

● Housing

The Council is on track in the delivery of housing generally through the implementation of Local Plan policy, although there is a high level of affordable housing need which is currently not being met in Torbay. A total of 402 new dwellings were built in 2004/05, many of which were achieved through the conversion of existing buildings. This has allowed the Council to exceed Government targets for the re-use of brownfield land in housing development, with 85% of new housing built on this type of site in 2004/05. Taking this and previous periods into account, only 230 dwellings per year, or a total of 1,378 dwellings, are required to be built over the remainder of the plan period (between April 2005 and 2011) in order to meet the Structure Plan target. Potential for these dwellings has been identified on a range of primarily brownfield sites in Torbay.

● Community

Cockington Country Park once again achieved a Green Flag Award in 2004/05. This demonstrates the successful implementation of the Torbay Coast and Countryside Trust's programme to improve the facilities offered by the Park, but also highlights a need to improve other areas of public open space in Torbay so they, too, can achieve this standard.

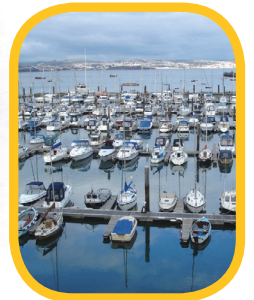
● Built and Natural Environment

There has been an increase of 5% in the amount of municipal waste generated in Torbay since the last monitoring period, rising to 84,235 tonnes in 2004/05. However, there has also been an increase in the proportion of waste recycled, from 26% in 2003/04 to 31% in this period, due to the rolling out of household recycling schemes such as the 'twin bin' system. This has allowed the Council to meet the Government target for 15% of household waste to be recycled in this monitoring period. There have been no renewable energy schemes introduced in this period or production of quarried aggregates, though 3,145 tonnes of recycled aggregates were produced at Claylands in Paignton.

● Transport

Nearly 27% of Torbay households have no access to a car, which is well above the regional average of 20.2%. In order to improve accessibility and public transport provision, a number of positive measures have been implemented through the Local Transport Plan in this monitoring period, leading to a 2% increase in bus passengers, 12% rise in cycle trips and nearly 50% increase in the number of schools and employers covered by a travel plan.

Annual Monitoring Report 2004 - 2005

A large, semi-transparent aerial photograph of the Torbay coastline, showing residential areas, green spaces, and the sea, serving as a background for the central text.

Executive Summary

December
2005

The Annual Monitoring Report (AMR) is part of the Local Development Framework (LDF). This Executive Summary sets out the key findings of the 2004-2005 AMR and accompanies the main report. The main report also sets out a range of measures aimed at improving the policy framework. These in turn will help in the drive to improve provision of jobs, affordable housing and community facilities in Torbay. The AMR also sets out a series of recommendations for the LDF.

The main report can be viewed online at **www.torbay.gov.uk/ldf**. Copies can be obtained from the Strategic Planning Group in Environment Services on **01803 208815** or e-mail **strategic.planning@torbay.gov.uk**.

1. Outline of the AMR

All local planning authorities are required to produce an AMR. This reports on their progress in implementing key aspects of the new planning system introduced under the 2004 Planning and Compulsory Purchase Act. This is the first AMR to be produced and will be produced every December from now on, reporting on the progress made in the previous financial year. This AMR reports on the period from 1 April 2004 to 31 March 2005.

The AMR has two aims. The first is to report on progress made in the preparation of the Local Development Framework (LDF). This is summarised in Section 2 of the Executive Summary. The second aspect is to provide data to Government on a number of indicators, which seek to monitor how Government policy has been implemented locally. These findings are summarised in Section 3.

2. Progress on the LDF

Under the 2004 Act, the LDF will eventually replace the Adopted Torbay Local Plan (1995-2011). It will contain a series of Local Development Documents (LDDs) providing policies and proposals to guide future development in Torbay. The LDDs will be produced in a number of stages over the next five years in line with the timetable in the Local Development Scheme (LDS) which has been produced under Government guidelines and approved by the Government Office for the South West in November 2005 following amendment.

In line with the work schedule set out for 2004/05 in the LDS timetable, work has progressed on the following LDD in this period:

● **Greenspace Strategy Supplementary Planning Document (SPD)**

Preliminary work was carried out in 2004/05 on scoping, evidence gathering and the production of a Sustainability Appraisal Scoping Report (see Scoping Report on www.torbay.gov.uk/sustainability_appraisal and Summary of Issues on www.torbay.gov.uk/greenspace).

Other work is scheduled to commence in 2005/06 and progress on this and other LDDs will be reported in the next AMR.

3. Core Output Indicators and Local Plan Indicators

Core Output Indicators (COIs) have been devised by the Government with the specific purpose of providing data for the AMR. Local Plan Indicators relate to more local issues, such as tourism, not covered by the COIs. Both incorporate existing data provided by the Torbay Land Use Monitors, further information about which is available at www.torbay.gov.uk/landusemonitoring.

The main findings of this AMR are summarised below and overleaf.

● **Economy**

There is mounting evidence that Torbay Council is underperforming in terms of its provision of employment land. 2.5 hectares (ha) of employment land were developed in this monitoring period while 4.14 ha were lost due to the conversion of Vantage Point (the former Nortel building) to South Devon College at the Long Road business park in Paignton. This represents a net loss of 1.64 ha in 2004/05. This AMR identifies an undersupply of 12% of employment land allocated in the Local Plan against the Devon Structure Plan target. In order to create local jobs, there is an urgent need for inward and local investment that would lead to the development of existing sites with the necessary infrastructure (such as roads and services). Problems were also identified in the tourism sector, where only two thirds of the main holiday accommodation areas were in holiday use, compared to nearly one third in residential use. Retailing in 2004/05 fared slightly better, though the data raises concerns over the loss of shops and services from Torbay's local centres, and concentrations of vacant premises, particularly in Paignton town centre.