

the plan period. 5,240 have been built to date, leaving only 195 dwellings to be built each year between now and 2011 to meet the target – completions have, so far averaged at 475 per year.

- There is a high level of affordable housing need which is not currently being met, even though 133 units of affordable housing were completed this year – a figure nearly three times last year's.

Community

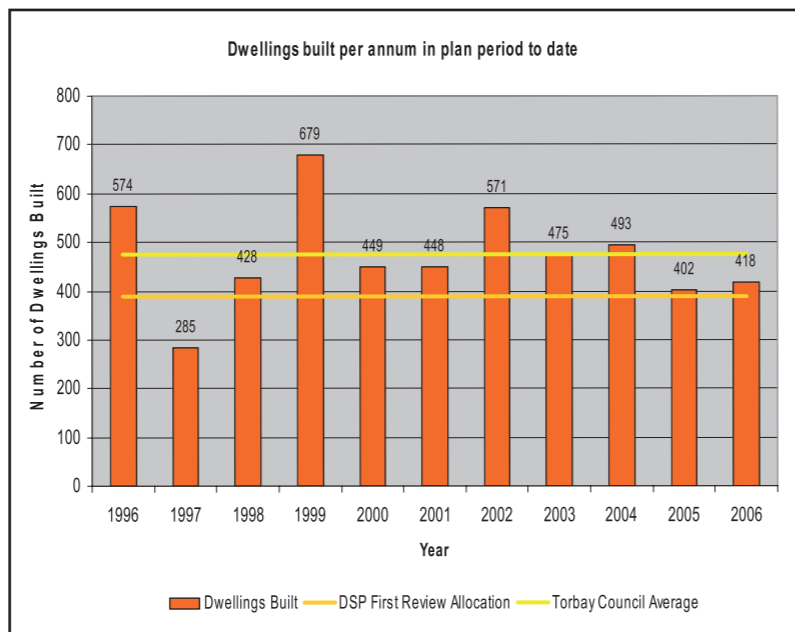
- Cockington Country Park again achieved a Green Flag Award in 2005/06.
- Other areas of public open space in Torbay are being improved so they too, can achieve this standard.

Built and Natural Environment

- There has been a near 3% decrease in the amount of municipal waste generated in Torbay since last monitoring period, dropping to 81,980 tonnes in 2005/06.
- The proportion of waste recycled has risen again in 2005/06, to 34%, from 31% last monitoring period. This is due to the rolling out of household recycling schemes such as the 'twin bin' system.
- 11,851 tonnes of recycled aggregates were produced this monitoring period, a figure over three times more than the 04/05 period.
- No large scale stand alone renewable energy schemes were introduced in this period.

Transport

- 30% of Torbay households have no access to a car, an increase on the 04/05 period of 27%.
- A number of positive measures have been implemented in this monitoring period, leading to a 9% increase in local cycling trips and a 4% increase in bus passengers.



4. Next Steps...

The findings of the 05/06 AMR will feed into the emerging LDF and help to guide policy development. The next AMR (due to be published in December 2007) will build upon this AMR and it is anticipated that it will include further data on more of the indicators outlined in Section 3.

This document can be made available in a range of languages, on tape, in Braille, large print and in other formats. For further information please contact 01803 208804.

Annual Monitoring Report 2005 - 2006



Executive Summary

The Annual Monitoring Report (AMR) is part of the Torbay Local Development Framework (LDF). This Executive Summary sets out the key findings of the 2005-2006 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 Community Services on **01803 208888** 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. The AMR is produced every December, reporting on the progress made in the previous financial year. **This AMR reports on the period from 1 April 2005 to 31 March 2006.**

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).

The Strategic Planning Group has made good progress on the LDF in the 2005/6 period. In line with the work schedule set out for 2005/06 in the LDS timetable, work has progressed in this monitoring period on the LDDs noted below. Where N/A is noted the milestone is not included in the 05/06 financial year.

Document Name	Pre-Reg17/Reg 25 target hit?*	Reg17/Reg 26 target hit?*
Statement of Community Involvement (DPD)	Yes	Yes
Core Strategy (DPD)	Yes - with relevant sustainability appraisal	N/A
Torquay Harbour Area Action Plan (DPD)	Yes - with relevant sustainability appraisal	N/A
Planning Contributions and Affordable Housing (SPD)	Yes - with relevant sustainability appraisal	N/A
Urban Design Guide (SPD)	Yes - with relevant sustainability appraisal	N/A
Greenspace Strategy (SPD)	Yes - with relevant sustainability appraisal	No
Great Parks Planning Brief (SPD)	Yes - with relevant sustainability appraisal	N/A
Yalberton Road Planning Brief (SPD)	Yes - with relevant sustainability appraisal	N/A

*Targets are hit where a document has been produced within the timescale set out in the Local Development Scheme.

Work on other LDDs is scheduled to commence in 2006/07 and progress on these and those above will be reported in the 2007 AMR.

3. Indicators

Four tiers of indicators are collected and reported in the 2006 AMR.

- Core Output Indicators (COIs) have been devised by the Government to provide consistent data sets on strategic issues such as housing, employment and the environment.
- Contextual Indicators have been suggested at a regional level to provide data relevant to the South West and comparable between authorities.
- Local Plan Indicators consider how effectively Local Plan policies are being implemented for locally specific issues such as tourism.
- Significant Effects Indicators are in the process of being developed in time for the 2007 AMR. They will assess actual impacts compared to predicted impacts identified in the relevant Sustainability Appraisal work.

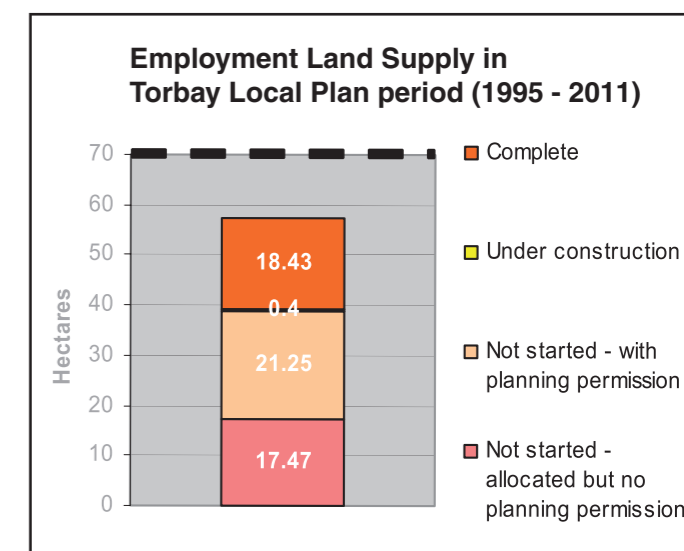
Data required for these indicators is sourced from Council Business Units and the Torbay Land Use Monitors (www.torbay.gov.uk/landusemonitoring).

The main findings of this AMR are summarised below under 5 key headings.

Economy

EMPLOYMENT LAND:

- 2 hectares (ha) of employment land were developed in this monitoring period.
- There was a net loss of 0.5ha of allocated employment land lost to other uses compared to 4.14ha in 2004/05.
- An undersupply of employment land of 18% is identified against the Devon Structure Plan target.
- There is an urgent need for inward and local investment to develop existing sites.



TOURISM:

- Only 64% of Principal Holiday Accommodation Areas (PHAAs) in Torbay are in holiday use.
- There is an increasing tendency for residential use of properties in PHAAs which often occurs unlawfully without planning permission. In 2005/06, 25% of properties in holiday accommodation areas were in residential use.

RETAIL:

- An increase of 6% in town centre vacancies since 2000.
- A decrease of 9% in the number of units in A1 use in town centres since 2000.
- Pockets of long term vacant units in Paignton town centre and specific local centres.

Housing

- 83% of new residential development in Torbay is on brownfield land compared to the national target of 60%.
- Indications are that the Council will exceed the Structure Plan target of 6,200 dwellings to be built in