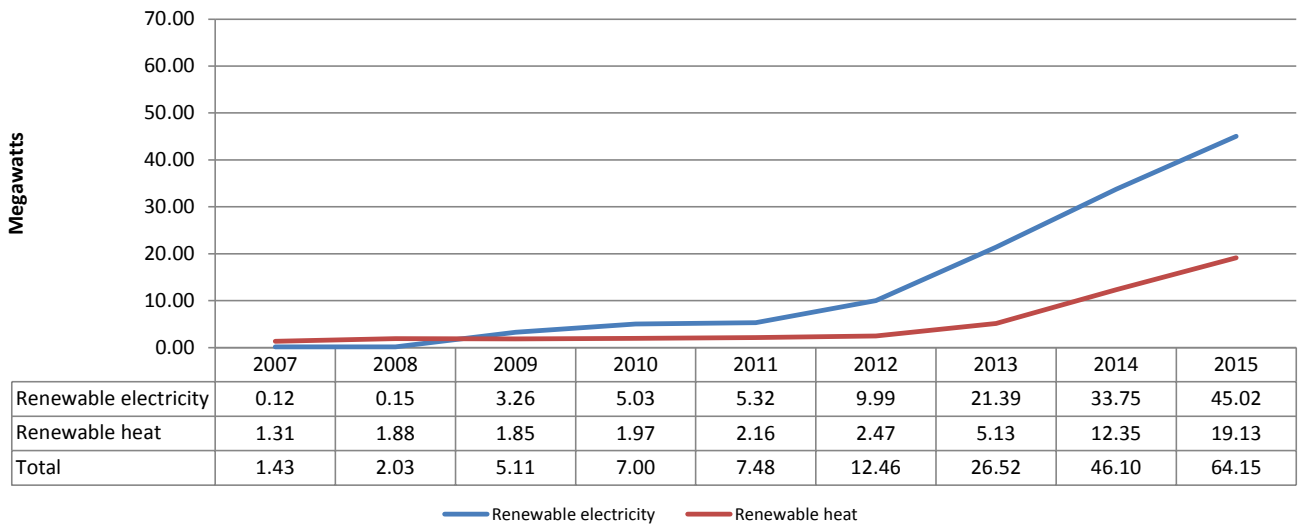
Applicable policies
Core Strategy Policy COR5

Target
None

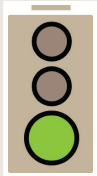
Performance



Installed renewable energy capacity



Source:
South West Renewable Energy
Progress Report 2015 (Regen SW)

<p>Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds</p>	<p>Applicable policies Core Strategy Policy COR11 Adopted Local Plan Policies S6, S11</p> <p>Target No approvals</p>	<p>Performance</p> 
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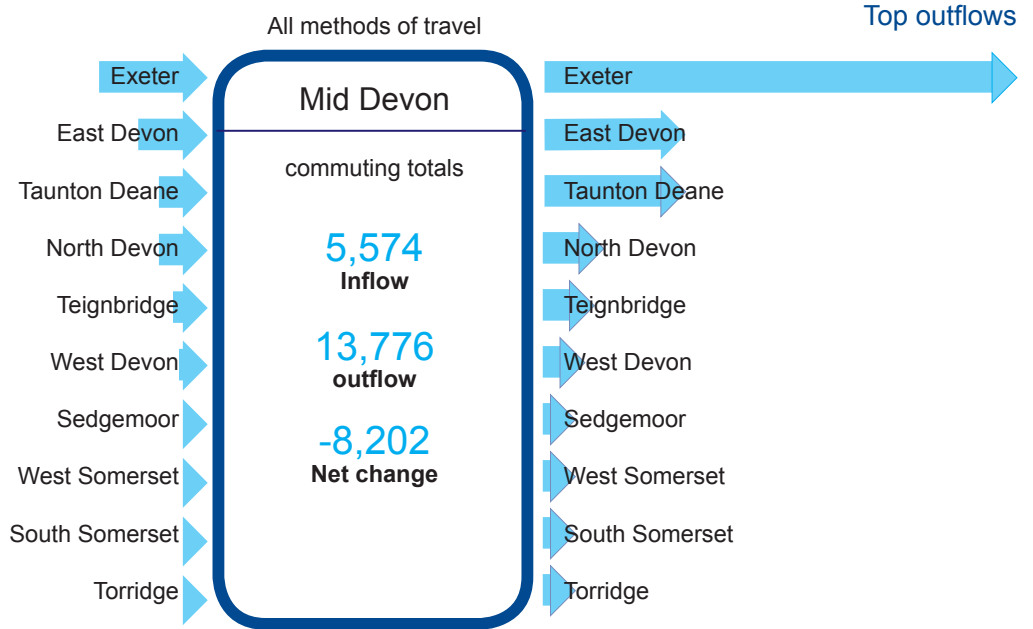
Year	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015
Applications granted contrary to EA advice	0	0	0	0	1	1	0	0	0

Source: Environment Agency

<p>Travel to work mode and distance</p>	<p>Applicable policies Core Strategy Policy COR9</p> <p>Target None</p>	<p>Performance</p> 
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Location of usual residence and place of work by method of travel to work

Top inflows



Commuting totals (all methods of travel) for Mid Devon:

Inflow 5,574 person(s) commute into Mid Devon from other local authorities
 Outflow 13,776 person(s) commute out of Mid Devon to other local authorities or abroad
 Net change: Overall, commuting results in a population decrease of 8,202 in Mid Devon

Source:
2011 Census (ONS)

Households with good transport access to key services or work – Devon County	2007	2008	2009	2010	2011
Indexed result, (100 represents England figure for 2011, following rebasing of figures)	56	50	52	50	49

Source: Department for Transport - No data available for 2012

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 A major retail centre	Timescale requirements for service	% parishes complying	% new dwellings complying
GP	Mon to Sat	69%	92%
Hospital (Tiverton, Okehampton, Exeter and Taunton)	Mon to Sun	28%	67%
Primary school	Mon to Fri	76%	96%
Secondary school (Tiverton, Uffculme, Crediton, Chulmleigh, Cullompton)	Mon to Fri	62%	90%
Area of employment (Crediton, Tiverton, Cullompton, Exeter, Taunton, Okehampton)	Mon to Fri	59%	89%
Major retail centre (Crediton, Tiverton, Cullompton, Exeter, Taunton, Okehampton)	Mon to Sat	59%	89%
All of the above	Mon to Sun	28%	67%

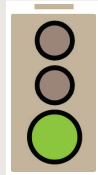
Source: Mid Devon District Council

Air quality

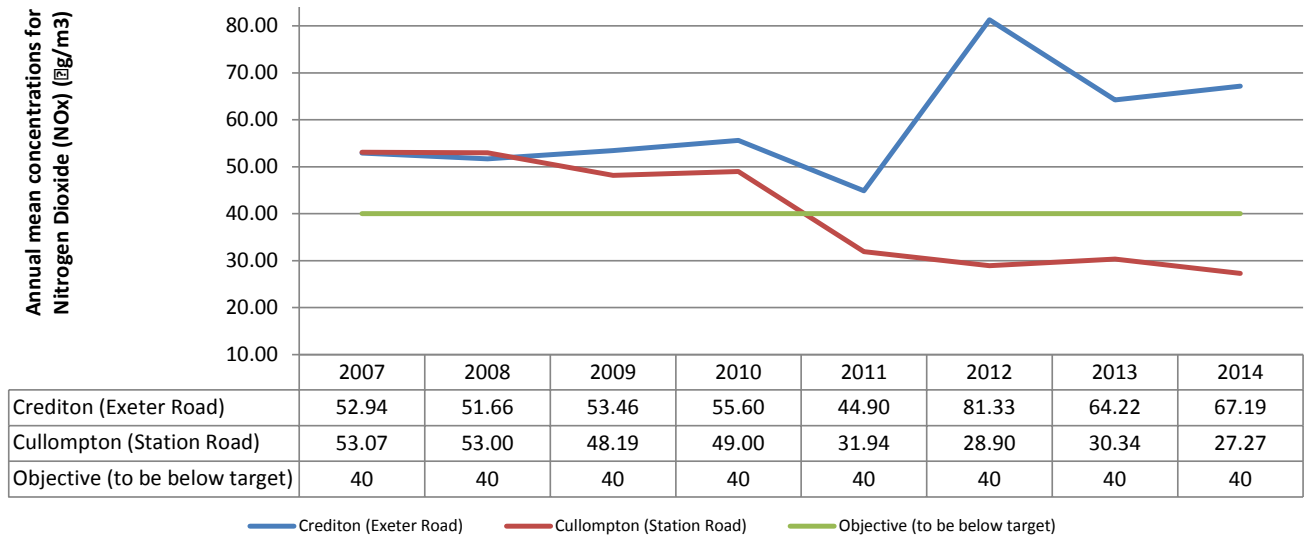
Applicable policies
 Core Strategy Policies COR14, COR15
 AIDPD Policies AL/CU/14-15, AL/CRE/10
 Adopted Local Plan Policy S5

Target
 Improved air quality

Performance

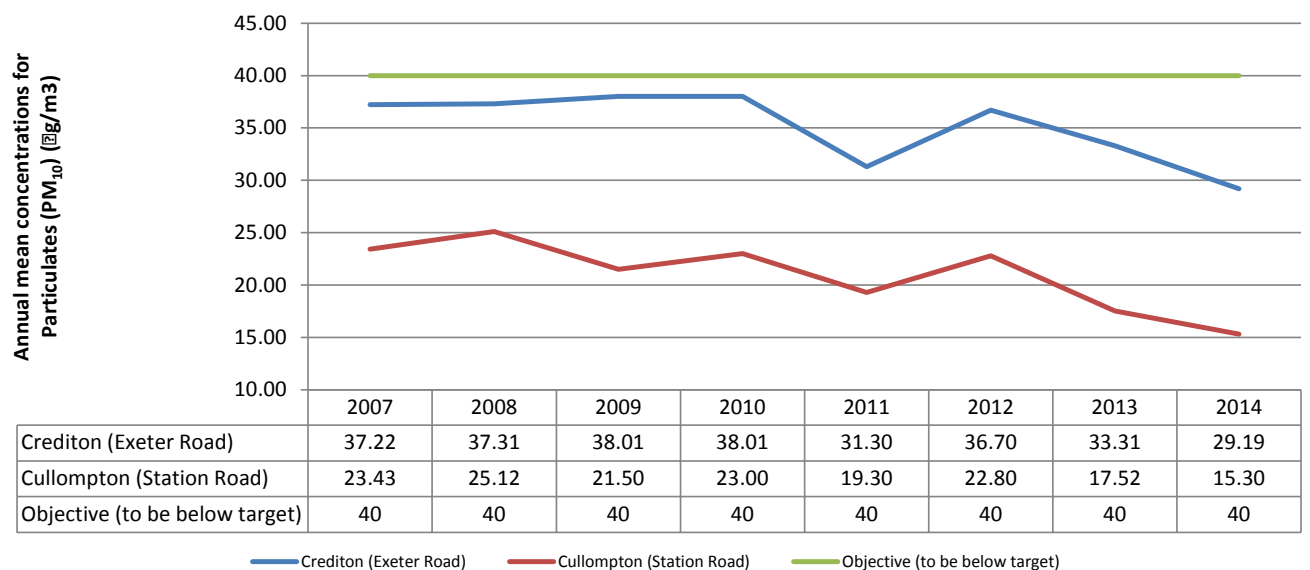


Automatic monitoring for Nitrogen Dioxide (NO_x): Comparison with annual mean objective



Source: Mid Devon District Council

Automatic monitoring for Particulates (PM₁₀): Comparison with annual mean objective



Source: Mid Devon District Council

2015 Air Quality Progress Report

Mid Devon District Council has examined the results from its air quality monitoring in the district. Concentrations outside of the Air Quality Management Areas (AQMAs) in Crediton and Cullompton are all below the objectives at relevant locations.

Concentrations of nitrogen dioxide in Crediton (at the Exeter Road Station) during 2014 remained above the air quality objective (annual mean) with no significant changes in terms of the spatial extent and level of exceedances. Concentrations of particulate matter (PM10) for 2014 in Exeter Road, Crediton have shown a further improvement and the level of exceedances have also dropped below the objective which may have been helped by the opening of the Lords Meadow Link Road which has removed a large number of traffic movements (Devon County Council Traffic Count Data taken over a 43 day period immediately from the road opening in October 2014 has shown a 7 day 24hr average flow of 4374 vehicles and a daily count of 122 HGV's now using the relief road), especially as the exceedances usually occur in the winter months. We will have a more accurate picture with 12 months data in the 2016 Progress Report.

In Cullompton, concentrations of nitrogen dioxide at the Station Road monitoring station have again fallen and are well below the objective. As a consequence we no longer feel it is necessary (or cost effective) to retain the station and it was decommissioned on 1st January 2015.

The non-automatic (diffusion tube) monitoring data indicates that all locations in Mid Devon other than Duke of York, High Street, Crediton are below the annual objective but most locations in Crediton do remain close.

The Manor Hotel, Fore Street, Cullompton, had extremely bad data capture as the tube has been regularly missing but was still close to the annual objective, so starting from January 2015 another tube has been located 20m down the road which will be reported in the 2016 Progress Report.

An assessment of all relevant transport, industrial, commercial and domestic sources has not identified any new or significantly changed sources that will result in any potential exceedances of the air quality objectives.

Therefore this assessment report concludes that there is no need to proceed to a Detailed Assessment in the Mid Devon area.

The next report to be submitted will be the 2016 Progress Report.

Local distinctiveness

Core Strategy policies

COR2 – Local distinctiveness

The aim of Core Strategy Policy COR2 'Local Distinctiveness' is to sustain the quality, character and diversity of the district's environmental assets. Performance against this target is measured against a select number of indicators, which monitor the protection given to environmental or historic character. This year the Council has made good progress in putting in place tools to help protect these assets.

Considerable progress has been made this year on the completion of Conservation Area Appraisals. One was adopted within the monitoring year, whilst another five were in preparation. These have subsequently been adopted by the Council, significantly increasing the scope of conservation areas now covered by an appraisal.

Key statistics and summary

- Conservation Area Appraisals and Management Plans are progressing swiftly
- There have been seven Tree Preservation Orders created in 2014/2015
- No loss in the number of registered or historic parks and gardens

The Council has also been working on a review of Cullompton's Article 4 direction. The Article 4 removes some permitted development rights in order to preserve elements of the character of the conservation area. A revised article was prepared throughout the monitoring year and subsequently adopted by the Council.

The number of Tree Preservation Orders has increased within the last year, and whilst there is no target, this does represent a small level of additional protection for important trees and woodland, compared with the same period last year. There has also been no loss in the number of registered and historic local parks and gardens over the period.

<p>Number of Conservation Area Appraisals and Conservation Management Plans</p>	<p>Applicable policies Core Strategy Policy COR2</p> <p>Target Complete coverage of CAA and CAMPs by 2009</p>	<p>Performance</p> 
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Conservation Area Appraisals and Management Plans		
2014-15	5 being prepared 1 adopted	Cheriton Fitzpaine, Morchard Bishop, Newton St Cyres, Silverton, Thorverton (CAAs and CAMPs) Blundells, Tiverton (CAA and CAMP) adopted in September 2014
2013-14	2 being prepared	Blundells, Tiverton; Morchard Bishop
2012-13	1 being prepared	Morchard Bishop
2011-12	1 being prepared	Morchard Bishop
2010-11	1 adopted	Uffculme (CAA + CAMP)
2008-09	1 adopted	Cullompton (CAMP)
2007-08	1 adopted	Sampford Peverell (CAA + CAMP)
2006-07	1 adopted	Willand (CAA + CAMP)
2005-06	5 adopted	Tiverton, Bampton, Upton Hellions, Yeoford, Halberton (CAA + CAMP)
2004-05	1 adopted	Bradninch
2003-04	1 adopted	Cullompton
2002-03	1 adopted	Crediton

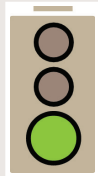
Source: Mid Devon District Council

The four towns of the district are covered by a Conservation Area Appraisal (CAA). However, a number of the villages defined within Core Strategy Policy COR17 have yet to have an appraisal undertaken. Additional resources were deployed to address some of the shortfall in appraisals. This year new appraisals were prepared for Cheriton Fitzpaine, Morchard Bishop, Silverton, Thorverton and Newton St Cyres. In addition a new Conservation Area was designated at Blundells in Tiverton and an accompanying appraisal and management plan was adopted in September 2014.

<p>Number of Tree Preservation Orders</p>	<p>Applicable policies Core Strategy Policy COR2</p> <p>Target None</p>	<p>Performance</p> 
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Year	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	Total
TPOs Created	13	10	11	8	9	5	1	6	7	309

Source: Mid Devon District Council

<p>Registered and local parks and gardens</p>	<p>Applicable policies Core Strategy Policy COR2</p> <p>Target No loss</p>	<p>Performance</p> 
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Historic parks and gardens of national historic Importance	Historic parks and gardens of local importance
<p>Bridwell Park Knightshayes Shobrooke Park</p>	<p>Bickleigh Castle Bradfield, Uffculme Chevithorne Barton Collipriest House, Tiverton Coombe House, Colebrooke Creedy Park, Crediton Cruwys Morchard Downes, Crediton Fursdon, Cadbury Holcombe Court, Holcombe Rogus Huntsham Court Kentisbeare House Morebath Manor People's Park, Tiverton Reeve Castle, Zeal Monachorum Stoodleigh Court</p>

Source: Devon Local Register (Devon Gardens Trust)

Housing

Core Strategy policies

COR3 – Meeting Housing Needs

COR12 – Development Focus

COR13 – Tiverton

COR14 – Cullompton

COR15 – Crediton

COR16 – Bampton

COR17 – Villages

COR18 - Countryside

Core Strategy Policy COR3 'Meeting Housing Needs' sets the delivery requirements for the number of dwellings to be completed per year until 2026. This ambition is further developed by the policies of the AIDPD which allocates sites and sets detailed criteria around delivery. The Council continues to maintain a 5 year housing supply figure, operating above the requirement set by the Core Strategy targets.

There has been a significant rise in new planning permissions, following the issue of decisions on a number of the larger allocated sites. The number of permissions now stands at its highest figure since prior to 2002/03. Subject to the completion of S106 agreements, an additional 800 dwellings stand to be added to this figure, indicating that the supply of sites coming through is buoyant. The increase in house prices and completion rates on some of the larger sites is potentially evidence of more confidence in the market

Key statistics and summary

- Available land for housing over the next 5 years is at 129% of the required amount
- 1427 dwellings with planning permission, 312 dwellings under construction, 316 completed within 2014/15
- Dwelling permissions are up on the previous year, those under construction are slightly down from the previous year, completions remain just below target
- 57 affordable dwellings were achieved (below target)
- Allocated housing sites with planning permission has increased
- The annual target for house building within the four towns was not achieved in Tiverton, Cullompton and Crediton, however was achieved in Bampton
- Delivery of gypsy and traveller pitches is on target

and developers ability to build and sell quickly. Completions remain just below the annual target, however with the healthy pipeline of sites coming forwards it would be expected to see future completions in excess of the annual requirement.

There were 91 completions on allocated sites. Within the three principal settlements, the overall number of completed dwellings has been below the target set within the AIDPD, though Bampton has exceeded its target. Planning permissions are at record levels, with an increase in over 300 on this time last year. This is largely due to issuing of consents on allocated sites such as Farleigh Meadows in Tiverton and Knowle Lane (AIDPD site) in Cullompton. Progress on masterplanning the two strategic sites of Tiverton Eastern Urban Extension (EUE) and North West Cullompton. Tiverton EUE has an adopted masterplan over a large area of the site known as 'Area A'. Permissions have been issued for 330 dwellings, whilst 700 plus a number of mixed uses has a resolution to grant consent subject to the issuing of a S106. Masterplanning on Area B is also underway. A masterplan for NW Cullompton is likely to be adopted by the Council in February 2016, with outline applications covering the entirety of the site, plus another application for the road all to be submitted shortly after.

The number of completed affordable houses delivered was lower than the target set within the Corporate Plan. 57 dwellings were delivered, against a target of 80, which has not been met since 2008/09. Delivery of affordable housing is become more challenging as registered providers consider the implications of the 1% rent reduction and how this affects their ability to raise sufficient capital to develop new schemes. The Council is taking a pro-active role in delivering new Council houses, and has gained consent for a new 26 dwelling scheme at Palmerston Park in Tiverton.

The Meeting Housing Needs SPD sets out guidance on the sizes (in terms of number of bedrooms) required across the district according to tenure. Monitoring indicates that 2 & 3 bedroom terraced houses were the most popular type completed this year. This data is shown in the Housing Land Availability summary at www.middevon.gov.uk/monitoring

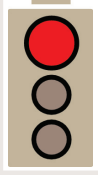
The Council has exceeded its target for provision of pitches for gypsies and travellers. 39 were required to meet the need by 2026, so far 51 have been provided.

Housing trajectory

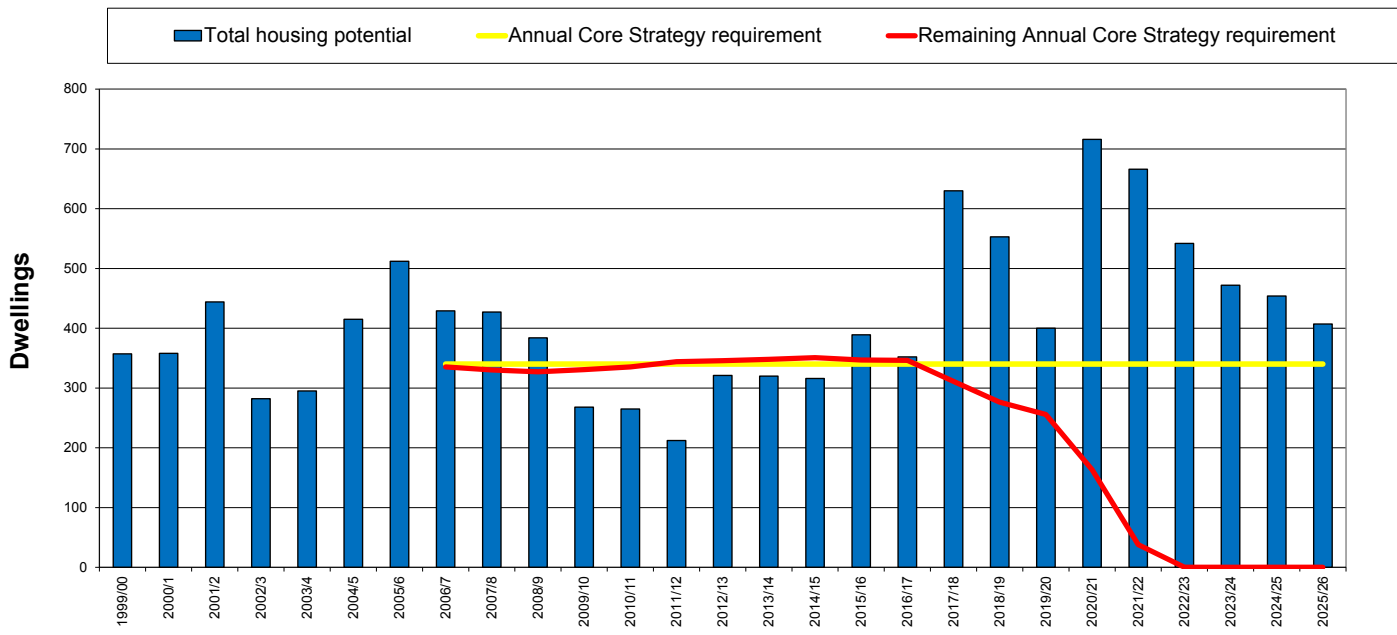
Applicable policies
 Core Strategy Policies COR3
 AIDPD Policies AL/DE/1, AL/DE/2, AL/DE/3, AL/MO/1,
 AL/TIV1-18, AL/CU/1-11, AL/CRE/1-6, AL/BA/1-4, AL/BO/1,
 AL/CO/1, AL/CL/1-2, AL/KE/1, AL/MB/1, AL/SA/1, AL/WI/1-2

Target
 340 dwellings per year

Performance



Mid Devon Housing Trajectory - Current Local Plan period 2006-2026



Source: Mid Devon District Council

<p>5 year housing supply</p>	<p>Applicable policies Core Strategy Policy COR3</p> <p>Target At least five years supply</p>	<p>Performance</p> 
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How the supply has been assessed

The available housing supply has been calculated in accordance with the principles set out in the Strategic Housing Land Availability Assessment Methodology (2015). The methodology makes assumptions about the expected rate of delivery of housing from unconsented allocated sites, sites with planning permission or sites under construction. It applies a 'market conditions' model, which sets a reduced built out rate to reflect the lower number of completions which have taken place across the Housing Market Area since the start of the recession. On the advice of the SHLAA panel, site commencements or housing numbers are amended based on their knowledge of the local housing market. The SHLAA Report 2013 includes their assessment of the potential timescale for delivery of housing from allocated sites. This information has been supplemented with further advice from the SHLAA panel during meetings held in 2014.

As per National Planning Policy Guidance, the five year supply calculation uses the 'Sedgefield' approach which requires the inclusion of any housing shortfall to be delivered within the first five years of the plan. National policy also requires the Council to include an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market. Mid Devon applies the buffer by seeking to demonstrate a supply figure in excess of 105%.

Previous year's calculations have included an assumption for the number of completions for the year immediately following from the end of the monitoring period. The approach was based on previous Government guidance and has been subject to criticism as it introduced an element of uncertainty into the calculation. As a result the Council no longer applies this approach, with the 5 year period of the supply calculation immediately following the end of the monitoring period. The revised approach brings Mid Devon in line with that used by the other authorities of the Exeter Housing Market Area. The five year period therefore used for this year's calculation therefore covers the period 2015-2020.

The commencements and build out rates of sites adhere to the SHLAA panel's advice with the exception of the North West Cullompton allocation, where the commencement has been determined by the more up to date data emerging from the current masterplanning exercise. The second stage of consultation on the masterplan is due to begin shortly, containing significant detail on land budget, infrastructure requirements, phasing, and a resultant build out trajectory showing delivery beginning from 2017/18. A full planning application by the housebuilder Persimmon, one of three organisations with a controlling interest in the site, is expected to be submitted at or about the time the masterplan is adopted (scheduled for late 2015) and would enable the first homes to be built on the site in accordance with the masterplan's proposed trajectory.

The Council has also taken a number of positive steps to improve the five year land supply position in light of a number of challenges through current planning applications and appeals. A report was presented to Cabinet on 7th August 2015 setting out the Council's latest five year supply position and recommending a course of action to minimise the risk of a successful challenge to that application. The report recommended that the Council release the contingency site Pedlerspool, which is proposed as a full allocation in the emerging Local Plan Review. The report also recommended encouraging planning applications on six other sites proposed for allocation in the Local Plan Review, against which the Council received no objections during the consultation on the

Proposed Submission version of the Local Plan Review. These sites have been added in to the delivery figures with their commencement and build out rates as determined by previous advice provided by the SHLAA panel. An application on Pedlerspool, by far the largest of these sites, is in the latter stages of preparation and is due to be submitted in the Autumn 2015.

The National Planning Policy Framework also permits inclusion of a windfall allowance. The justification for the allowance and the calculation mechanism are set out in the SHLAA Report 2013, which can be found on the Council's website (the assumptions underpinning the calculation have been checked against the latest available monitoring data and no change is proposed to the calculation methodology). A breakdown of the sites which contribute towards the five year supply calculation can be made available upon request.

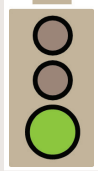
The five year land supply figures set out here reflect those published in the Housing Land Availability Summary in Summer 2015. A revision to the calculation is likely to be made available following the decision on the 'Land west of Uffculme' appeal.

Strategic Housing Land Availability Assessment (SHLAA)

Applicable policies
Core Strategy Policy COR3
AIDPD Policy AL/DE/1

Target
To review the SHLAA annually

Performance



The SHLAA was originally undertaken in 2008 and informed allocations set out within the AIDPD. A new SHLAA was carried out in 2013 as part of the preparation of the Local Plan Review, and further panel meetings were held in 2014. The SHLAA Report and other documentation can be found on the Council's website at: <http://www.middevon.gov.uk/shlaa>. The SHLAA information and 5 year supply calculation has been updated to incorporate the latest data on permissions, commencements and completions.

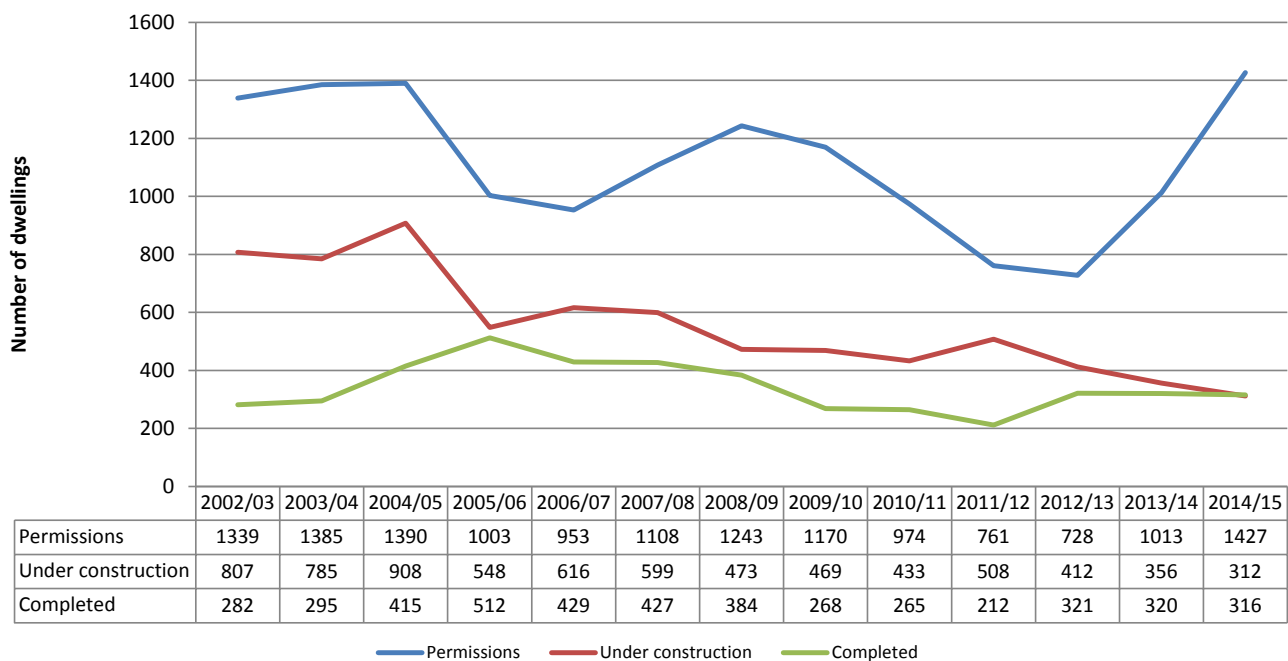
Dwellings with planning permission, dwellings under construction, and dwellings completed

Applicable policies
Core Strategy Policies COR3, COR12-18

Target
Only per completions (see Housing trajectory indicator for details)

Performance





Development of housing on allocated sites

Applicable policies

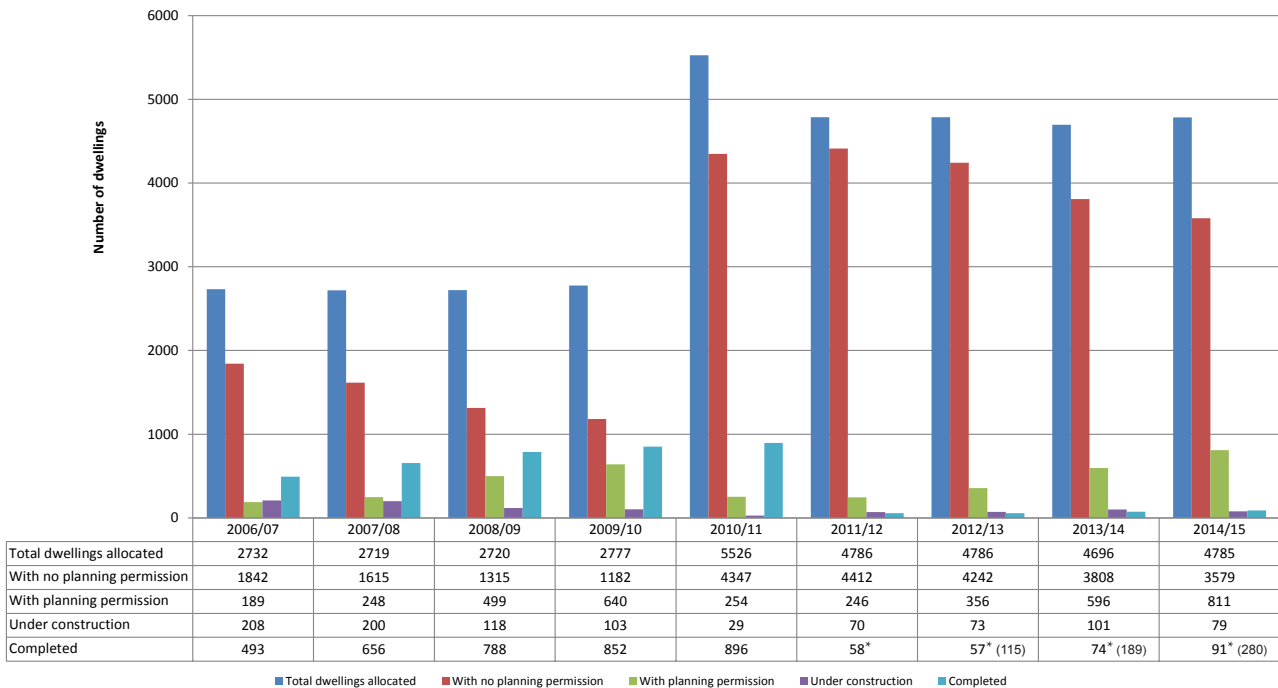
Core Strategy Policies COR3, COR12-17
 AIDPD Policies AL/DE/1, AL/DE/2, AL/DE/3, AL/MO/1, AL/TIV1-18, AL/CU/1-11, AL/CRE/1-6, AL/BA/1-4, AL/BO/1, AL/CO/1, AL/CL/1-2, AL/KE/1, AL/MB/1, AL/SA/1, AL/WI/1-2
 Adopted Local Plan Policies TIV1, TIV6-11, CRE1, CRE5, CRE7-8, CU1-2, CU4-6, BA1, BA3, CO1

Performance



Target

No target



Source: Mid Devon District Council

* () = cumulative figure of completions on AIDPD sites.

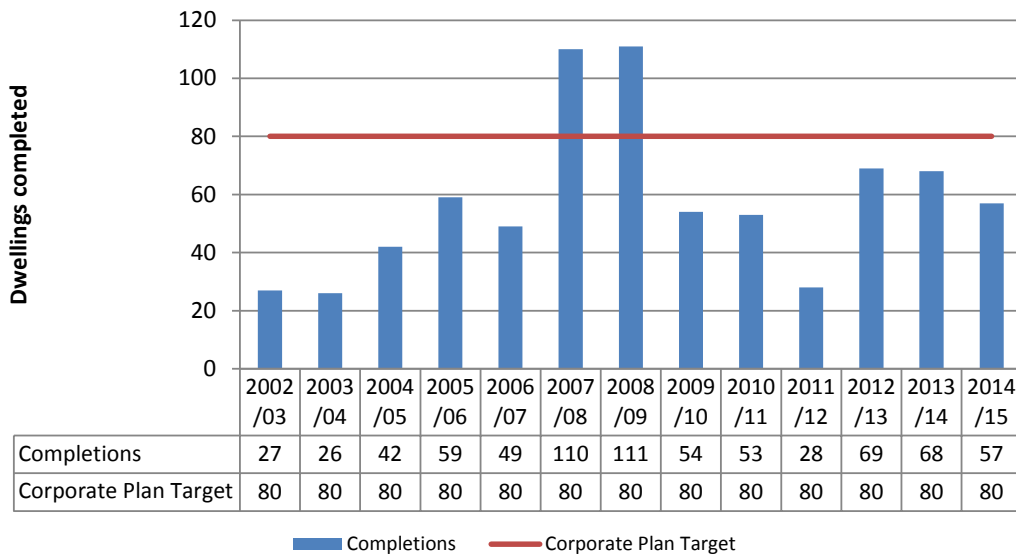
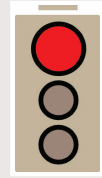
From 2014/15 the total number of allocated dwellings has increased by 89. This is because six smaller sites have been pre-released prior to the Local Plan Review.

Affordable housing completions

Applicable policies
 Core Strategy Policies COR3
 AIDPD Policies AL/DE/2, AL/DE/3, AL/DE/6

Target
 100 annual completions
 (80 completions in the Corporate Plan)

Performance



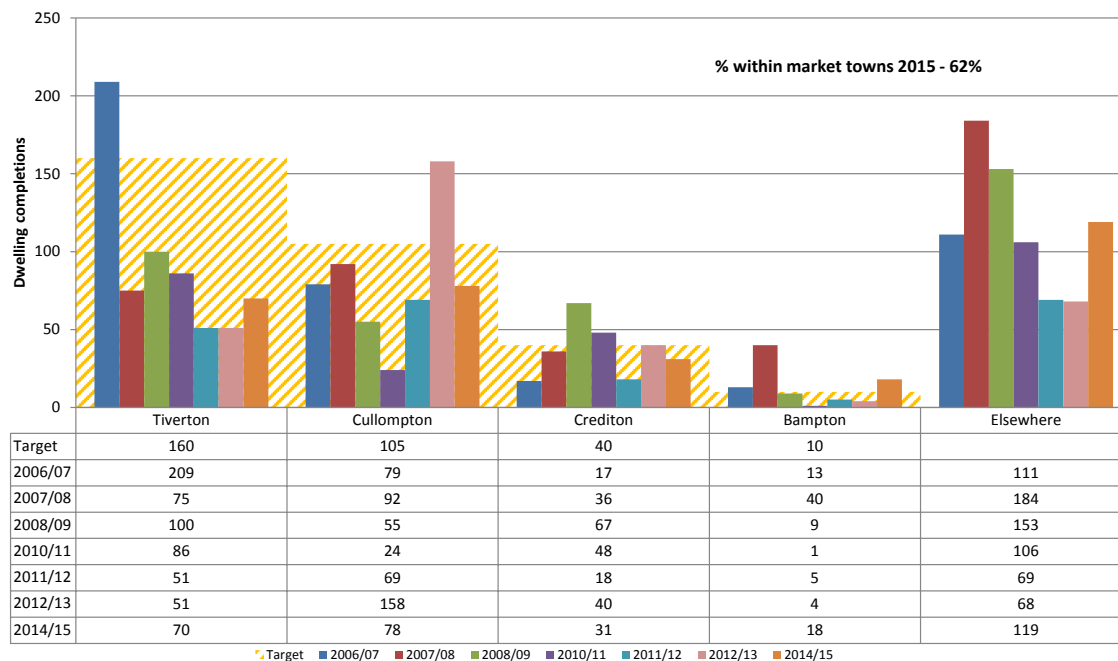
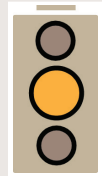
Source: Mid Devon District Council

Housing development by parish

Applicable policies
 Core Strategy Policies COR3, COR12-18

Target
 Tiverton – 160
 Cullompton – 105
 Crediton – 40
 Bampton – 10

Performance




Source: Mid Devon District Council

Net additional gypsy and traveller pitches

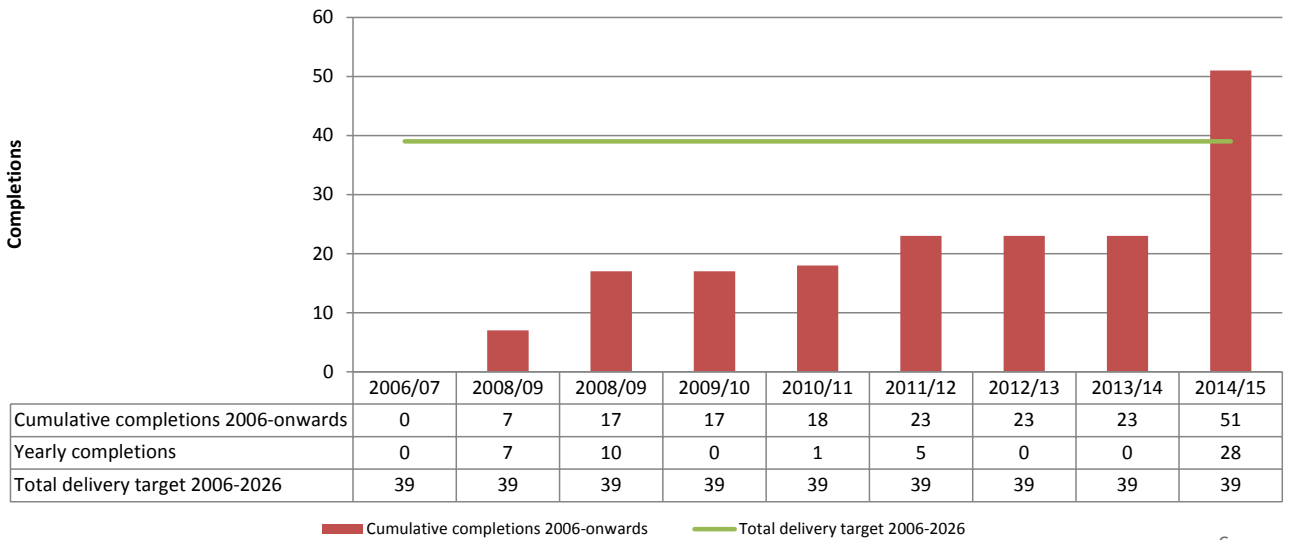
Applicable policies
Core Strategy Policy COR3
AIDPD Policies AL/DE/7-8

Target
39 during the period 2006-2026

Performance



Gypsy and traveller completions



Source: Mid Devon District Council

A new Gypsy and Traveller Accommodation Assessment (GTAA) was completed for the Council in 2015. This document forms a critical piece of evidence and has informed the preparation of the Local Plan Review (which will eventually replace the adopted Local Plan for the district). Through the survey work undertaken by the consultants, it has become clear that the previous monitoring of the number of completed gypsy and traveller pitches has been underestimated. In many cases this has happened where consent for multiple caravans has been incorrectly assumed to equate to one pitch. The process of preparing the new GTAA has provided clarity on the number of consented pitches on sites across the district and as a result the Council has thoroughly reviewed the criteria against which sites are monitored. This has inevitably led to a spike in completions within the 2014/15 monitoring year when compared with previous years. 28 sites have been completed within 2014/15, also 3 transit sites. Please note that only completions which have taken place since 2006/07, i.e. since the start of the adopted Local

Plan period, have been amended. Sites where monitoring data was incorrect prior to this period have not been updated.

Going forwards, it is anticipated that from next year the Local Plan Review will be adopted, which will contain a new target for pitch provision for the period 2013-2033. New completions will then be monitored against this target. Almost all sites either currently completed or with consent have been considered by the consultants and are included in their 'base' numbers from which they calculate need across the district (note their assumptions include sites anticipated to be brought into use within the next five years including sites currently under-occupied). To avoid double counting, only completions over and above the base number included within the GTAA will count against the new target. Therefore though the monitoring for 2014/15 shows a high level of completions, these will not count towards the new target, as they are already accounted for in the GTAA 2015 base data.

Economic development

Core Strategy policies

COR4 – Meeting Employment Needs

COR6 – Town Centres

COR12 – Development Focus

COR13 – Tiverton

COR14 – Cullompton

COR15 – Crediton

COR16 – Bampton

COR17 – Villages

COR18 - Countryside

Key statistics and summary

- Employment land supply of 79 hectares
- Significant increase in the amount of employment land under construction and completed this year
- There have been slight increases in the town centre footfall experienced in Tiverton, and Crediton. However there has been a slight reduction in Cullompton
- Job Seekers Allowance claimant numbers have decreased and are at their lowest level for many years
- 0.8% drop in the number of active enterprises in the district

Core Strategy Policy COR4 'Meeting Employment Needs' sets the delivery requirements for the amount of employment and retail floorspace required to meet the needs of the community. The allocations within the AIDPD set out how the employment and retail targets will be delivered. Analysis of recent trend information has highlighted that the district maintains a strong supply of employment land. In recent years there has been low take up of allocated sites, but a significant quantity now has a resolution to grant permission. The quantity of completed employment land was higher this year than at any point in the last 10 years.

Supply of employment land (i.e. the total of employment allocations and land with planning permission) has remained above the minimum 10 hectares target. Previous years had seen approximately 10-20 hectares of allocated land with planning permission at any one time. 22,000 sqm of B1/B8 now has a resolution to grant permission subject to agreement of a s106 on the Tiverton Eastern Urban Extension site. Applications would soon be expected on the NW Cullompton allocation, which includes 10,000 sqm B1 uses. A new planning permission for 12,000sqm B1/B2/B8 on the proposed allocation, Venn Farm in Cullompton, and on the windfall site, Hitchcocks Farm (2,250 sqm B1/B2/B8) indicate growing confidence in the market for employment land.

Annual surveys of pedestrian footfall in the town centres revealed reductions in the number of people using the town centre in Cullompton. However a slight increase in Tiverton and Crediton compared to the year before. A Retail Study carried out in 2012 found that Mid Devon's towns are vulnerable to national retail trends which show movement of national chain stores away from small market towns in favour of larger regional centres such as Exeter and Taunton, while online shopping continues to expand at the expense of town centres.


The number of active enterprises within the district has risen slightly in 2014. Jobs density (the ratio of jobs to working age population) has remained the same as in 2012 (again official figures are only available up to 2013). Job Seekers Allowance claimant numbers had continued to rise in previous years however these have dropped this year to 0.8%, the lowest for many years. At present Mid Devon still experiences lower unemployment levels than the South West region.

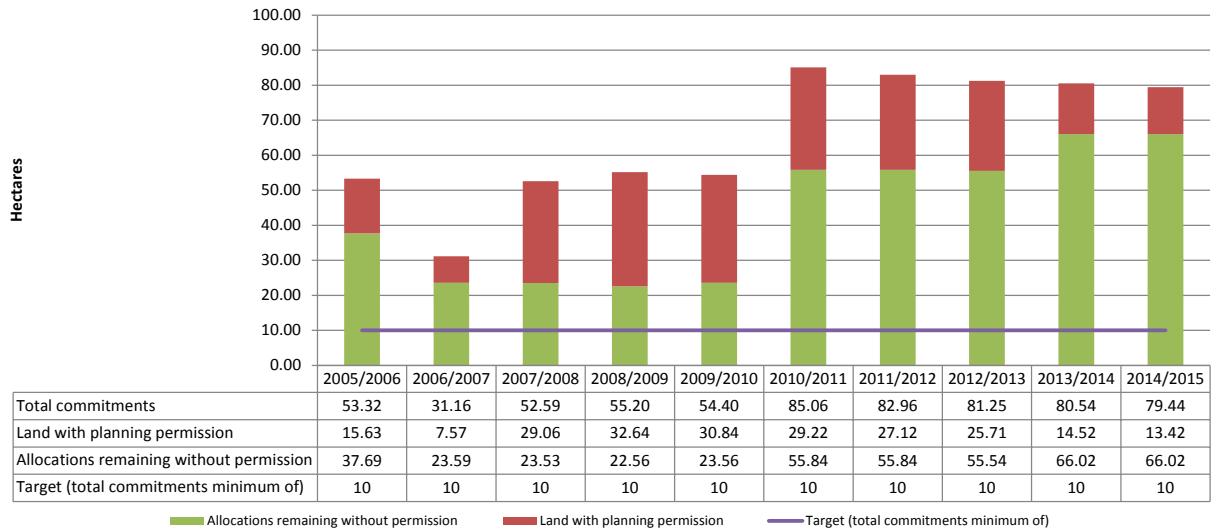
Employment land supply

Applicable policies
 Core Strategy Policy COR4
 AIDPD Policies AL/TIV/1, AL/TIV/9, AL/TIV/13, AL/TIV/19, AL/CU/1, AL/CU/13, AL/CRE/7, AL/BA/2, AL/BO/2-3, AL/KE/1
 Adopted Local Plan Policies E1-3, E8, E10-12, BA1, W11

Target
 Minimum total of 10 hectares

Performance






Source: Mid Devon District Council

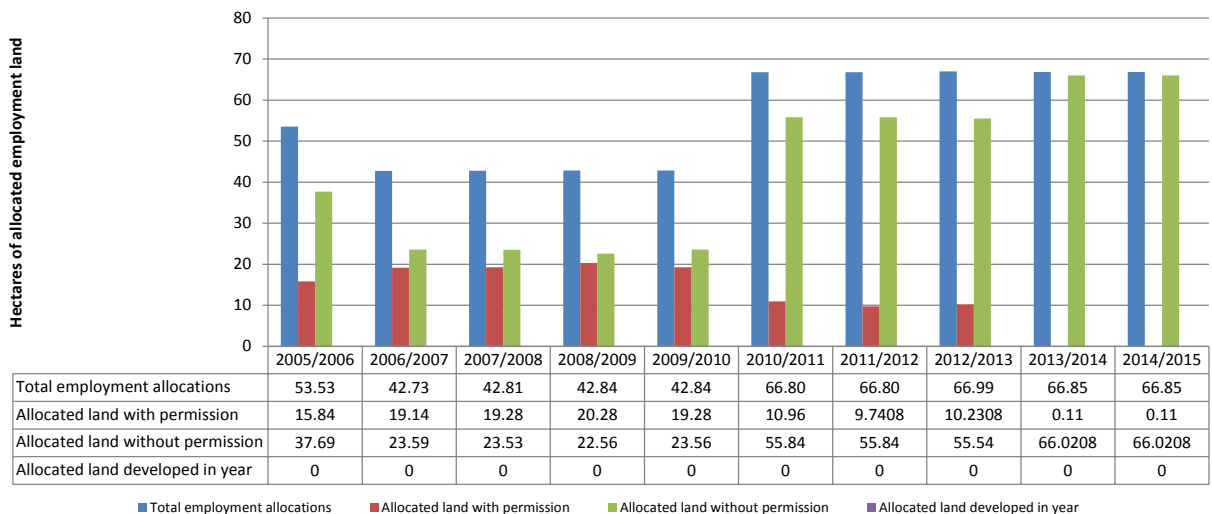
Development of employment on allocated sites

Applicable policies
 Core Strategy Policy COR4
 AIDPD Policies AL/TIV/1, AL/TIV/9, AL/TIV/13, AL/TIV/19, AL/CU/1, AL/CU/13, AL/CRE/7, AL/BA/2, AL/BO/2-3, AL/KE/1
 Adopted Local Plan Policies BA1, W11

Target
 No target

Performance





Source: Mid Devon District Council

Amount of floorspace under construction and developed for employment by type

Applicable policies
 Core Strategy Policy COR4
 AIDPD Policies AL/TIV/1, AL/TIV/9, AL/TIV/13, AL/CRE/7, AL/CU/1, AL/CU/13, AL/BA/2, AL/BO/2-3, AL/KE/1
 Adopted Local Plan Policies E1-3, E8, E10-12, BA1, WI1

Target
 14,700 sqm developed per year

Performance





NB. Details of business classes:

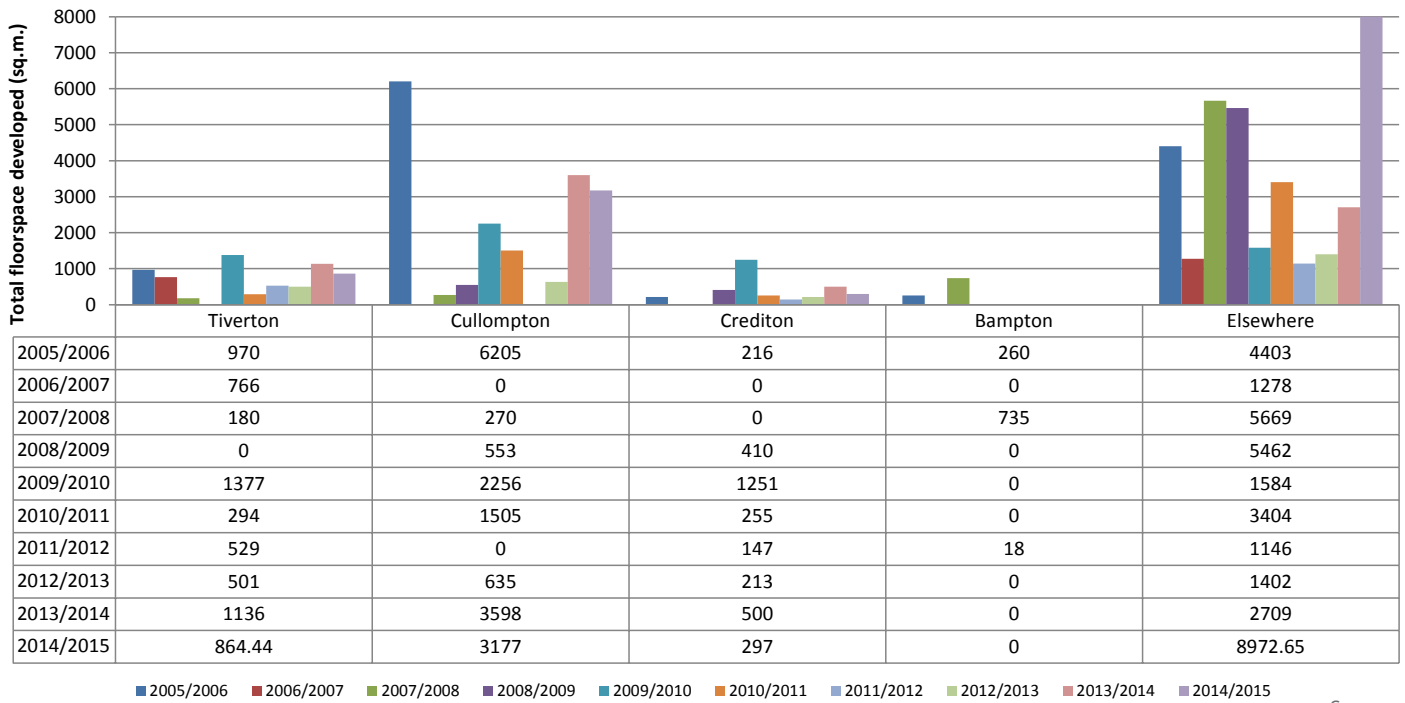
- B1a – Office, other than use as professional/financial services
- B1b – Research and development
- B1c – Industrial processes (that are safe to be carried out in residential areas)
- B2 – Industrial processes (other than those classed as B1c)
- B8 – Storage or distribution

**Employment development
(B1, B2 and B8)
by parish**

Applicable policies
Core Strategy Policies COR4, COR12-18

Target
No target

Performance



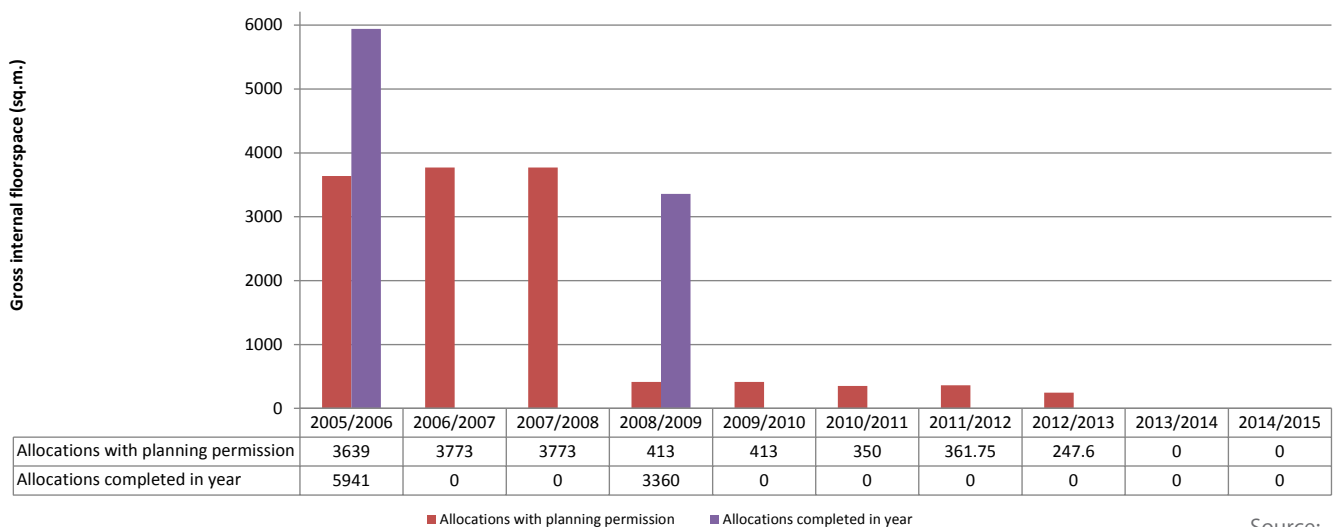
Source:
Mid Devon District Council

**Development of retail
on allocated sites**

Applicable policies
Core Strategy Policies COR4, COR6, COR12-18
AIDPD Policies AL/TIV/4, AL/TIV/13, AL/TIV/19, AL/TIV/20
Adopted Local Plan Policy CRE1

Target
No target

Performance



Source:
Mid Devon District Council

Amount of new retail, office and leisure development

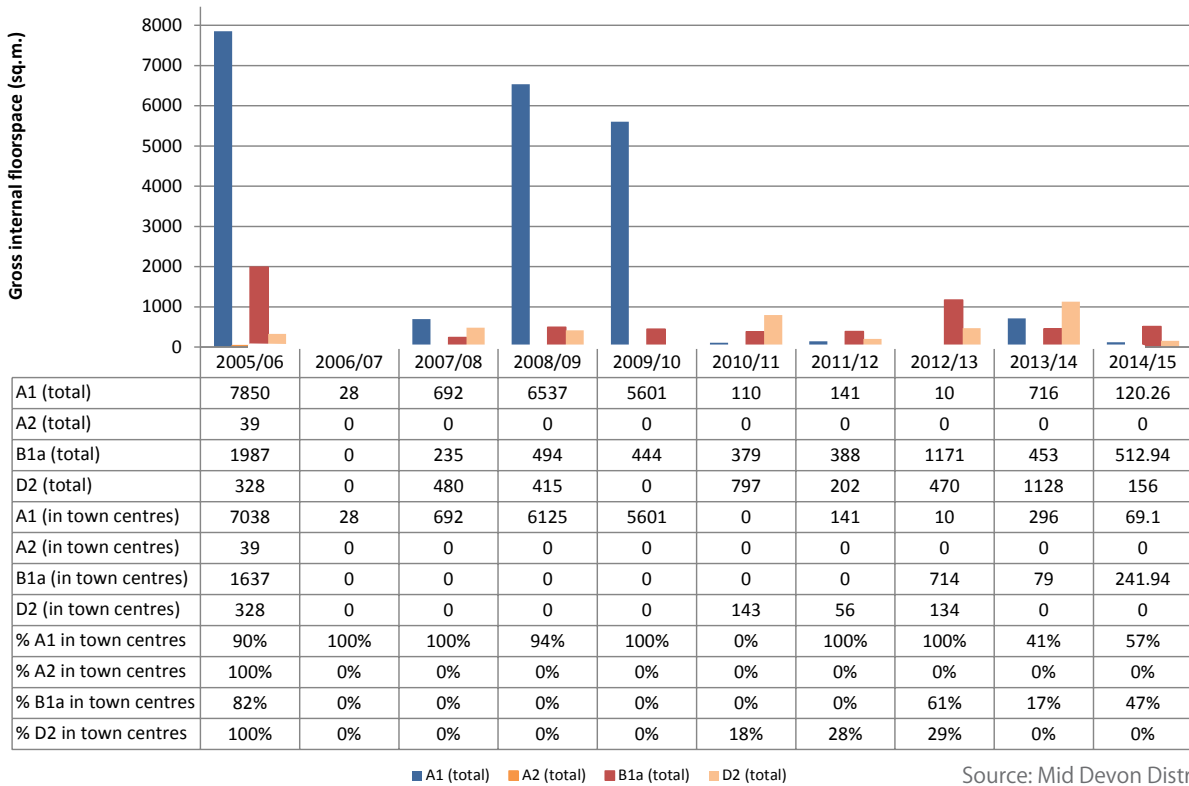
Applicable policies

Core Strategy Policies COR4, COR6, COR12-18
 AIDPD Policies AL/TIV/1, AL/TIV/4, AL/TIV/9, AL/TIV/13,
 AL/TIV/19-20, AL/CU/1, AL/BO/2, AL/KE/1
 Adopted Local Plan Policies E1-3, E5-12, C1

Target

No target

Performance



Source: Mid Devon District Council

Retail indicators

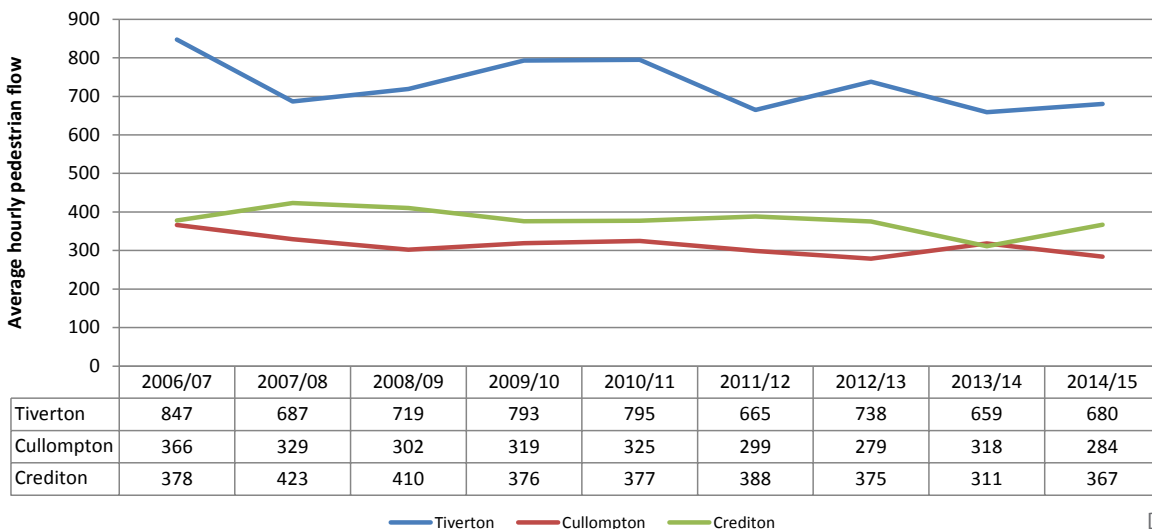
Applicable policies

Core Strategy Policy COR6
 Adopted Local Plan Policies E1-E3, E5

Target

Show continuous improvement

Performance



Source: Mid Devon District Council

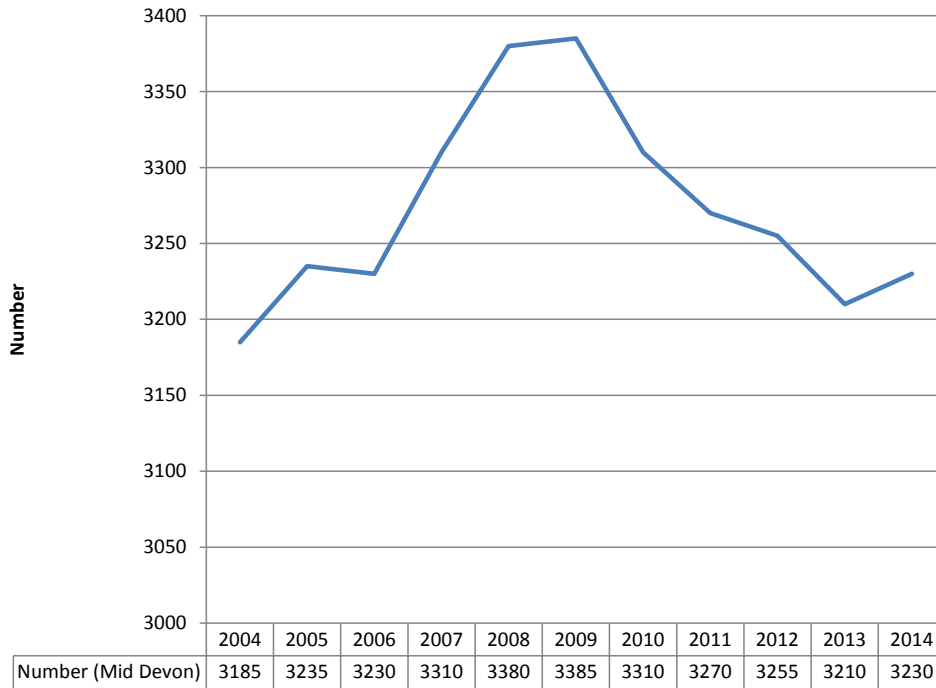
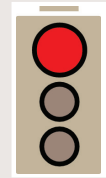
Number of active enterprises (formerly VAT registered businesses)

Applicable policies

Core Strategy Policy COR4
 AIDPD Policies AL/TIV/1, AL/TIV/9, AL/TIV/13, AL/TIV/19, AL/CU/1, AL/CU/13, AL/CRE/7, AL/BA/2, AL/BO/2-3, AL/KE/1
 Adopted Local Plan Policies E1-3, E8, E10-12, BA1, WI1

Target
 Growth each year

Performance



Source: ONS

NB. Includes any businesses that demonstrated some activity at any point within the year of survey.

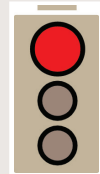
Jobs density

Applicable policies

Core Strategy Policy COR4
 AIDPD Policies AL/TIV/1, AL/TIV/9, AL/TIV/13, AL/TIV/19, AL/CU/1, AL/CU/13, AL/CRE/7, AL/BA/2, AL/BO/2-3, AL/KE/1
 Adopted Local Plan Policies E1-3, E8, E10-12, BA1, WI1

Target
 Increase jobs density to 1.0 by 2026

Performance



Source: Nomis Official Labour Market Statistics

Job Seekers Allowance claimants as a proportion of the working age population

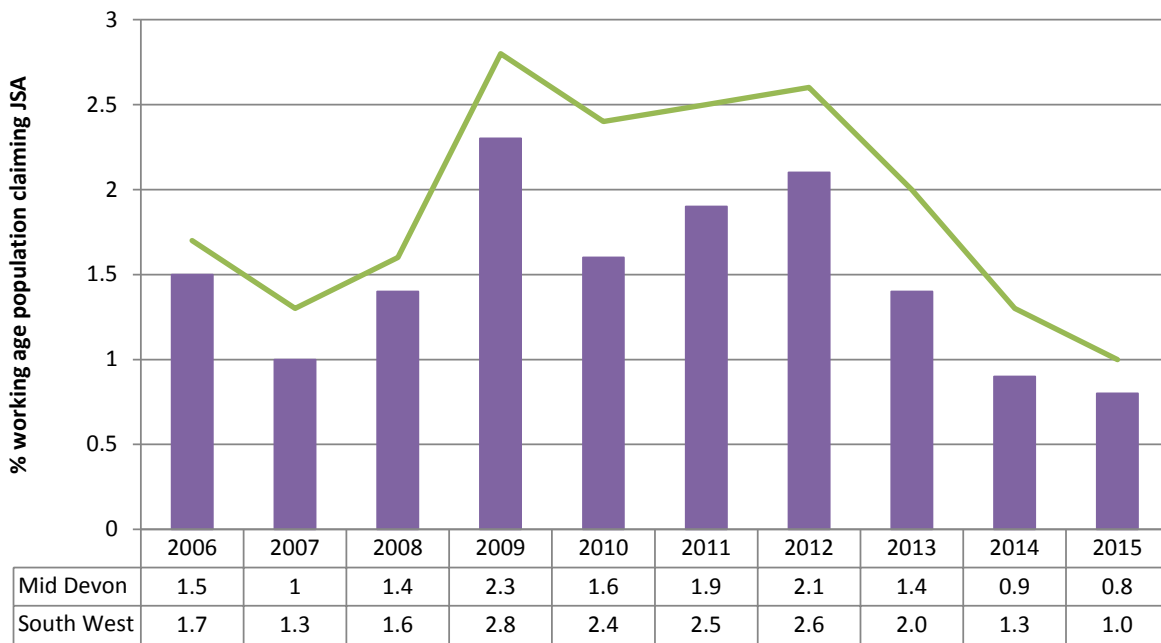
Applicable policies

Core Strategy Policy COR4
 AIDPD Policies AL/TIV/1, AL/TIV/9, AL/TIV/13, AL/TIV/19,
 AL/CU/1, AL/CU/13, AL/CRE/7, AL/BA/2, AL/BO/2-3, AL/KE/1
 Adopted Local Plan Policies E1-3, E8, E10-12, BA1, W11

Target

Remain below regional average

Performance



Source:
Nomis

Official Labour Market Statistics

Infrastructure

Core Strategy policies

COR8 - Infrastructure

This year the Council has not met its target of spending a minimum of £100,000 per year of S106 monies on public open space. This was, however, achieved last year.

Key statistics and summary

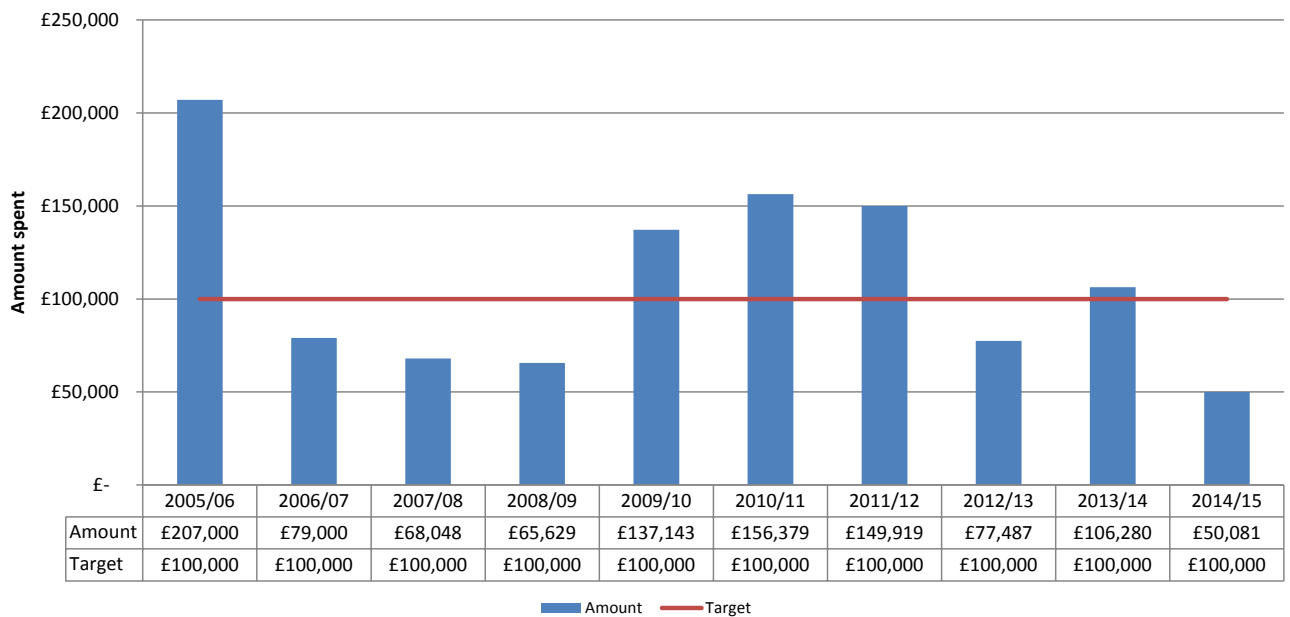
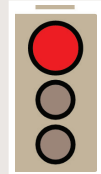
- £50,081 of S106 monies spent on public open space
- Progress was made towards the future adoption of the Community Infrastructure Levy (CIL)
- Successful £7.5m funding bid to the Local Transport Board as a contribution towards the access junction on the A361 from the allocated site Tiverton Eastern Urban Extension

Expenditure on public open space from new development


Applicable policies
Core Strategy Policies COR1, COR2, COR8
AIDPD Policy AL/IN/1, AL/IN/3

Target
£100,000 per year

Performance



Source:
Mid Devon District Council

<p>Community Infrastructure Levy - Income and expenditure</p>	<p>Applicable policies Core Strategy Policy COR8 AIDPD Policy AL/IN/1</p> <p>Target None</p>	<p>Performance</p> 
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Local Planning Authorities with an adopted Community Infrastructure Levy (CIL) Charging Schedule are required to provide an update within the AMR on the amount of money collected. The Mid Devon charging schedule for CIL was independently examined in November 2012 and approved by the Council in July 2013. Subsequently however, the Council determined not to adopt the charging schedule. Instead, a new CIL charging schedule is being prepared alongside the review of the Local Plan. It is anticipated that this will be submitted for examination in 2016 and adopted the following year.

4

Local Plan
preparation
and other reporting
requirements



Local Plan preparation

This section assesses the progress in preparing the documents that form the Local Plan. It also provides an update on the progress of any additional documents being prepared, such as any supplementary planning documents (SPDs) or other supporting documents. The timetable for their preparation is set by the Local Development Scheme (LDS), which can be located on the Mid Devon District Council website at:

<http://www.middevon.gov.uk/lds>

The table overleaf provides an update on all documents that have been under preparation within the timescale of the monitoring report (1st April 2014 - 31st March 2015). It also includes information on progress made beyond the end of the monitoring period.

A number of documents were adopted prior to the monitoring period (see the top section in the table). A timetable of their preparation can be found within previous year's AMRs and a summary may be found at

[www.middevon.gov.uk/forward planning](http://www.middevon.gov.uk/forward_planning)

Preparation of the Local Plan Review, which will replace the three parts of the adopted plan, has continued. A consultation was held between February – April 2015 on the proposed submission version. This follows a number of a scoping consultation in 2013 and a further consultation on options in 2014. It is anticipated that the Local Plan Review will be submitted to the Secretary of State in Summer 2016 to begin the examination process.

Alongside production on this document the Council has also been preparing a new Community Infrastructure Levy Charging Schedule. A consultation on the Preliminary Draft took place in July 2014, whilst a consultation on the draft schedule happened alongside the Local Plan Review in February-April 2015. The submission and adoption timetable for CIL mirrors that of the Local Plan Review.

During the monitoring period the Council also adopted the Tiverton Eastern Urban Extension Masterplan Supplementary Planning Document (SPD). Further work is being undertaken on the remaining site area, known as Area B. The masterplan for NW Cullompton is anticipated to be adopted as a SPD in February 2016. Further work is being undertaken on a Landscape Assessment Solar SPD.

Previously adopted documents	Doc. Type	Adoption Date
Core Strategy 2006-2026 (Local Plan Part 1)	LP	Adopted July 2007
Allocations and Infrastructure Development Plan Document (Local Plan Part 2)	LP	Adopted October 2010
Local Plan Part 3	LP	Adopted October 2013
Air Quality	SPD	Adopted May 2008
Public Open Space	SPD	Adopted May 2008
Meeting Housing Needs	SPD	July 2012
Provision of parking in new development	SPD	June 2013
Statement of Community Involvement	Other	August 2012

Documents adopted in the monitoring period	Doc. Type	Adoption Target Date	Adoption Achieved Date	Comments
Tiverton EUE Masterplan	SPD	2014 (Adoption)	April 2014 (Adopted)	on time

Documents being prepared	Doc. Type	Preparation Target Date	Preparation Achieved Date	Comments
Local Plan Review				
- Sustainability Appraisal Scoping	LP	May 2013	July 2013	2 months late
- Preparation Stage Consultation		January 2014	January 2014	on time
- Publication Stage (Proposed Submission) Consultation		January 2015	February 2015	1 month late
- Submission		June 2016	TBC	
- Hearings		Sep 2016	TBC	
- Adoption		Jan 2017	TBC	
Community Infrastructure Levy Charging Schedule	Other	Jan 2017 (Adoption)	TBC	
Landscape Sensitivity Assessment SPD	SPD	2016 (Adoption)	TBC	
NW Cullompton Masterplan	SPD	2016 (Adoption)	TBC	

Note: LP = Local Plan; SPD = Supplementary Planning Document

Neighbourhood planning

Monitoring reports are now required to include details of neighbourhood development orders or neighbourhood plans being prepared within the district. Four neighbourhood plan areas have been designated in Tiverton/Halberton, Cullompton, Crediton and Silverton. Mid Devon District Council has discussed neighbourhood planning with a number of parish and town councils, some of which are currently deciding whether to begin the process of developing a plan.

Duty to cooperate

The Council cooperated with the County Council, neighbouring local authorities and other prescribed bodies during the preparation of LP3 and the evidence base supporting it. Further duty to cooperate meetings have taken place throughout 2014 and 2015 regarding the content of the Local Plan Review. These were attended by a number of local authorities and statutory agencies. The Council also cooperates with its partners on a number of other areas, including with the authorities of the Exeter Housing Market Area (i.e. Dartmoor, East Devon, Exeter and Teignbridge) on a joint Strategic Housing

Market Assessment (SHMA) and Strategic Housing Land Availability Assessment (SHLAA). Mid Devon is also a signatory to the Devon-wide Duty to Cooperate protocol which sets out the requirements of how the duty will be met across the county. Separate arrangements are in place with the neighbouring Exmoor National Park. Long-term policy development and strategic matters are discussed at quarterly meetings of Devon Planning Officers, Devon Landscape Officers and Devon Conservation Officers, in addition to more focused engagement with relevant prescribed bodies when necessary.

7

Conclusion



Conclusion

The population of Mid Devon has grown at a faster rate than the rest of Devon, the South West and England. The age profile has also changed, with particular growth in the 40-59 and 60+ age brackets, compared with only limited change for younger groups. Other data sources have shown that the ratio of house prices to earnings remains high, though it is broadly the same as the rest of Devon. House prices have fluctuated over the recent period but have showed an increase this year when compared with previous years.

Though completions remain below just below target, this year has seen a significant increase in the number of dwellings permitted. The total now stands at 1427, the highest since prior to 2002/03. The Council also took a number of positive steps to ensure a sufficient and robust five year land supply position by releasing a number of additional sites and encouraging the receipt of planning applications upon them. This leaves the Council with a supply of 129%, equivalent to 6.45 years. Delivery of affordable dwellings has decreased this year. Two large allocated sites now have reserved matters consent, with construction having undertaken on Farleigh Meadows. 330 dwellings have outline planning permission on Tiverton Eastern Urban Extension, with another 700 with a resolution subject to agreement of S106. Outline applications are expected to following the adoption of the NW Cullompton masterplan early in the year.

The challenging market conditions have ensured that delivery of employment development has been fairly low. This year 2014 - 2015 over 13,000 sqm of employment floorspace was completed, just below the target of 14,000 sqm. Whilst the district maintains a large supply of employment land, there has been low take up of allocated sites in recent years. This reflects other economic data that shows the number of businesses in the district has slightly reduced. However the number of unemployed people has decreased.

Retail performance has been largely static in this monitoring period. There have not been any completed developments of retail allocations since 2008 / 2009. Recorded footfall within the town centres has increased in Tiverton and Crediton. However, there has been a slight reduction in Cullompton.

The Council has adopted the Tiverton Eastern Urban Extension Masterplan SPD. Consultation on the Local Plan Review and Community Infrastructure Levy is now complete, with submission to the Secretary of State scheduled to take place in the Summer 2016.

Appendices



Appendix 1:

Other sources of data

This section contains links to other websites that provide data and statistical information in relation to Mid Devon.

Devon County Council hosts two sites containing data relevant to Mid Devon. The first provides information on population, education, social issues, deprivation and Devon town profiles. The second provides economic data in relation to the district:

<https://new.devon.gov.uk/factsandfigures>

<http://www.devonomics.info/>

The Association of Public Health Observatories publishes an annual Mid Devon profile of health statistics:

<http://www.apho.org.uk/resource/view.aspx?RID=50215&SEARCH=mid+devon&SPEAR=>

Official labour market statistics for the district can be found at:

www.nomisweb.co.uk

The Office for National Statistics host a range of data available, much derived from the census, and can be aggregated at the level of local authority, ward or lower super output area:

www.neighbourhood.statistics.gov.uk

Crime statistics for neighbourhood areas can be found at:

www.police.uk

