THE ISLES OF SCILLY LOCAL DEVELOPMENT FRAMEWORK

ANNUAL MONITORING REPORT (AMR3)

(APRIL 2008 – MARCH 2009)

DECEMBER 2009

CONTENTS

SUMMARY

The Planning and Compulsory Act 2004 requires every Local Planning Authority to prepare an Annual Monitoring Report. This Annual Monitoring Report is the third to be prepared for the Isles of Scilly and covers the period from 1st April 2008 to 31st March 2009.

In summary this report;

- Includes a series of indicators that highlight the key social, environmental and economic characteristics of the islands. These indicators have helped identify the key issues, challenges and opportunities that the planning system needs to address on Scilly;

- Assesses the progress towards the implementation of the proposed timetable for Local Development Documents identified in the Local Development Scheme;

- Contains Core Output Indicators to assess performance against national planning policy objectives. However, the size and unique characteristics of the islands means that some of the information in relation to these indicators is either unavailable or inappropriate;

- Contains Local Output Indicators that monitor the extent to which the policies and proposals in the Local Plan are achieving their purpose; and

- Sets out the timetable for preparing the AMR for 2009/10.

INTRODUCTION

1. The Planning and Compulsory Purchase Act 2004, which came into force in September 2004, introduced fundamental changes to the planning system. In accordance with the provisions of this Act, the Isles of Scilly Local Plan - A 2020 Vision Isles of Scilly, which was adopted in November 2005, will gradually be replaced with a series of Local Development Documents (LDD's). Collectively, each Local Development Document will make up the Local Development Framework (LDF) for the Isles of Scilly. The Local Development Scheme (LDS) sets out the timetable for the preparation of LDD's.

2. The 2004 Act provides for existing planning policy documents to be *'saved'* for a period of three years from the date of adoption while the new system is introduced. Most of the policies contained in the Local Plan have been saved beyond the 3 year period since it was adopted by the Government through the powers of the Secretary of State. The Local Plan remains an up to date and relevant document and reflects the principles of the local development framework and current priorities on the islands. In this respect, it is considered that the Local Plan provides a clear spatial planning strategy for the islands in a concise and precise manner, reflecting its relatively small population and geographic area. The Local Plan has regard to the Sustainable Community Strategy for the islands and is in general conformity with the draft Regional Spatial Strategy for the South West.

3. Section 35 of the Act requires that every Local Planning Authority submit an annual monitoring report to the Secretary of State by the 31st December. Monitoring is central to sound spatial planning and the achievement of sustainable development. Monitoring is required to identify the impact of planning policies and proposals and assess whether or not they need adjusting or replacing to ensure they meet their purpose.

4. The Annual Monitoring Report (AMR) assesses the implementation of the LDS and the extent to which policies in the Local Plan and subsequent LDD's are achieving their purpose. This AMR covers the period from 1st April 2008 to 31st March 2009.

The Key Characteristics of the Isles of Scilly

Context

5. The Isles of Scilly is a geographically, socially and politically distinct entity located 28 nautical miles from the coast of Cornwall and comprising a group of approximately 200 low-lying granite islands and rocks. The 2001 Census identifies the resident population on

Scilly as 2,153, with 1,607 people living on St Mary's. Most of these live within the administrative centre of Hugh Town. In addition, there are small though significant communities on 4 of the off-islands: 83 residents on St Agnes, 78 on Bryher, 167 on Tresco and 113 on St Martin's. The population remains stable but is aging rapidly as the young leave for the mainland in pursuit of further education, jobs and homes and the elderly retire to the islands'. The majority of the Isles of Scilly is owned by the Duchy of Cornwall with some freehold land on St Mary's, concentrated primarily in Hugh Town. The whole of the island of Tresco is let on a long- term basis to Tresco Estate.

Fig 1 – Map of the Isles of Scilly

6. The exceptional quality of the islands environment reflects its designation as an Area of Outstanding Natural Beauty (AONB), Conservation Area and Heritage Coast. The Conservation Area and the AONB boundaries are coincidental and cover the entire archipelago. In addition, there are 27 Sites of Special Scientific Interest, 236 Scheduled Ancient Monuments, 128 listed buildings (4 Grade I and 8 Grade 2*), a Special Area of Conservation (EU Habitats Directive), a Special Protection Area (EU Birds Directive) and a Ramsar site (i.e. a wetland of international importance). The unique quality of the environment is an asset both for the islands and for Cornwall, pulling thousands of visitors down through the south west peninsula every year.

7. The indicators set out in the table below provide a portrait of some of the social, economic and environmental characteristics of the islands with comparable information where available for the South West and the United Kingdom. These indicators provide the context that has helped to establish the key issues, challenges and opportunities that the planning system on Scilly needs to address.

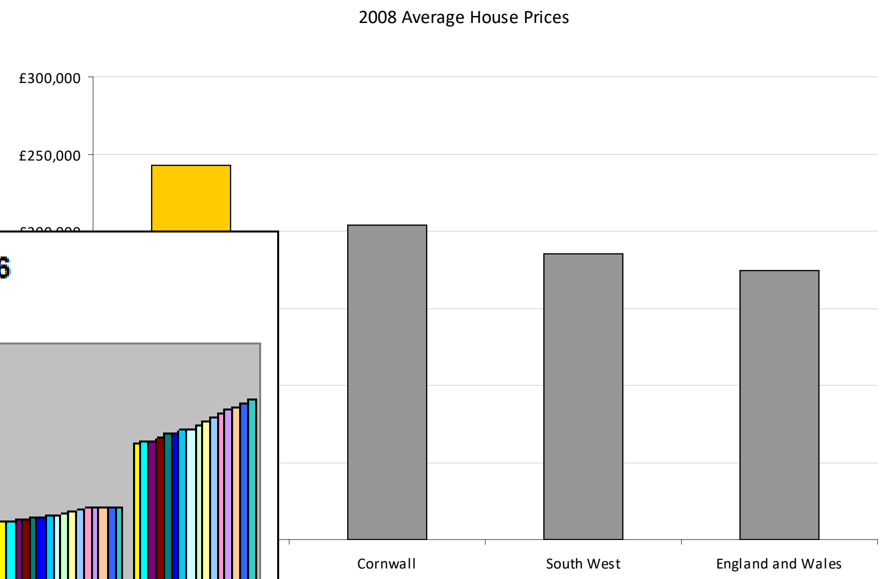
Key Indicators for the Isles of Scilly (2009)Hjfghj

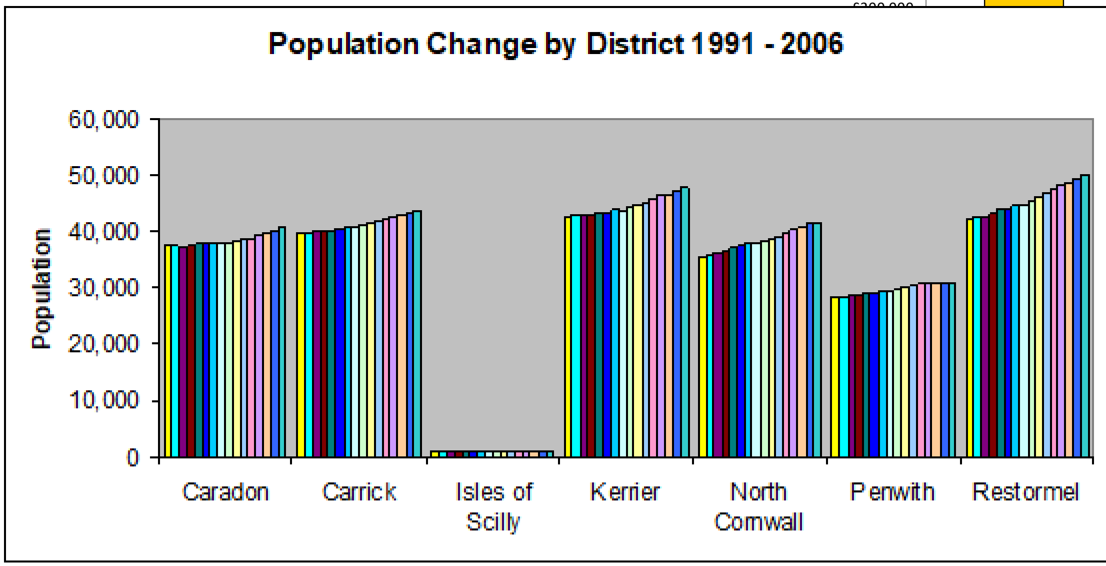
	The Isles of Scilly	**South West**	**UK**
Population (2001 census)			
Population Size	2153	4,928,434	58,789,194 (59.6 M)
Population Density (people per hectare)	1.3	2.1	2.4
% of population under 25 years	25%	19.0%	31%
% of population over 45 years	47%	9.2%	40%
% Ethnic Composition (2001 census)			
White	99.5%	~	90.9
Mixed	0.3%	~	1.3%
Black	0	~	2.1%

Asian	0	~	4.6%
Chinese	0.2%	~	0.9%
Employment and the Economy			
Gross value £ added per head (2005)	£16,672	~	£19,049
% job seeker allowance	0.7%	2.5%	3.4%
% retired	13.4%	15.5%	13.6%
% employed	78.2%	62.4%	60.2%
Labour force as % of total population	80%	62.3	66.9%
Average Gross Weekly Income	£277.30	£365.70	£395.6
Women as % of total employees	46.2%	45.4%	48.9%
Self employed as % total labour force	27.8%	10.1%	12.7%
Part time as % total employees	47.5%	~	25.7%
Housing			
Number of households	881	2,085,984	24,479,439
Average household size	2.29	2.31	2.36
% Living in Detached	32.6%	~	22.8%
% living in Semi-Detached	18.8%	~	31.6%
% Living in Terraced	17.8%	~	26%
% Living in Flats	30.6%	~	19.2%
Owner Occupied	40.0%	72.0%	68.9%
Rent from Council	13.0%	7.0%	13.2%
Rent from Housing Association	4.0%	5.0%	6%
Private Rented Other	30.0% 14.0%	10.0% 4.0%	11.9%
% Households Without central Heating	40.4%	~	8.5%
Transport/Accessibility			
% of households with no car	46.3%	20.2%	27.4%
Environment			
Distance from mainland	40km	~	~

Total Area of the islands	16 sq km	~	~
Length of coast (Heritage Coast designated 1974)	57km	~	~
% area within AONB designated 1975	100%	~	~
Number and Area covered by SSSI's	27 5.63Km (35%)	~	~
Special Area of Conservation	1.84 sq km	~	~
Special Protection Area	4.09 sq km	~	~
Ramsar	4.09 sq km	~	~
Voluntary Marine Park	Out to 50 metre contour	~	~
Number of listed buildings	128 (4 Grade I and 8 Grade II*)	~	~
% area within Conservation Area	100%	~	~
Number of Scheduled Ancient Monuments	236	~	~
Education			
% of 16 yr olds achieving 5 plus GCSE at A-C or above	82.6%	56.1%	56.3% (England)
Community Safety			
Crime rate per 1000 population	4.8	~	11.4

8. Socio-economic Performance Population and Housing





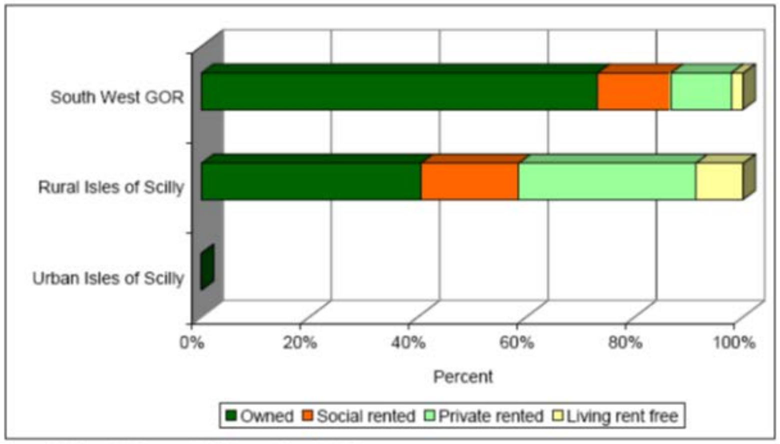
9. Although the population remains relatively static at around 2150 residents, one observable trend is that the population is aging. 47% of the population was over 45 at the time of the census compared to just 40% in England and 25% of the population were under 25 compared to 31% nationally. Whilst this trend is consistent with the national picture it is the more pronounced nature, coupled with the islands small absolute population that is a concern. The trend reflects the out-migration of the islands' young, usually following secondary education to access further education, jobs and homes, and in-migration of older persons who come to Scilly to retire.

10. There is a need to bring back younger people to create a sustainable community. Failure to do so will place pressure on service provision including social services and healthcare provision as well as leading to a decrease in the proportion of residents who are economically active, in a context where a small decrease in the number of economically active or the loss of key businesses or social infrastructure can have considerable consequences.

11. The cost and availability of adequate housing is a significant factor in retaining both the islands' young and providing dwellings for the islands employment base.

12. Those privately owned houses that become available for sale on the open market are rarely bought by local residents as property prices are well beyond average earnings of the islands residents. The social rented sector is massively oversubscribed and the private rented sector can be prohibitively expensive. Aside from issues of demand there is also a lack in variety to cope with the differing family dynamics. There is also a seasonal element to housing issues on the islands; with many houses being let during winter months to islanders on short term leases so that they can be let during the summer as holiday accommodation. On top of these issues the islands have a 23% second home ownership rate meaning that at certain times of the year buildings lay unoccupied.

Percentage of households by tenure

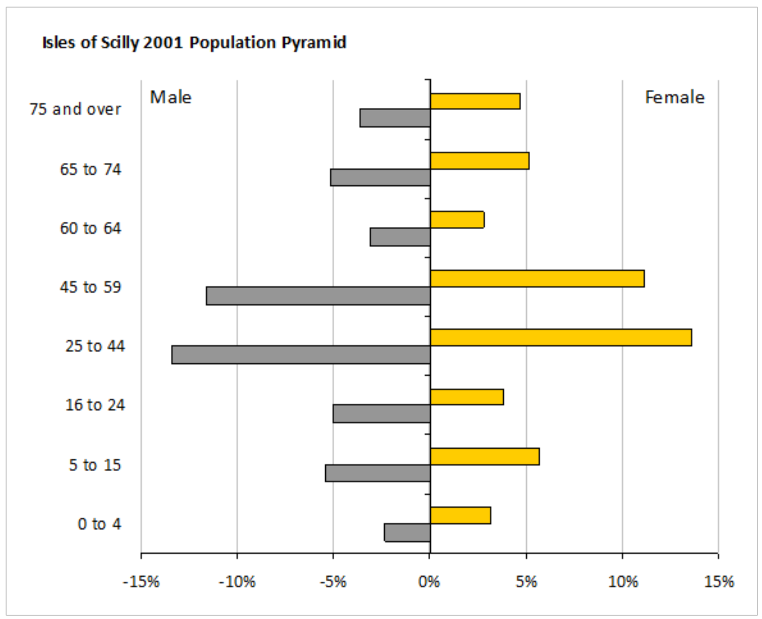


Source table from the Census: UV63 Tenure (Households)

13. The islands are ranked 43rd most deprived ward in England out of all 32,482 wards in terms of access to housing and services[1]:

[1] Image and data from ONS Indices of Deprivation 2007

14. Diversification of the existing business base should help to retain or attract back younger people who have left the islands. However, such efforts must be complemented by the development of affordable housing. The Regional Spatial Strategy has restricted the islands ability to house its residents by allowing only 15 dwellings a year. These figures include any sub divisions of existing housing stock, changes of use of existing premises and/or new build private or social housing.



15. Social facilities are also required to sustain the islands communities as they are becoming more influential with regards to migration decisions.

16. It is imperative that development contributes to sustaining the current level of population whilst offering up opportunities for school leavers and young persons that wish to make their homes and businesses on the Isles of Scilly. Rebalancing of the islands population to counter the ageing population is essential to the long term viability of the Isles of Scilly Community. Tackling issues of peripherality and housing will be crucial to retaining a balanced population and the islands will need to take advantage of innovative solutions to access and services issues. It is also essential that activities undertaken work in harmony with the Islands landscape and seascape and where possible harness the environment to deliver new and innovative business sectors.

	2003			2007			2003-2007
	All Employees	Number of KBE Employees	% employment KBE	All Employees	Number of KBE Employees	% employment KBE	% growth
Isles of Scilly	944	83	9	1,091	64	6	-23
Penwith	20,170	3,110	15	22,997	2,926	13	-6
Cornwall and Isles of Scilly	180,620	24,082	13	196,796	30,035	15	25
South West	2,145,684	436,483	20	2,236,601	465,932	21	7
England	22,286,260	4,820,304	22	23,004,909	5,132,134	22	6

Economic Activity

17. The business stock on the Isles of Scilly has remained stable for the past decade. With 10 VAT registrations in 2007, there is firm evidence to suggest that there is a willingness to grow businesses on the islands. Furthermore, businesses on the Isles of Scilly have shown remarkable resilience in comparison to those from other areas; 75% of those businesses registering for VAT in 2002 were still operating three years later. In addition 84% of businesses on the islands have been trading for at least 6 years, whilst 55% have been trading over 15 years.

18. However, within the local business community there is a feeling that the economy is underperforming. The most common explanation provided by businesses for this low level of confidence is the cost of travel to and from the islands (28% of businesses). These businesses feel that the cost of travel is dissuading potential consumers. Other concerns include the high freight costs experienced by the islands businesses which have an impact on product price point, 17% suggest a lack of customers, while another 17% feel the general economic climate is the main reason for economic underperformance.

19. The Scillonian economy is dominated by a small number of sectors. Whilst this leaves the islands economy susceptible to consumer choice, financial crises or other issues that may affect these sectors, opportunities for diversification of the business base are limited. Specific limitations include:
    - population size;
    - a lack of available labour supply;
    - lack/affordability of housing;
    - absence of a clear comparative advantage in many sectors;
    - high transport costs;
    - limited frequency of transport provision, especially in the winter, which can act as a constraint in serving/competing in particular markets;
    - and the need to safeguard the existing environmental quality.

20. Of the islands key sectors, tourism is the most significant with 24% of all businesses operating in the Hotels and Catering sector. However, the needs of the tourism are such that there are relatively few economic activities on the islands that can be said to have no link to tourism. As a result it is important that tourism remains competitive and continues to deliver against visitor expectations.

21. The islands environment remains a significant asset for attracting visitors but reliance upon this alone to maintain the Isles of Scilly's prominence as a destination would likely lead to a reduction in visitor numbers. Whilst providing a good source of revenue, tourism puts pressure on the ageing infrastructure which sustains it; specifically, the sewerage and water supply systems that were not designed to cope with the throughput tourism requires. In order to sustain tourism in the long term this particular issue will need to be addressed as will the future of islands transport infrastructure.

22. Also central to the Scillonian economy is the agricultural sector. The islands agricultural businesses are responsible for the bulk of the islands export trade. However the market for vegetable, bulb and flower production is increasingly competitive, with distance being

less of a deterrent to shipping or air-freighting produce world-wide than was the case one or two decades ago. Whilst in some respects this is a concern, several local exporters have developed sophisticated marketing strategies and websites to promote their products and to provide an online point of sale. Coupled with the growing consumer trend for provenance, many businesses are reporting improved sales in the last few years.

23. The retail and transport sector makes up 23% of the islands business stock. Trade in this sector is significantly linked to the visitor economy. Transport particularly so, with it being unlikely that the islands residents would benefit from all the current forms of connections to the mainland without it. Equally, the number of businesses providing on-island and between island transport would similarly be impacted by a decline in visitor numbers. Transport is also linked to the agriculture sector which underpins the freight service, especially in the winter, as a result of the exportation of flowers from the islands farms.

24. Fishing remains an important economic sector on the islands, especially on the off-Islands. Though only providing jobs for a relatively small number of people it must be recognized that proportionately this sector is 6 times greater on Scilly than in the South West Region. However, previous consultation work identified that as little as 10% of the local fleets catch is sold on the islands with the rest being taken to the fish market at Newlyn. As this catch is not directly landed at Newlyn it is classified as "over landed" and as a result fetches a lower price. With the size of the vessels used by the islands fishermen, the cost associated with running these businesses and the reduced value of the "over landed" fish this sector is particularly vulnerable.

25. The islands have a disproportionately smaller number of businesses engaged in high value activities, such as the banking, finance and insurance in comparison to Cornwall, the South West and England. In fact the "Knowledge Based" sector of the islands has decreased by a quarter between 2003 and 2007. The knowledge economy does offer the potential to improve the competitiveness of the islands businesses as well as offering up the possibility of new and well paid employment opportunities for the islands residents.

26. The Islands' employment base is made up of the following business activities[2]:

	Isles of Scilly		South West Region (rural only)	
Sector	**Number**	**Percentage**	**Number**	**Percentage**

[2] Source: ONS Census 2001.

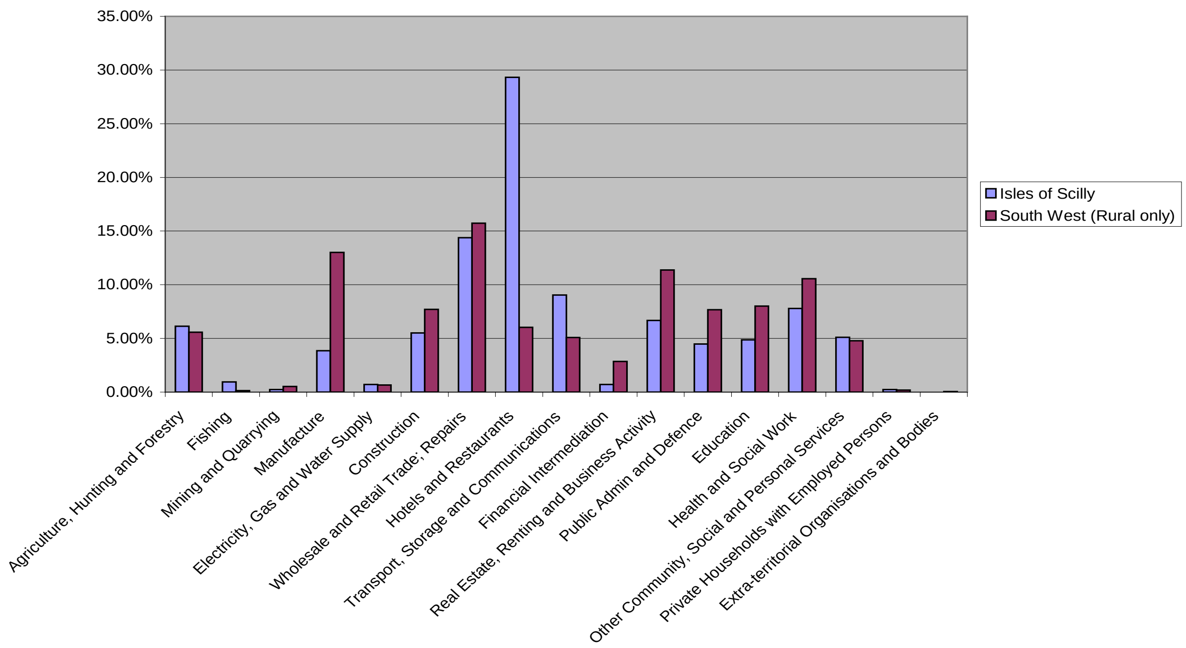
	Isles of Scilly		South West Region (rural only)	
Sector	**Number**	**Percentage**	**Number**	**Percentage**
Agriculture, Hunting and Forestry	78	6.13%	43,438	5.58%
Fishing	12	0.94%	1057	0.14%
Mining and Quarrying	3	0.24%	4042	0.52%
Manufacture	49	3.85%	101405	13.02%
Electricity, Gas and Water Supply	9	0.71%	5163	0.66%
Construction	70	5.50%	60001	7.70%
Wholesale and Retail Trade; Repairs	183	14.39%	122601	15.74%
Hotels and Restaurants	373	29.32%	47048	6.04%
Transport, Storage and Communications	115	9.04%	39618	5.09%
Financial Intermediation	9	0.71%	22279	2.86%
Real Estate, Renting and Business Activity	85	6.68%	88606	11.38%
Public Admin and Defence	57	4.48%	59723	7.67%
Education	62	4.87%	62442	8.02%
Health and Social Work	99	7.78%	82219	10.56%
Other Community, Social and Personal Services	65	5.11%	37244	4.78%
Private Households with Employed Persons	3	0.24%	1503	0.19%
Extra-territorial Organisations and Bodies	-		407	0.05%
TOTAL	1272	100.00%	778,796	100.00%

27. Employment within the Scillonian economy displays significant differences with that of the South West Region.

28. The Primary Sector has a greater importance on the islands than in the South West with both Agriculture and Fishing being comparatively more significant economic activities. Whilst the official statistics from the census 2001 show only 78 employees in the agriculture sector, a study following the completion of the Specific Agriculture Project implied far greater numbers. The study identified 68 full time, 50 part time and 89 seasonal employees working in the flower farming industries alone. This effectively illustrates how important agriculture still is on the islands and also an even greater disparity between the Isles of Scilly and the region *vis a vis* employment in the primary sector.

29. The Secondary Sector is the area in which the Isles of Scilly economy differs most notably with the South West's and this is a result of the islands smaller scale manufacturing base. The Construction sector is also noticeably smaller when compared with the South West but this is more likely a reflection of the finite supply of development land, a relatively static population size and the consequences of development control policy within a highly designated environment.

30. The Tertiary Sector is the focus of employment on the islands with over 1000 of the total 1272 economically active persons employed in this sector. Relatively this is 10% greater than in the South West region. The significant employers within this sector are Hotels and Restaurants (tourism), which is responsible for almost 30% of all employment on the islands, and transport which is 9% of all employment. It is also important to note the inter-relationship of these two business activities; with tourism being the main driving force for transport. Statistics from the Annual Business Inquiry support the idea of even greater numbers of people working in the Hotel and Restaurant sector. Using VAT and PAYE as its sources, the ABI indicates as much as 45% of employment is focussed in this sector. It should also be noted that using this methodology to account for employment figures does not capture second incomes; therefore, this figure could be greater still. Arguably, the influences of tourism, in respect of employment, are felt throughout most of the islands' sectors as tourism generates significant amounts of work outside of its core business activities.



31. Another atypical feature of employment on the Isles of Scilly is the low rate of unemployment. Where unemployment does occur it is as a result of the seasonality of the tourism and agricultural industries; where at the end of the season some of the surplus workforce is soaked up by the flower farming industry and vice versa. Any remaining workforce usually return to the mainland to pursue other employment opportunities. In this respect the main underlying theme of economic development is the safeguarding of existing employment levels while raising incomes.

	Total Population	Economically active	Economically active: Self-employed	Economically active: Unemployed
Isles of Scilly	2,153	59.9%	34.7%	1.4%
Penwith	63,012	71.4%	15.8%	7.7%

South West	4,928,434	48.4%	14.9%	3.8%
England	49,138,831	48.3%	12.4%	5.0%

32. There is considerable under-employment, reflecting the limited career opportunities available and the seasonal nature of some employment. Furthermore, employment on the islands is more likely to be 'lower ranking' than the South West average and as a result there is often a need for many individuals to hold down more than one job. This is not necessarily a disadvantage in an island economy. However, of greater concern is the absence of higher paying part time employment: that is, even where people have more than one job, these tend to be low paid. The average wage identified by the ONS Annual Survey of Hours and Earnings is £277 per week, well below the national average of £390 per week. This means that the Isles of Scilly are the 4th lowest paid area in the UK.

33. The low incomes on the island reflect the importance of particular sectors (agriculture and tourism), plurality of occupation, the high rate of self-employment, the very small scale of most business operations and underemployment. When taken in context with the high costs of living on the islands, low incomes are a significant issue.

Summary

34. The economy on the Islands is similar to that of other islands' communities; having relatively few sectors, no clear advantage, high transport costs, limited frequency of transport, poor access to the market place and an import/export economy. Employment on the Isles of Scilly is focussed in the Tertiary Sector (83%), with the Secondary Sector (10%) being much less important locally than within the region as a whole. The Primary Sector (7%) is still a significant employer and is of greater importance locally than across the South West Region. Employment is concentrated in the Hotel and Restaurant Sector, with Transport and Wholesale and Retail Trade also significant employers. Employment in other sectors and business activities owes much to the needs of the Tourism sector. As a result those indirectly dependant on tourism for employment can be seen as greater than 30% indentified as directly employed in the Hotels & Restaurants sector. There is a high incidence of underemployment, self-employment and low value jobs. The islands' labour supply is restricted by its geographical location. Although the islands economy has seen growth during the past 10 years this growth has been below national levels. On top of this, GVA per head has fallen behind the national level having actually having been 114% of the national in 1995. Agriculture has seen a significant downturn across the 10 year period and 4 out of 5 of the islands' strongest sectors have seen decreases in their share of the market.

35. Other issues in relation to access to the provision of services are summarised below:

Affordable housing – ex-council houses are currently valued at approximately £300k+. The large amount of second homes, the high proportion of rented visitor accommodation and second homes, finite land and high building costs mean that there is an acute shortage of decent affordable homes. Commuting from a cheaper area is clearly not an option. This situation has a knock-on effect in the labour market, as employers continually experience problems in securing staff accommodation.

Local costs of living – local studies have estimated the cost of groceries to be 30% higher on the islands than on the mainland. Additionally any good purchased from the mainland incurs freight charges. Even more dramatically, construction costs on the islands are estimated to be over 100% higher than on the mainland.

Access to high quality skilled employment with higher wages is limited.

Access to workspace – the Cornwall and Isles of Scilly Employment Space Strategic Assessment 2007- 2017 concluded that 'there is only limited employment space provision on these islands'.

Access to post-16 education - post-16 education is not provided on the island, and educational grants do not cover the cost of sending students to mainland colleges.

Access to higher education – there are additional costs over and above those incurred by mainland students because attending university/college close to home is not an option.

Access to health care – the islands have good GP care and a cottage hospital but many hospital appointments involve trips to Penzance, Truro or even Plymouth not always achievable in a day and visits to relatives in hospital involve great cost.

Access to sport and culture – opportunities are limited with facilities such as a sports centre not being available on the islands.

Double disadvantage – the factors above apply to St. Mary's where the majority of the population live, but there are communities on 4 other islands to whom these factors apply, but who have the additional cost and physical difficulty of accessing services via St. Mary's.

Challenges and Opportunities

36. These negative factors, as summarised above, act as a drag on economic and social development. Indeed, some may be intractable and will continue to compound other disadvantages, such as high transport costs. These issues have implications for the range and location of development activities that should be pursued and it is particularly important that projects for the off-islands are developed as part of the overarching spatial planning strategy for the Isles of Scilly. Protecting the islands' unique and precious environment, whilst ensuring a strong, sustainable and dynamic community, is a continual challenge for the Local Planning Authority. In the face of these unique challenges, the policies and proposals set out in the Local Plan and the emerging Local Development Framework seek to provide a strategic and sustainable solution to meeting the development needs of the islands.

IMPLEMENTING THE LOCAL DEVELOPMENT SCHEME

37. The first Isles of Scilly Local Development Scheme (LDS) was approved in August 2005, having been submitted formally to the Government Office for the South West during March 2005. The LDS has subsequently been updated in July 2006, March 2007, June 2008 and December 2009. This report monitors the progress of the fourth version of the LDS (June 2008) as it covers the period up to March 2009.

38. The first key document to be prepared as part of the Local Development Framework has been the Statement of Community Involvement (SCI). In accordance with the key dates set out in the LDS, the draft SCI was published for consultation in June 2005. The SCI was adopted in January 2006 following an independent examination and binding Inspectors Report, a month ahead of the date indicated in the LDS. Due to changes in the regulations, which have removed the Preferred Option stage from the process of preparing development plan documents and revised the list of bodies that should be consulted on any LDF document, the SCI will need to be reviewed and revised. It is anticipated that the SCI will be reviewed and revised during the winter of 2009/10 in parallel with the preparation of the Scoping Report for the Sustainability Appraisal in connection with the Core Strategy.

39. The programme for preparing planning documents within the LDS approved in June 2008 indicates the Commencement of the preparation of the Core Strategy with the Issues and Options consultation scheduled for September and October 2008. Unfortunately this work has not commenced due in part to the slippage in the programme for adopting the Regional Spatial Strategy for the South West and the continuing objection of the Council to the strategic housing provision for the islands identified in the document.

40. The LDS adopted in June 2008 indicates that the adoption of a Development Brief as a Supplementary Planning Document for a new nursery, primary and secondary school on St Mary's in June 2008 following public consultation in March and April 2008. As indicated in the table below, this date was almost achieved with the adoption of the development brief in July 2008. The LDS also indicates the adoption as a Supplementary Planning Document of a Master Plan for the Porthcressa area on St Mary's in December 2008. Unfortunately, this Masterplan was not adopted until the summer of 2009 due in part to more extensive consultation. The LDS also indicates the adoption of a Good Practice Guidance on Biodiversity and Geological Conservation as a Supplementary Planning Document also in December 2008. As indicated in the table below, this date was achieved with the Good Practice Guidance adopted in December 2008.

41. The LDS adopted in June 2008 indicates that the Development Briefs for the sites allocated for housing at McFarland's Down and Telegraph both on St Mary's were scheduled for preparation during the period 2008/09, with public consultation undertaken in January and February 2009. However, preparation of these documents did not commence mainly because there was no immediate demand for the residential use of these sites due to the amount of commitments and completions elsewhere and as indicated in the housing trajectory set out in this report.

Progress of Documents in the Local Development Scheme Programme from April 2008 to March 2009.

Development Plan Document and Key Stages Core Strategy	**Target Date**	**Date Achieved**
Issues and Alternative Options Consultation	September – October 2008	Date not achieved in part due to limited resources and other priorities and due to slippage in the preparation of the Regional Spatial Strategy

Supplementary Planning Document and Key Stages	**Target Date**	**Date Achieved**
Development Brief for a new school base on St Mary's		
Community and Key Stakeholder Consultation	March – April 08	April 08
Adoption	July 08	July 08
Porthcressa Regeneration Area Master Plan		
Community and Key Stakeholder Consultation	August – September 08	Various consultation exercises undertaken in 2008 and 2009

Adoption	December 08	September 2009
Biodiversity/ Geological Conservation Good Practice Guide		
Community and Key Stakeholder Consultation	September- October 08	September- October 08
Adoption	December 08	December 08
1. Development Brief for Land at McFarland's Down, St Marys		
Community and Key Stakeholder Consultation	January - February 2009	Date not achieved in part due to limited resources and other priorities. Also, no immediate demand for the residential development of site due to commitments and build elsewhere as part of the plan, monitor and manage approach. Site may need to be reviewed as part of the preparation of the Core Strategy.
Adoption	May 2009	Date not achieved in part due to limited resources and other priorities. Also, no immediate demand for the residential development of site due to commitments and build elsewhere as part of the plan, monitor and manage approach. Site may need to be reviewed as part of the preparation of the Core Strategy.
2. Development Brief for Land Adjoining Coastguard Cottages, Telegraph, St Marys		
Community and Key Stakeholder Consultation	January - February	Date not achieved in part due to limited

	2009	resources and other priorities. Also, no immediate demand for the residential development of site due to commitments and build elsewhere as part of the plan, monitor and manage approach. Site may need to be reviewed as part of the preparation of the Core Strategy.
Adoption	May 2009	Date not achieved in part due to limited resources and other priorities. Also, no immediate demand for the residential development of site due to commitments and build elsewhere as part of the plan, monitor and manage approach. Site may need to be reviewed as part of the preparation of the Core Strategy.

42. To reflect the slippage in the time table set out in the LDS approved in June 2008 and to reflect changes in the regulations (including changes to the preparation process of the Core Strategy and that SPD is no longer included within the LDS), a revised version of the LDS was approved in December 2009.

OUTPUT INDICATORS AND POLICY PERFORMANCe

43. The purpose of the output Indicators is to assess the performance of the planning policies and proposals in the context of both national and local objectives and priorities.

44. **Core Output Indicators** are set by Central Government and will be monitored by Local Planning Authorities across the Country. The results of these indicators should provide a consistent and comparable data source to assess the impact of planning policies and proposals at the regional and national level.

45. **Local Output Indicators** are identified by the Council, to monitor the impact and effectiveness of particular planning policies and proposals set out in the Local Plan at a more local level. The selection of local indicators focuses on issues and impacts that are considered to be important locally, without duplicating the core output indicators. However, given that most new development is generally small scale, coupled with the relatively low number of planning applications received and ultimately implemented each year

(on average around 150 applications are received per annum with about 70% approved), it has been difficult to select meaningful local indicators in addition to the national indicators.

CORE OUTPUT INDICATORS

46. The Government has identified a series of Core Output Indicators and can generally be linked to specific plan policies. The national indicators set out in this report are considered to be the most relevant to the islands'.

Business Development

	Core Output Indicator	Measure for 2008/09	Related Policies
1a	Amount of floor space developed for employment by type.[1]	B1 - 100m² B8 - 565m² B1 & B8 - 150m²	Policy 4 and allocated sites in the Local Plan (November 2005) (Proposals B and E)
1b	Amount of floor space developed for employment by type, in employment or regeneration areas.[1+2]	None	Policy 4 and allocated sites in the Local Plan (Proposals B and E)
1c	Amount of floor space by employment type, which is on previously developed land.[1]	B1 – 100m² B8 - 565m² Sui Generis (Council Offices) - 150m²	Policy 4 and allocated sites in the Local Plan (Proposals B and E)
1d	Employment land available by type.[1]	Total Employment Areas:[2] 15930m²	

1e	Losses of employment land in (i) employment[2] / regeneration areas and (ii) local authority area	None	
1f	Amount of employment land lost to residential development.	None	

1 Use Classes from the 2005 Use Classes Order: B1 (business); B2 (general industrial); B8 (storage or distribution)
2 Employment areas include the industrial areas identified in the Local Plan at Porthmellon, St Mary's and Abbey Farm, Tresco. There is no regeneration area specifically identified in the Local Plan, although the Council are working in partnership with the Regional Development Agency to implement a Master Plan for the regeneration of the Porthcressa area in Hugh Town, St Mary's.

47. The Local Plan specifically identifies land for employment purposes at Porthmellon (See Proposal B of the Local Plan), which is the main industrial estate on the islands, and Abbey Farm on Tresco as part of a large mixed use redevelopment scheme (see Proposal E of the Local Plan). Most of the business development for the period was completed as part of the redevelopment of Abbey Farm during 2009/10 with the construction of a builders store with a floor space of 565m². Additional Council Office space was also created during the period 2008/09 with an extension to the Town Hall in Hugh Town for a new reception and one stop shop (25m²) and an extension at Carn Thomas, Hugh Town for a new Children's Centre (75m²). There was no recorded net loss of business premises resulting from their redevelopment or change of use.

Housing

	Core Output Indicator	Measure	Related Policies
2a	Housing trajectory showing:		
(i)	Net additional dwellings over the previous five year period or since the start of the relevant development plan document period,[1] which ever is the longer;	(April 2003 to March 2008) 73[3]	Policies from the previous Local Plan and Policy 3 and allocated sites in the replacement Local Plan (November 2005) (Proposals A and E)

(ii)	Net additional dwellings for the year 2008/09;	11	Policy 3 and allocated sites in the replacement Local Plan (November 2005) (Proposals A and E)
(iii)	Projected net additional dwellings up to the end of the relevant development plan document period or a ten year period from its adoption, whichever is the longer;[2]	33	Policy 3 and allocated sites in the replacement Local Plan (November 2005) (Proposals A and E)
(iv)	The annual net additional dwelling requirement;	5	Policy HD1 of the draft RSS for the SW Policy 3 and allocated sites in the replacement Local Plan (November 2005) (Proposals A and E)
(v)	The annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.	3	Policy 3 and allocated sites in the replacement Local Plan (November 2005) (Proposals A and E)
2b	Percentage of new and converted dwellings on previously developed land.	45%	Policies 2 and 3 and allocated sites in the replacement Local Plan (November 2005) (Proposals A and E)
2c	Percentage of new dwellings completed at:		
(i)	less than 30 dwellings per hectare;	5%	Policy 2 of the Local Plan
(ii)	between 30 and 50 dwellings per hectare; and	85%	Policy 2 of the Local Plan
(iii)	above 50 dwellings per hectare.	10%	Policy 2 of the Local Plan
2d	Affordable housing completions.	72	Policy 3 of the Local Plan

1 The replacement Local Plan – A 2020 Vision - was adopted in November 2005 and saved until 2010 although it covers the period to 2020.

2 The figure is an estimate based on the anticipated provision as set out in the Local Plan from 2004 to 2020 (i.e. approximately 100 dwellings) and not based on the strategic level of provision set out in the draft RSS.

3 The figure does not include staff or visitor accommodation subject to occupancy restrictions.

48. No strategic housing requirements have been identified for the Isles of Scilly in the Regional Planning Guidance for the South West (RPG10). Instead RPG10, through Policy H04, requires that any new housing on the islands should only be permitted where it meets the needs of the community. However, the Draft Regional Spatial Strategy (RSS) for the South West sets out the average annual net increase in housing that should be delivered by the LDF for the period up to 2026. The proposed provision for the Isles of Scilly is set out below and is based on an estimate of provision against local needs only.

Housing Market Areas, Unitary Authorities and Districts: Housing Totals and Phasing

	2006-2026 Overall Annual Average Net Dwelling Requirement	**2006-2016** Annual Average Net Dwelling Requirement	**2016-2026** Annual Average Net Dwelling Requirement
ISLES OF SCILLY	**5**	**5**	**5**

49. In total, it is estimated that the policies and proposals contained in the Local Plan provides for around 100 new dwellings on the islands between the years 2004 to 2020, which would on average equate to around 6 new dwellings per year . However as illustrated in the housing trajectory, it is evident from the completions since 2003 that the number of new dwellings that have been provided is significantly higher than the indicative rates established in both the Local Plan and the draft RSS. On average, around 14 dwellings have been provided per annum between April 2003 and March 2009, with a peak of 21 completions in the year 2004/05. It should be noted that the total completions have been in response to the acute need for affordable housing on the islands and include conversions, changes of use and the sub division of existing properties in addition to new builds. Based on the past rate of completions, which, it is difficult to envisage how the supply of new dwellings can be adequately managed in the future to ensure compliance with the anticipated level of provision and strategic requirement established in the RSS without compromising the Councils priority of endeavouring to meet the housing needs of the islands' communities.

The Isles of Scilly Trajectory 2008/09 - Housing figures as at 31 March 2009

	2003/4	**2004/5**	**2005/6**	**2006/7**	2007/8	**2008/9**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**

Past completions – Allocated Sites	0	0	0	0	8	6											
Past completions – Windfall Sites	16	21	13	5	9	5											
Projections – Allocated Sites							2	1	2	2	2	2	2	2	2	2	2
Projections – Windfall Sites							1	1	1	1	1	1	1	1	1	1	1
Total Past Completions	16	21	13	5	17	11											
Total Projected Completions							3	3	3	3	3	3	3	3	3	3	3
Cumulative Completions		37	50	55	72	83	86	89	92	95	98	101	104	107	110	103	106
PLAN – Strategic Allocation (annualised)	6	6	6	6	6	5	5	5	5	5	5	5	5	5	5	5	5
MONITOR – No. dwellings above or below cumulative allocation		15	33	31	32	48	46	44	42	40	38	36	34	32	30	28	26
MANAGE – Annual requirement taking account of past/projected completions							3	3	3	3	3	3	3	3	3	3	3

50. All of the new dwellings completed between the period April 2003 to March 2009 were in response to some form of need (i.e. specific local needs, key workers and staff). However, only those dwellings in relation to specific local needs or for key workers and subject to Planning Obligations through Section 106 of the Town and Country Planning Act have been classified as ‘affordable’. The high proportion of affordable dwellings reflects the restrictive approach of Policy 3 of the Local Plan, which does not permit any new general open market housing.

51. The proportion of new dwellings built on previously developed land (45%) is slightly lower than the regional target of 50% set out in RPG10 and reflects the limited availability of previously developed sites on the islands. Indeed, the housing sites identified in the Local Plan are on green-field land (with the exception of Abbey Farm, Tresco). However, the majority of dwellings built since 2003 (95%) have made efficient use of land and reflects the relatively high density of existing development, especially in Hugh Town. Those dwellings that have been built at relatively low densities have mainly involved the conversion of rural buildings and where the residential curtilage is not always strictly defined.

52. A more detailed breakdown of new dwellings completed for the period 2008/09 is set out in the Local Indicators.

Strategic Housing Land Availability Assessment

53. Strategic Housing Land Availability Assessments are viewed by the Government as a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. These assessments are required by national planning policy as set out in Planning Policy Statement 3: *Housing* (PPS3). The primary role of the Strategic Housing Land Availability Assessment (hereafter referred to as the Assessment) is to:

- identify sites with potential for housing
- assess their housing potential; and
- assess when they are likely to be developed

54. Guidance published by the Government indicates that as a minimum, the assessment should aim to identify sufficient specific sites for at least the first 10 years of a plan, from the anticipated date of its adoption, and ideally for longer than the whole 15 year plan period. Where it is not possible to identify sufficient sites, Government guidance advises that the assessment should provide the evidence base to support judgments around whether broad locations should be identified and/or whether there are genuine local circumstances that mean a windfall allowance may be justified in the first 10 years of the plan. Government guidance advises that the assessment is not a one-off study, and updating it should be an integral part of the Annual Monitoring Report process.

55. As indicated in the housing trajectory, past completions on the islands are significantly above the anticipated level of provision and strategic requirement established in the draft RSS. Furthermore, compared to any other area in the UK, very few new dwellings are

provided on the Isles of Scilly reflecting the small geographic area of the islands, its relatively small population base and significant environmental and physical infrastructural constraints. Furthermore, no new open market houses are permitted on the islands with all new dwellings that are provided through the planning system in response to the local housing needs of the islands communities. Although most new dwellings come forward on windfall sites, which reflects the scale and type of development on the islands, two green-field sites that are allocated in the Local Plan are currently available and could potentially deliver around 25 new dwellings, which alone amount to a 5 year supply of land. In addition the proposal for a new school on St Mary's has opened up the opportunity to potentially redevelop at least one existing school for housing.

56. Due to the exceptional circumstances of the islands and based on these reasons set out above, it is considered that a Strategic Housing Land Availability Assessment is not appropriate, relevant or necessary for the Isles of Scilly.

Transport

	Core Output Indicator	Measure for 2008/09	Related Policies
3a	Percentage of completed non-residential development complying with car parking standards set out in the local development framework.	No standards set out in the Local Plan	Policy 5 of the Local Plan
3b	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.	No public transport exists on the islands	

57. The Council does not collect the data to report on these Core Output Indicators for the reasons explained.

Local Services

	Core Output Indicator	Measure for 2008/09	Related Policies

4a	Amount of completed retail, office and leisure development.	**Retail: 1** **Leisure: 1**	Policy 6 of the Local Plan and Proposal E
4b	Percentage of completed retail, office and leisure development in town centres.	**Retail: 0** **Leisure: 0**	Policies 4 and 6 of the Local Plan
4c	Percentage of eligible open spaces managed to green flag award standard.	None have been entered.	

58. As part of the redevelopment scheme at Abbey Farm on Tresco, a swimming pool and fitness centre was completed during this period. No other leisure, retail or office developments were completed during 2008/09.

Flood Protection and Water Quality

	Core Output Indicator	Measure for 2008/09	Related Policies
7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	None	Policy 6 of the Local Plan

59. The Environment Agency is not consulted on planning applications as it does not have statutory responsibility in relation to flooding or water quality on the islands'. Indeed, the Council is the only remaining public water authority in the U.K. The Council has produced a Shoreline Management Plan, which is currently under review. The Shoreline Management Plan as part of the used to inform planning decisions on those applications close or affecting the coast. The advice of the Councils' Chief Technical Officer is sought in relation to flooding and the supply and quality of water.

Biodiversity

	Core Output Indicator	Measure for 2008/09	Related Policies
8	Changes in areas and populations of biodiversity importance, including:		
(i)	change in priority habitats and species (by type);	None identified from available data.	Policy 1 of the Local Plan
(ii)	change in areas designated for their intrinsic environmental value including sites of international, national or sub-regional significance.	None identified from available data.	Policy 1 of the Local Plan

Renewable Energy

	Core Output Indicator	Measure for 2008/09	Related Policies
9	Renewable energy capacity installed by type.	Installation of solar panels on 8 residential properties were permitted during this period. 9 of the new dwellings completed in 2008/09 incorporated some form of renewable energy, including the provision of ground source heat pumps and solar panels in the 6 new housing association flats at Normandy, St Mary's.	Policies 2 and 6 of the Local Plan and the Isles of Scilly Design Guide

60. During the period 2008/09, planning permission was granted for the installation of solar panels on 8 dwellings. Policy 2 of the Local Plan requires the incorporation of micro renewable energy generation in new developments where appropriate. As indicated above, the majority of new dwellings completed during this period included some form of micro renewable energy (82%). Those new dwellings constructed during the period that did not incorporate any micro renewable energy generation were granted planning permission either prior to the adoption of the Local Plan in 2005 or related to the sub division of an existing property. Policy 6 of the Local Plan promotes renewable energy projects that are in keeping with the scale and character of the islands. To supplement Policies 2 and 6, the Council has prepared a Design Guide, which incorporates the principles of sustainability. The Council has also adopted a Sustainable Energy Strategy, which sets out an action plan for delivering both macro and micro renewable energy schemes on the islands. Although no large scale renewable energy projects were approved or installed during this period, there is some interest in developing wave power off the islands.

LOCAL INDICATORS

61. The Local Plan does not identify specific indicators or targets to monitor the impact and effectiveness of its policies and proposals. However, some Local Indicators have been included to ensure that the core policies in the Local Plan can be effectively monitored and influence the development and direction of spatial plan policies and their implementation.

Policy 1 Environmental Protection

62. Policy 1 of the Local Plan reflects the various statutory duties that apply to the islands' which are designated an AONB, Heritage Coast and Conservation Area in addition to sites of international and national nature conservation interest and the relatively high proportion of listed buildings and Scheduled Ancient Monuments. It is recognised that additional indicators are required to monitor the effectiveness of Policy 1.

Local Output Indicator	**2008/09**
Number of planning applications approved contrary to the advice of English Heritage, Natural England and the Isles of Scilly Wildlife Trust.	None
Changes to the listed building register.	No buildings were de-listed or downgraded.

Number of Listed Building Consent applications granted.	16
Number of Listed Building Consent applications refused.	2

Policy 2 Sustainable Development

63. Policy 2 of the Local Plan complements Policy 1 by encouraging a high standard of design and the incorporation of sustainable measures so that natural resources are used more efficiently in the construction and use of a building. Policy 2 therefore encourages energy efficiency and renewable generation, the conservation and harvesting of water and the reuse of materials, land and buildings. To supplement Policy 2, a Design Guide has been produced to improve the quality and sustainability of development. It is recognised that an additional indicator is required to measure the quality of design.

Local Output Indicator	2008/09
% commercial development incorporating sustainable design measures (e.g. renewable energy, water conservation, waste minimisation)	None, as commercial developments built during the period were approved prior to the adoption of Policy 2 or considered inappropriate due to type of development. However, air source heat pumps have been installed as part of the redevelopment scheme at Abbey Farm in connection with the swimming pool, spa and fitness centre.
% residential development incorporating sustainable design measures (e.g. renewable energy, water conservation, waste minimisation)	82%

Policy 3 Housing

64. To reflect RPG10 and the aim of promoting sustainable communities in the context of the significant housing difficulties (as indicated in the housing need assessment undertaken in 2005 and the Housing Register) and the environmental and physical infrastructure constraints on the islands, Policy 3 of the Local Plan does not permit any new general open market housing on Scilly. All new dwellings should therefore meet the specific needs of the community including key workers. In addition, some provision is permitted for staff accommodation and where it is required for the future viability of a business, no alternative provision is available and where it is not possible to recruit from those already housed on the islands.

65. The Local Plan allocates 3 housing sites on St Mary's (Telegraph (Proposal A1), McFarland's Down (Proposal A2) and Normandy Farm (Proposal A3), in addition to a site on Tresco as part of a mixed use redevelopment scheme at Abbey Farm (Proposal E), which has been implemented provided for 12 dwellings. During this period 6 affordable houses for Cornwall Rural Housing Association were built on the land allocated at Normandy on St Mary's. It is anticipated that the remaining housing allocations on St Mary's are capable of accommodating around 22 new dwellings.

66. In addition to the specific allocations, Policy 3 permits limited housing opportunities to meet the needs of the community through the conversion or change of use of buildings and on sites within existing settlements. Specifically in relation to the off islands, the Local Plan indicates that 5 homes could be provided on Bryher, 3 homes on St Agnes, 5 homes on St Martin's and 7 homes on Tresco.

67. During the period 2008/09, on St Mary's 3 single dwelling were built in Hugh Town with an additional unit created at Telegraph from the sub division of an existing property. During this period, an individual dwelling to meet a specific local need was built on Bryher.

Policy 4 Economic Development

Local Output Indicator	**Measure for 2008/09**
Number of dwellings built for specific local needs	11
Number of dwellings built for Key Workers	0
Number of units built for staff accommodation	0
Percentage of new and converted dwellings on previously developed	64%

land.	
Percentage of dwellings built on allocated sites	55%
Percentage of dwellings built on windfall sites	45%
Percentage of dwellings completed by bed size	1 bed – 10% 2 bed – 36% 3 bed –54% 4 bed – 0%
Percentage of dwellings built on St Mary's	90%
Percentage of dwellings built on Bryher	10%
Percentage of dwellings built on St Agnes	0%
Percentage of dwellings built on St Martin's	0%
Percentage of dwellings built on Tresco	0%

68. Policy 4 of the Local Plan provides support for new development where it is based on the existing economy including agriculture, fishing and tourism. Specifically the policy supports proposals that would contribute to the further diversification of and essential modernisation of the islands economy The approach of Policy 4 of the Local Plan is intended to be in response to Policy HMA9a of the Draft Regional Spatial Strategy for the South West 2006 – 2026, which emphasises the need to diversify the local economy (in recognition that it is heavily dependent on tourism) and protect the environment.

69. In December 2006 the Cornwall and Isles of Scilly Economic Forum published the draft Economic Strategy for Cornwall and the Isles of Scilly 2007-2021.This document reviews the existing strategy so that it is better aligned with the revised Regional Economic Strategy 2006 – 2015, and creates the foundations for the programme documents that will facilitate the delivery of EU funds from 2007 onwards (i.e. The Convergence Programme). The Strategy includes the economic development priorities for Cornwall and the Isles of Scilly. The section on the Isles of Scilly in the draft Economic Strategy 2007-2021, published in December 2006, recognises that the islands have an exaggerated economy with low incomes and limited employment opportunities resulting in underemployment. The Council has also prepared a Strategic Investment Framework (SIF) as part of the Convergence Programme and formed a Local Action Group as the Rural Development Programme for England (RDPE). It is considered that the opportunities arising from the Convergence Programme, including the specific projects identified in the SIF, and other funding sources such as the RDPE will have an influence on future economic development on the islands'.

70. As indicated in the core output indicators for business development, the most significant new employment provision for 2008/09 has been as part of the redevelopment of Abbey Farm, Tresco, which was completed during this period. Apart from the provision of new office space for the Council and the refurbishment and extension of an agricultural building on St Mary's, no other economic development was implemented during 2008/09. However, during this period planning permission was granted for the refurbishment and part redevelopment of the Island Hotel on Tresco.

Local Output Indicator	Measure for 2008/09
Number of new self catering visitor units	0
Number of additional guest houses	0
Number of hotels/guest converted to self catering accommodation	0

Policy 5 Transport

71. Policy 5 of the Local Plan supports proposals that achieves and maintains an effective, affordable and accessible year round transport system on and between the islands and the mainland. During 2008/09, no specific developments were carried out in relation to travel and transport. However during 2009, the Council commissioned the preparation of a Sustainable Transport Strategy.

Policy 6 Infrastructure for Sustainable Communities

72. Policy 6 of the Local Plan supports proposals that contribute to the maintenance and future provision of essential infrastructure and services. Although no additional community facilities were provided in 2008/09, during this period a replacement community centre on Bryher commenced construction. During 2008/09, a development brief was adopted for the provision of a new nursery, primary and secondary school at Carn Gwaval, St Mary's in response to the poor condition of the existing schools and the funding opportunities through the national Building Schools for the Future "One School Pathfinder" Scheme and the Primary Capital Programme.

Local Output Indicator	Measure for 2008/09
Additional community facilities	0
Loss of community facilities to other uses (e.g. shops, pubs, meeting halls)	0

Appeals

73. Appeal decisions for the period 2008/09 have been assessed as part of the monitoring of Local Plan policies and to provide an indication of the quality of planning decisions. As indicated in the table below, 50% of all planning appeals during this period were dismissed.

Appeal Decisions 2008/09

Site	Description of Development	Principle Policies and Issues in Refusing the Application	Appeal Decision
Haycocks Rams Valley St. Mary's	*Change of use from domestic residential to small guest house with 6 bed spaces.*	Policy 3 (Housing)	Allowed
Porthloo Rosevear Mount Flagon St Marys	*Construction of dwelling permitted by planning permission P5687 dated 21 July 2005 without compliance with conditions 4 and 5 of that permission.*	Policy 3 (Housing) and Policy 4 (Economic Development)	Dismissed
Boro Farm Tresco	*Variation on condition 8 of planning permission P/07/124, restricting the use of the approved dwelling to current or retired employees of the Tresco Estate.*	Policy 3 (Housing)	Allowed
4 Silver Street St. Mary's	*Replace wooden windows and door on front elevation with identical UPVC windows and door.*	Policy 1 ((Environmental Protection), Policy 2 (Sustainable Development) and the Design Guide	Dismissed

SUMMARY OF INDICATORS

74. The indicators would suggest that the policies and proposals set out in the Local Plan are achieving their intended purpose. Given the relative infancy of the Local Plan, it would be premature to conclude that its policies and proposals require adjusting or replacing to meet national, regional and local planning objectives and targets. Furthermore, the influence of the Local Plan will increase over the next few years with its effects becoming more apparent. Based on the indicators set out in this report, it is considered that the main issue will be the need to carefully monitor, manage and plan the number of new dwellings being completed by controlling the amount of planning applications granted permission.

TIMETABLE FOR THE 2009/10 ANNUAL MONITORING REPORT

75. Although this year's Annual Monitoring Report is the most comprehensive document produced to date, it is recognised that additional indicators could be developed to monitor the Local Plan and the emerging LDF. Indeed, national guidance indicates that it is acceptable for AMRs to develop gradually to take account of on-going discussions and the development of tools to assist in monitoring which are currently being formulated by statutory bodies and through research and best practice. Work to develop the AMR has already begun through the development of a comprehensive database to record all permissions and completions.

76. Whilst there is no opportunity for the Council to amend the Core Output Indicators, the Local Output Indicators will be amended as required subject to regular review. The intention is that in future Annual Monitoring Reports, additional targets will be established to ensure that the policies and proposals can be readily measured. With the preparation of new LDD's identified in the LDS, new indicators will be prepared as new policies and proposals are introduced. In future Annual Monitoring Reports, it is proposed to drop the local indicators where information is unavailable and to introduce new local indicators where appropriate.