

Authority's Monitoring Report

1st April 2013 - 31st March 2014

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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 recent 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 2013/2014 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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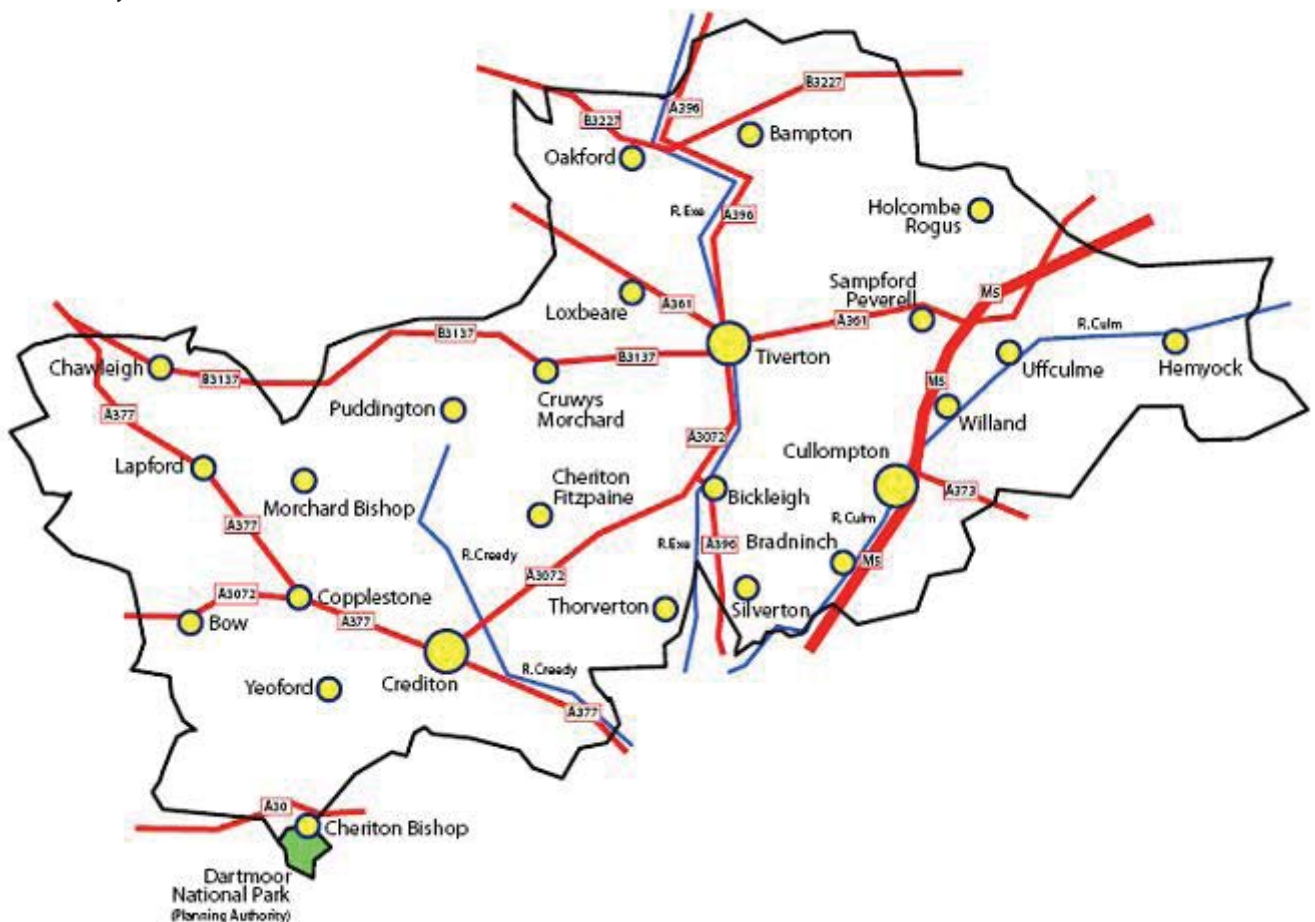
Mid Devon District Profile



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 78,600
- The population has grown at a faster rate than the rest of Devon, the South West and England
- House prices have dropped slightly this year. Last year they increased

- 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 though there has been an increase in the industry/manufacturing sector during this year

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

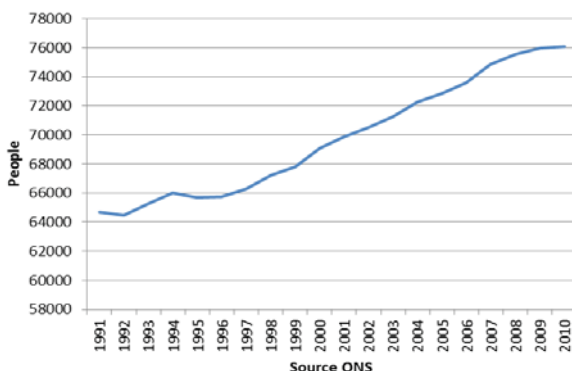
Source: 2001 Census & 2011 Census (ONS)

Devon County Council population estimates (year in brackets)	
Tiverton	21,913 (2012)
Cullompton	8,845 (2012)
Crediton	7,770 (2012)
Bampton	1,755 (2012)
Mid Devon	78,600 (2013)

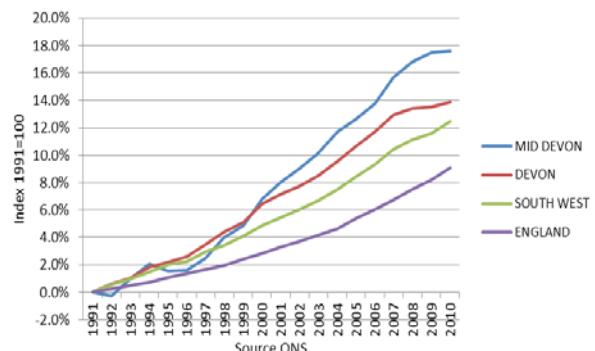
Source: Devon County Council (PPSA Estimates)

Long-term population trends

Population

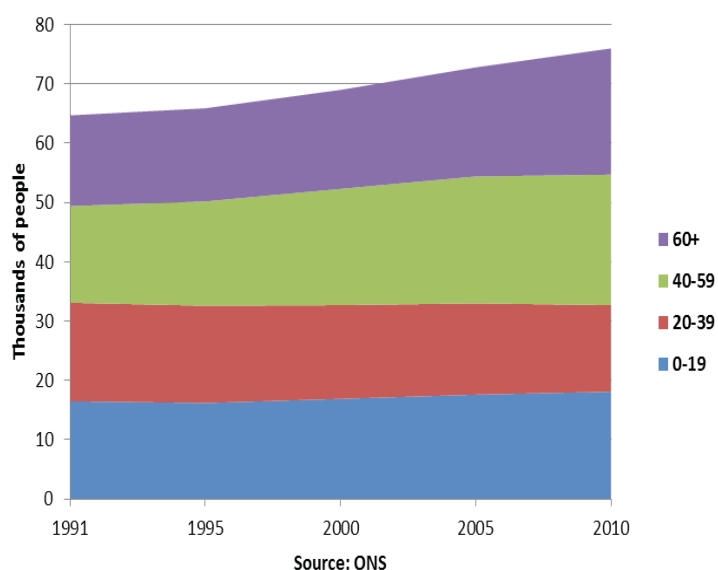


Population change compared with county, region and England



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)

Tenure	All households	Owned outright	Owens with a mortgage or loan	Shared owner-ship	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)

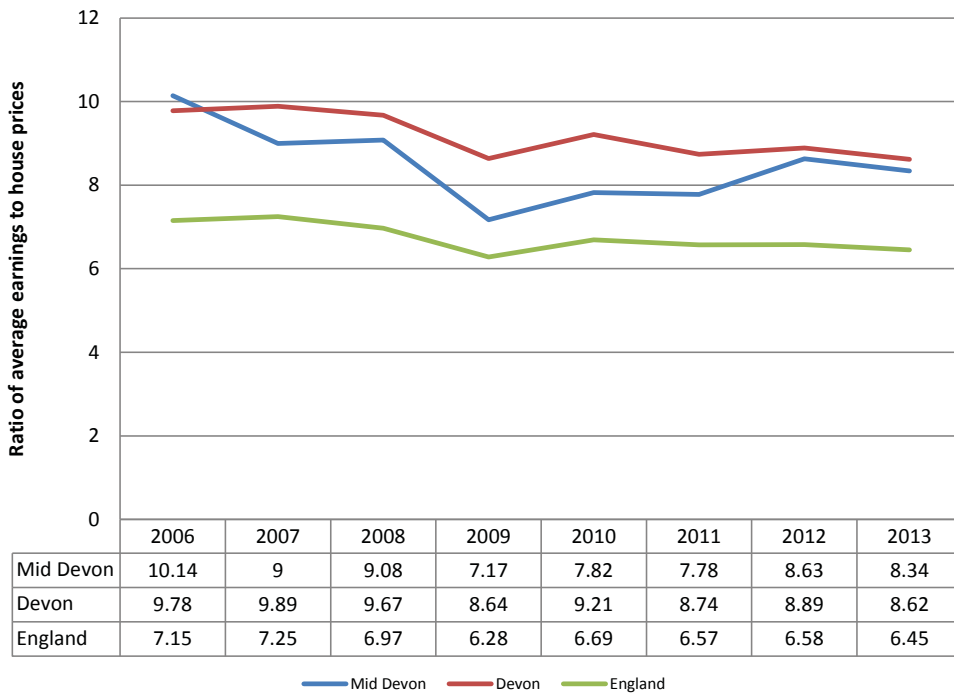
Mid Devon Dwelling types	2011
Detached house/bungalow	42.5%
Semi-detached house/bungalow	28.7%
Terraced house/bungalow	21.5%
Flat/maisonette/bedsit	7.1%
Houseboat/caravan/mobile home	0.2%

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

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%

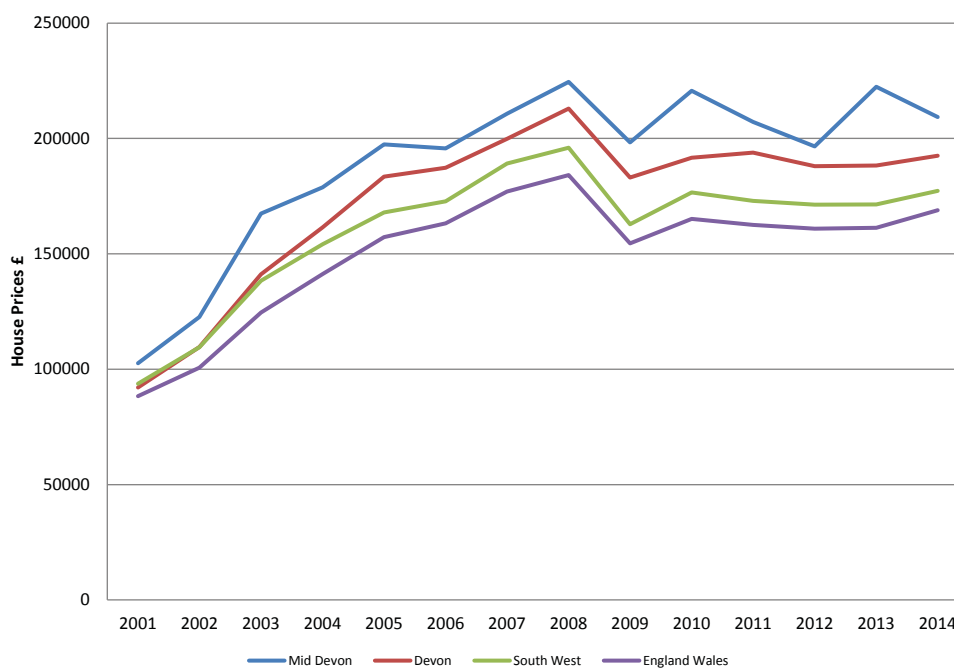
Source: Source: 2011 Census (ONS)

House prices to earnings ratio



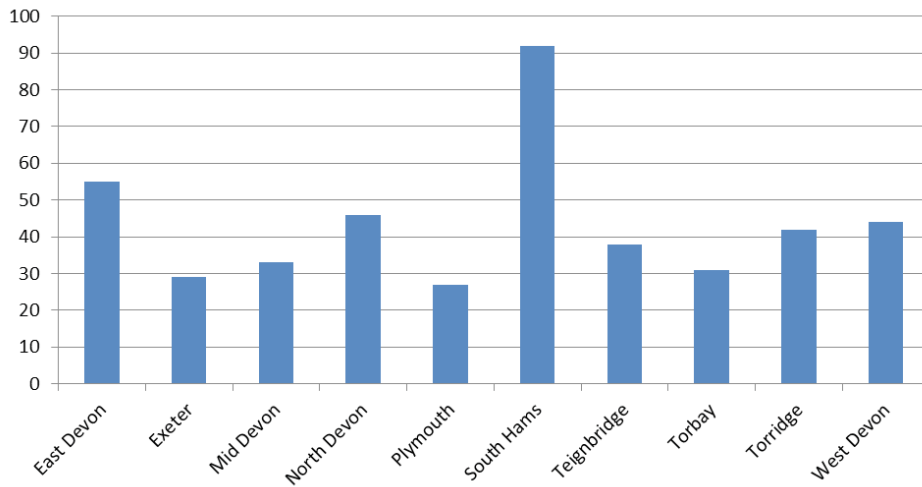
Source: Devonomics (ONS)

1st quarter house prices (January-March)



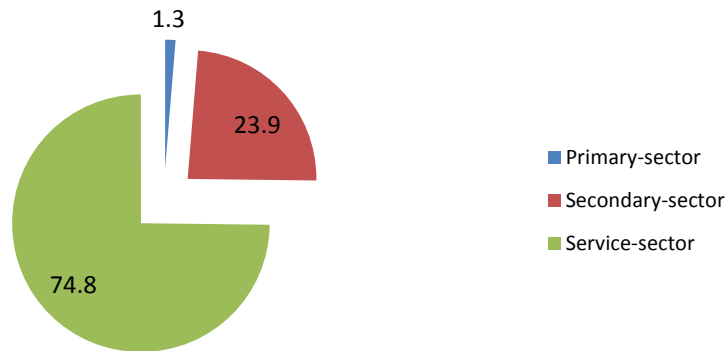
Source: Land Registry

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

- 43% of new and converted dwellings were built on brownfield land
- 91% of new employment development was built on brownfield land
- Efficient use of land - 58% of new properties built at over 30 dwellings per hectare
- Installed renewable energy capacity has almost doubled that installed in the last year
- 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 43% 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. However, the figure of 43% incorporates some dwellings that were classed as brownfield when they were permitted, prior to the change in the definition. The Council has achieved 91% of new employment development taking place on brownfield sites. 58% 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 the last seven years has seen only a small fraction of employment land lost.

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 not been updated since 2010. The last available figures noted deprivation to have increased in Mid Devon. This is a ranked score, against other local authorities, with Mid Devon perhaps feeling the effects of the recession greater than other local authority areas.

The district has seen a large increase in the development of renewable energy sites. Capacity for renewable energy grew by almost 20MW. This has been as a result of the development of renewable electricity and heat which have almost doubled in the last twelve months.

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 2013/14 where there were outstanding objections from the EA.

Travel to work data that has been presented in previous versions of the AMR was based on figures provided by the 2001 census. This has been updated to 2011 Census data. There has been slight increases in all modes of travel with a reduction in working from home. The data is presented here as the Core Strategy requires that these indicators are monitored. It is supplemented with data from the Department of Transport on household accessibility of employment and services which shows that access to services across Devon has been decreasing since 2007.

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 last year. Concentrations of particulate matter were slightly lower in Exeter Road than last year. The Crediton Link Road has now been opened and is anticipated to have a positive impact on local air quality, particularly in and around Exeter Road.

Percentage of new dwellings completed (at net density)

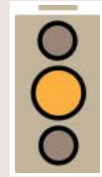
Applicable policies

COR1 – Sustainable Communities

Target

Greater than 35 dwellings per hectare

Performance



Percentage net density (of dwellings per hectare):	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Less than 30	56	45	35	40	40	50	35	42
Between 30 to 50	24	41	36	28	18	17	40	27
Above 50	20	14	29	32	42	33	25	31

Source: Mid Devon District Council - Housing Land Availability Summary

Percentage of new and converted dwellings on previously developed land

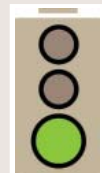
Applicable policies

Core Strategy Policy - COR7

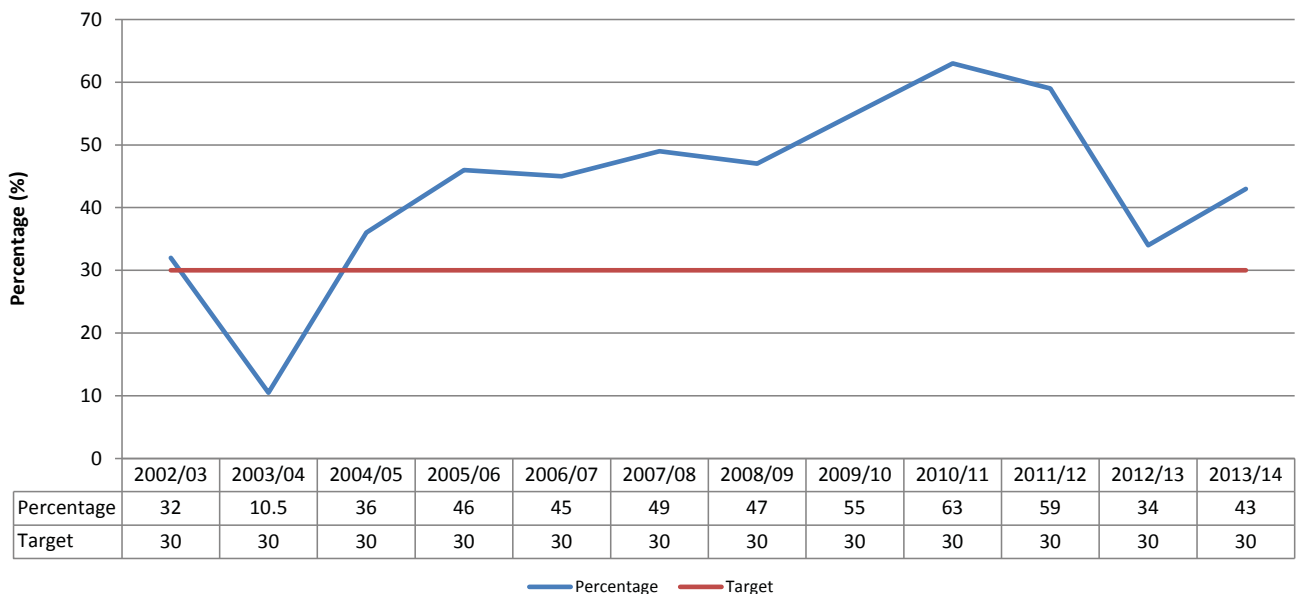
Target

30%

Performance



Percentage of new and converted dwellings on previously developed land

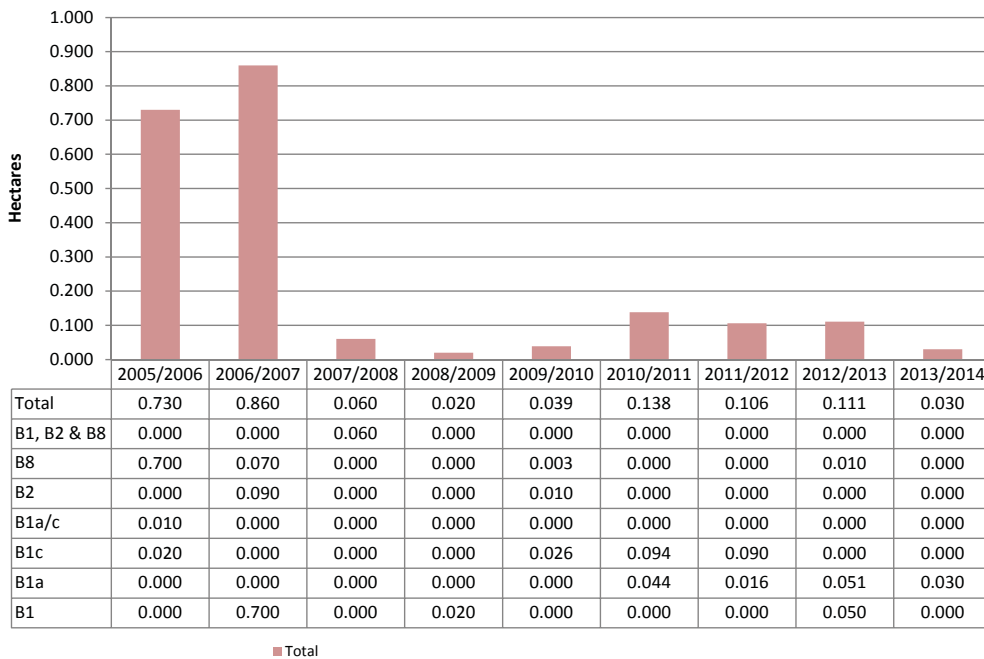


Loss of employment land by type (B1, B2 and B8)

Applicable policies
Core Strategy Policy COR1
Adopted Local Plan Policy E9

Target
None

Performance



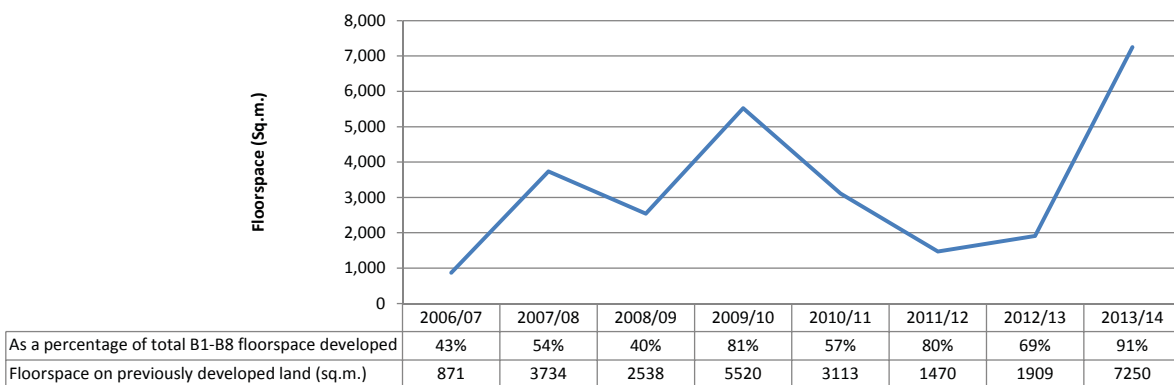
Source:
Mid Devon District Council

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
Mid Devon - Rank of average score (1, is most deprived, 326 least deprived)	175	177	165

Source: Neighbourhood Statistics (ONS)

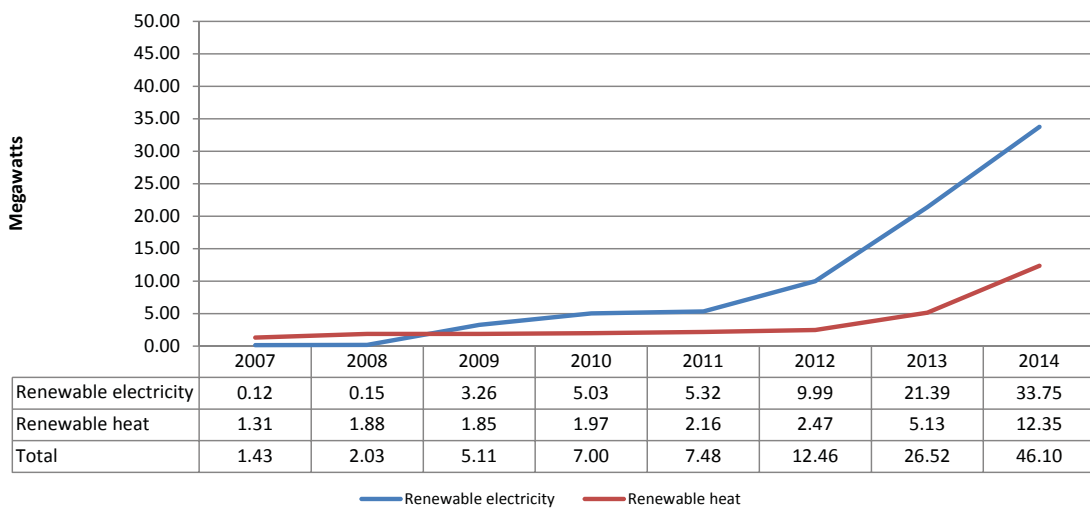
Renewable energy capacity

Applicable policies
Core Strategy Policy COR5

Target
None

Performance





Source:
South West Renewable Energy
Progress Report 2014 (Regen SW)

Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds

Applicable policies
Core Strategy Policy COR11
Adopted Local Plan Policies S6, S11

Target
No approvals

Performance



	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Objections	12	8	27	24	16	4	15
Of which:							
Refused	7	6	5	6	3	0	2
Withdrawn	1	1	8	6	6	2	3
Granted after EA satisfied with additional information (with conditions)	4 (3)	0	13 (1)	12 (3)	7	2 (1)	9 (4)
No decision was taken	0	1	1	0	0	0	1

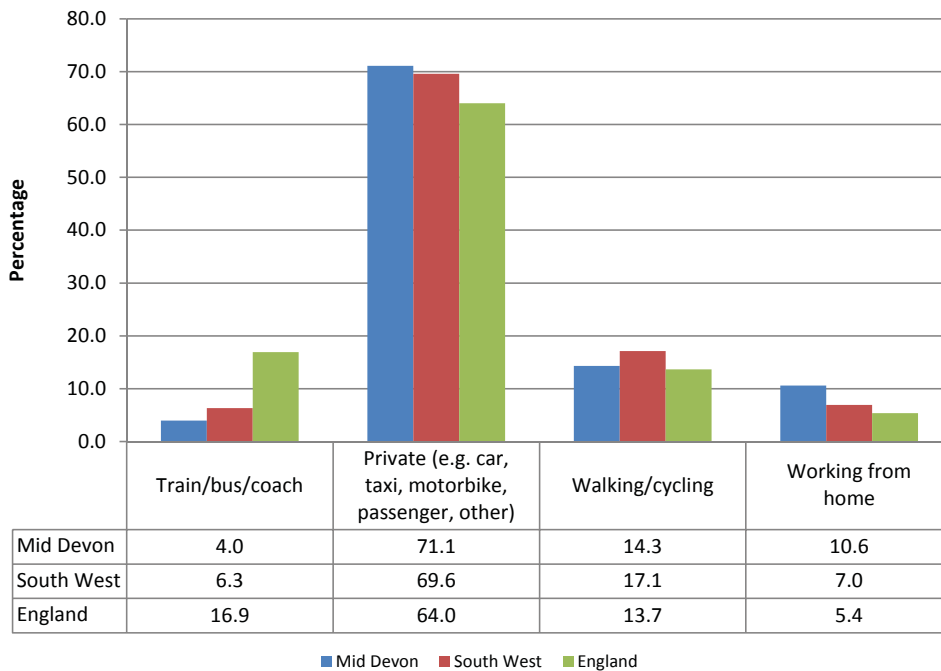
Source: Environment Agency
No information is available for 2012/13 as yet.

Travel to work mode and distance

Applicable policies
Core Strategy Policy COR9

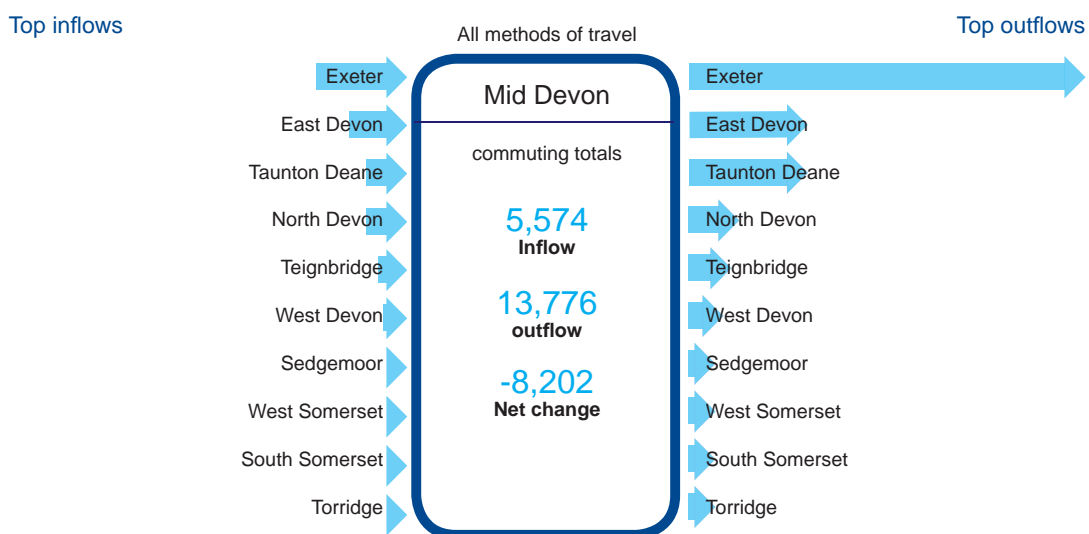
Target
None

Performance



Source:
2011 Census (ONS)

Location of usual residence and place of work by method of travel to work



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 2010)	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%	96%
Hospital (Tiverton, Okehampton, Exeter and Taunton)	Mon to Sun	31%	82%
Primary school	Mon to Fri	72%	97%
Secondary school (Tiverton, Uffculme, Crediton, Chulmleigh, Cullompton)	Mon to Fri	59%	91%
Area of employment (Crediton, Tiverton, Cullompton, Exeter, Taunton, Okehampton)	Mon to Fri	55%	91%
Major retail centre (Crediton, Tiverton, Cullompton, Exeter, Taunton, Okehampton)	Mon to Sat	55%	91%
All of the above	Mon to Sun	31%	82%

Source: Mid Devon District Council

Air quality

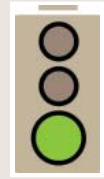
Applicable policies

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

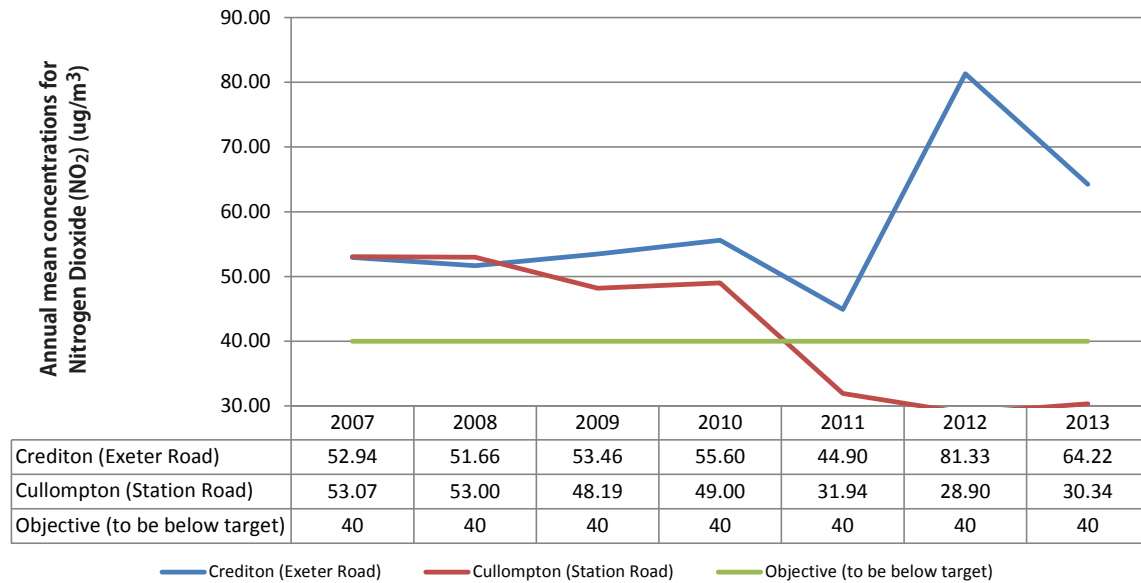
Target

Improved air quality

Performance

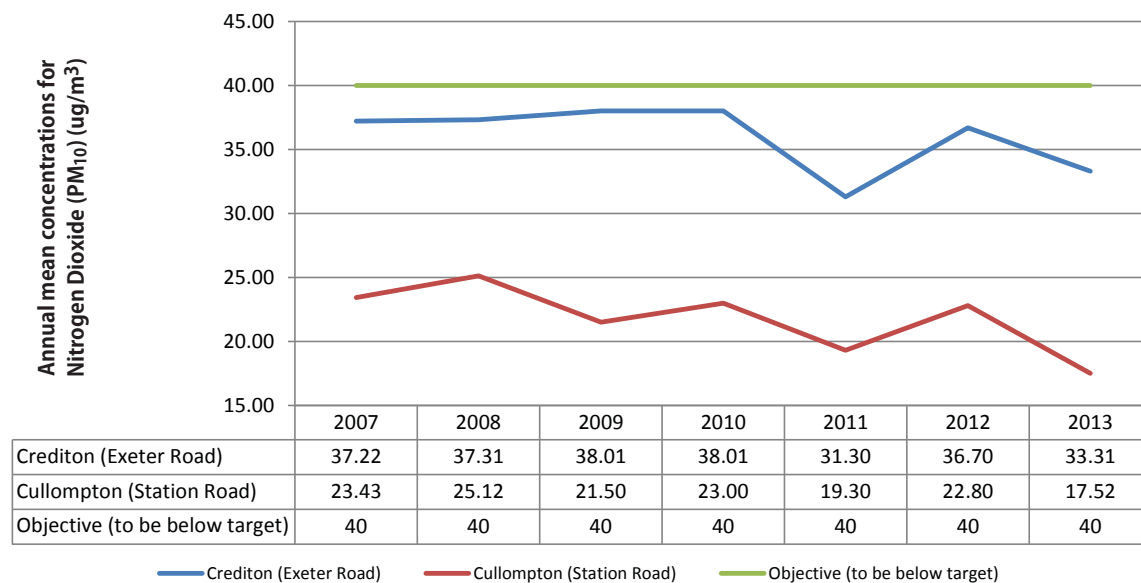


Automatic monitoring for Nitrogen Dioxide (NO_x): Comparison with annual mean objective



Source:
Mid Devon District Council

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



Source:
Mid Devon District Council

2014 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 (NO₂) in Crediton during 2013 remained above the air quality objective (annual mean) with only one exceedence of the hourly mean.

Concentrations of NO₂ in Cullompton appear to have increased very slightly at the monitoring station on Station Road which correlates with the diffusion tube data. The Manor House Hotel, High Street has dropped below the objective for the first time; however, the adjacent building has undergone extensive external renovations over the last 12 months and this drop is against the trend so this result should be viewed with scepticism.

Concentrations of PM₁₀ in both Crediton and Cullompton have not exceeded the annual mean objective of 40 µg/m³ for 2013 (as previous years). However, the data capture for Crediton was very poor (60%) due to failure of the monitoring equipment and subsequently, failure of the suppliers to provide alternative working equipment in the interim.

Crediton had 32 daily (24-hour) means greater 50 µg/m³ which is below the 35 days permitted by the 24-hour mean objective but due to the poor data capture this is not a true reflection of the levels and would more likely be similar to 2012.

An assessment of all new developments, 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 2015 Updating and Screening Assessment.

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. Generally the Council is making progress in protecting these assets, but some shortcomings are evident.

Though no new Conservation Area Appraisals (CAAs) were adopted in 2013/14, there has been considerable progress during the last year. Five new Conservation Area Appraisals (CAAs) have been drafted and approved for consultation. It is anticipated that these will be adopted within the 2015/16 year. However the target to have complete coverage of all settlements by 2009 has passed. A number of the smaller settlements are yet to have a CAA written, representing a gap within the evidence base that needs to be addressed.

Key statistics and summary

- Conservation Area Appraisals are progressing swiftly
- There have been six Tree Preservation Orders created in 2013/2014
- No loss in the number of registered or historic parks and gardens

In addition, though adopted after the end of the monitoring period, a new Conservation Area was designated at Blundells in Tiverton. A Conservation Area Appraisal and Management Plan for the area was adopted in September 2014.


The number of Tree Protection 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		
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

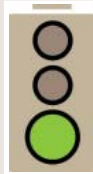
Source: Mid Devon District Council

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 have been deployed to ensure that the shortfall in appraisals is addressed. Though this has largely happened beyond the end of the monitoring year, new appraisals are being prepared for Cheriton Fitzpaine, Morchard Bishop, Silvertown, 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	Total
TPOs Created	13	10	11	8	9	5	1	6	301

Source: Mid Devon District Council

Registered and local parks and gardens	Applicable policies Core Strategy Policy COR2	Performance
	Target No loss	

Historic parks and gardens of national historic importance	Historic parks and gardens of local importance
Bridwell Park Knightshayes Shobrooke Park	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

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.

The Council has recently struggled to deliver the yearly target for housing completions, however the number of new planning permissions have risen in 2013/14. This is the highest number of permissions for four years and potentially reflects an upturn in the market for housing following the economic downturn. Dwellings under construction have slightly decreased. The number of dwellings completed in 2013/14 is 320, compared with 321 last year.

Key statistics and summary

- Available land for housing over the next 5 years is at 107% of the required amount
- 1013 dwellings with planning permission, 356 dwellings under construction, 320 completed within 2013/14
- Dwelling permissions are up on the previous year, those under construction are slightly down from the previous year, completions are down by one
- 68 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 Bampton, however was achieved in Crediton
- Delivery of gypsy and traveller pitches is on target

There were 74 completions on allocated sites. Within the four principal settlements, the overall number of completed dwellings has been below the target set within the AIDPD. Cullompton exceeded its target of 105 with 158 completions. Crediton's target of 40 was met with 40 completions. The lower levels of completions are likely to be offset by the delivery of the two major allocations of Tiverton Eastern Urban Extension (EUE) and North West Cullompton. Tiverton EUE has an adopted Masterplan and with part of the site having outline permissions for 330 dwellings with an application for a further 700 pending consideration. Masterplanning on NW Cullompton is at an advanced stage, with a second round of consultation anticipated to begin in early 2015. Adoption is anticipated to take place later in the year. Outline planning applications would be expected to follow shortly thereafter.

The number of completed affordable houses delivered was slightly lower than the target set within the Corporate Plan. 68 dwellings were delivered, against a target of 80, a target that has not been met since 2008/09. Delivery of affordable housing may become more challenging following the Government announcement to exempt sites of 10 dwellings or less to provide affordable housing. Mid Devon has determined to implement a lower threshold of 5 or less

(permissible as Mid Devon is classed as a 'rural' district) outside the main settlements of Tiverton, Cullompton and Crediton in order to offset some of the loss. These agreements specify the number of affordable units per development and the government is considering relaxing existing arrangements in order to kickstart stalled developments that have existing planning permissions. Since the beginning of the plan period (April 2006) 542 affordable dwellings have been provided.

The Meeting Housing Needs SPD sets out guidance on the sizes (in terms of number of bedrooms) required across the district according to tenure. The evidence base for housing need and demand is being updated by means of a new Strategic Housing Market Assessment to be finalised in 2015. In the meantime, housing completions by house type and size of dwelling are monitored, showing that 2 bedroom terraced houses were the most popular type of new housing completed in 2013/14. This data is shown in the HLA at www.middevon.gov.uk/monitoring

The Council is on track to deliver the required 39 pitches required to meet the need for gypsy and traveller sites by 2026. No sites were completed within the monitoring year, another 54 have planning permission and four are under construction.

Housing trajectory

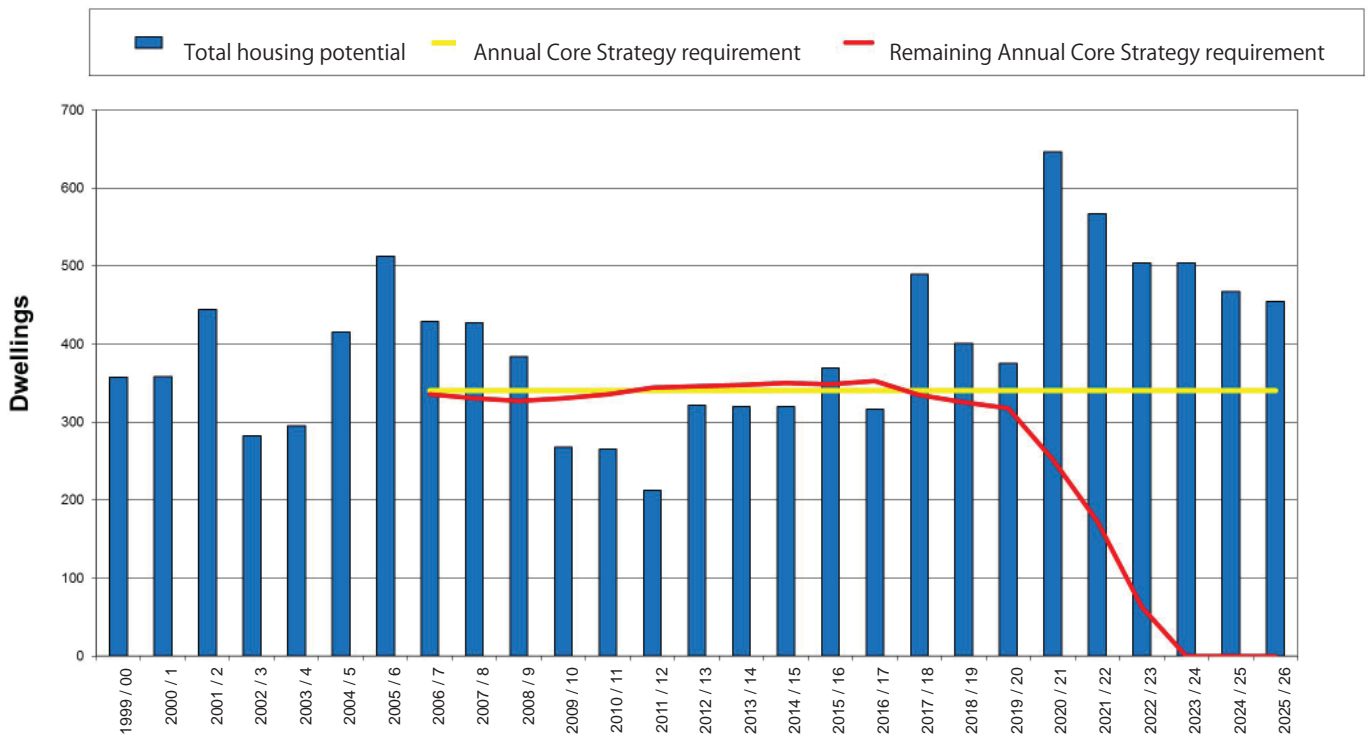
Applicable policies

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

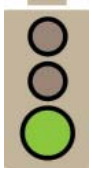
Target

340 dwellings per year

Performance



Source:
Mid Devon District Council

5 year housing supply	Applicable policies Core Strategy Policy COR3	Performance
	Target At least five years supply	

Five Year Housing Supply

The level of available housing land required to provide a 5 year supply (for the period 1st April 2015 – 31st March 2020) is based on the adopted Core Strategy and cumulative completions since 2006.

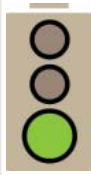
(A) Core Strategy requirement 2006-2026	6800
(B) Implied annual rate 2006-2026 (A/20)	340
(C) Core Strategy requirement to date, 2006-2015 (B*9)	3060
(D) Completions to date, 2006-2015	2946
(E) Shortfall to date, 2006 - 2015 (C-D)	114
(F) Core Strategy requirement 2015 - 2020 (B*5)	1700
(G) 5 year supply requirement 2015 - 2020 (E+F)	1814
Projected five year delivery – unconsented allocations	664
Projected five year delivery – allocations under construction/with planning permission	580
Projected five year delivery – windfalls under construction/with planning permission	498
Windfall allowance	208
5 year supply	107%

The available housing supply has been calculated in accordance with the principles set out in the Strategic Housing Land Availability Assessment Methodology (2013), which was revised and endorsed by the members of the SHLAA panel. 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 build 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. The Council has adhered to the panel's advice in setting out commencement and build out rates for allocated sites within the five year supply calculation. A breakdown of individual site totals included within the five year supply is available on request.

The introduction of the National Planning Policy Guidance has affected the calculation method for the five year supply figure. The guidance stipulates that the Council should identify sites to meet any shortfall in housing delivery within the following five year period, rather than spreading this shortfall across the remaining period of the plan. This method, known as the 'Sedgefield' method, supersedes the previous approach used by the Council, known as the 'Liverpool' method. This has resulted in a higher 5 year requirement than was shown in the previous year, though there is still enough housing land to meet the requirement.

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.

<p>Strategic Housing Land Availability Assessment (SHLAA)</p>	<p>Applicable policies Core Strategy Policy COR3 AIDPD Policy AL/DE/1</p> <p>Target To review the SHLAA annually</p>	<p>Performance</p> 
--	--	---

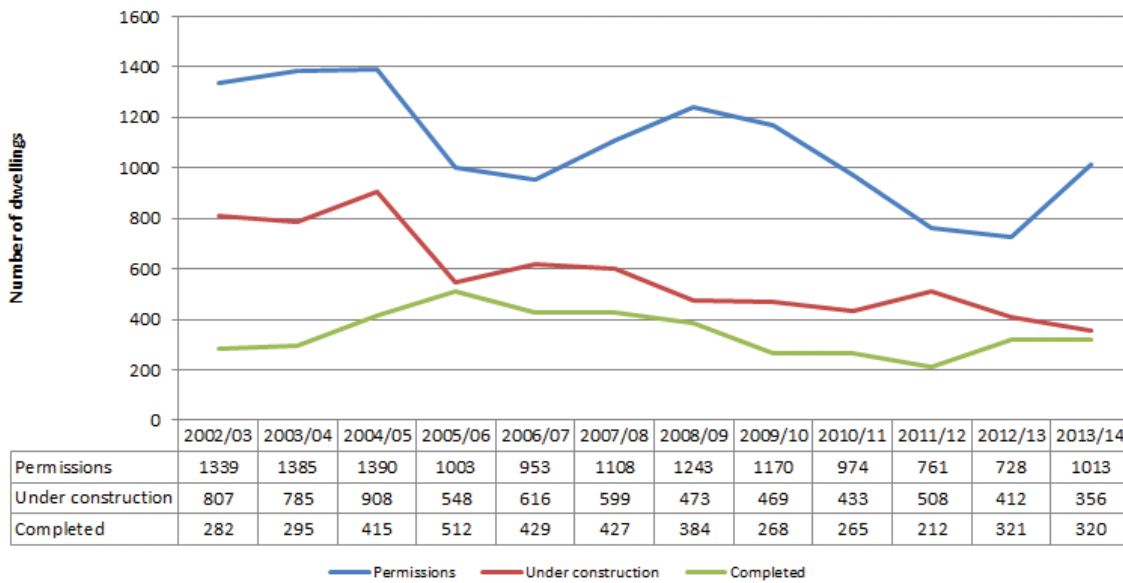
The SHLAA was originally undertaken in 2008 and informed allocations set out within the AIDPD. A new SHLAA was carried out in 2013 as part of the preparation of the Local Plan Review, and further panel meetings were held in 2014. The SHLAA Report and other documentation can be found on the Council's website at: <http://www.middevon.gov.uk/shlaa>

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



Source:
Mid Devon District Council

Development of housing on allocated sites

Applicable policies

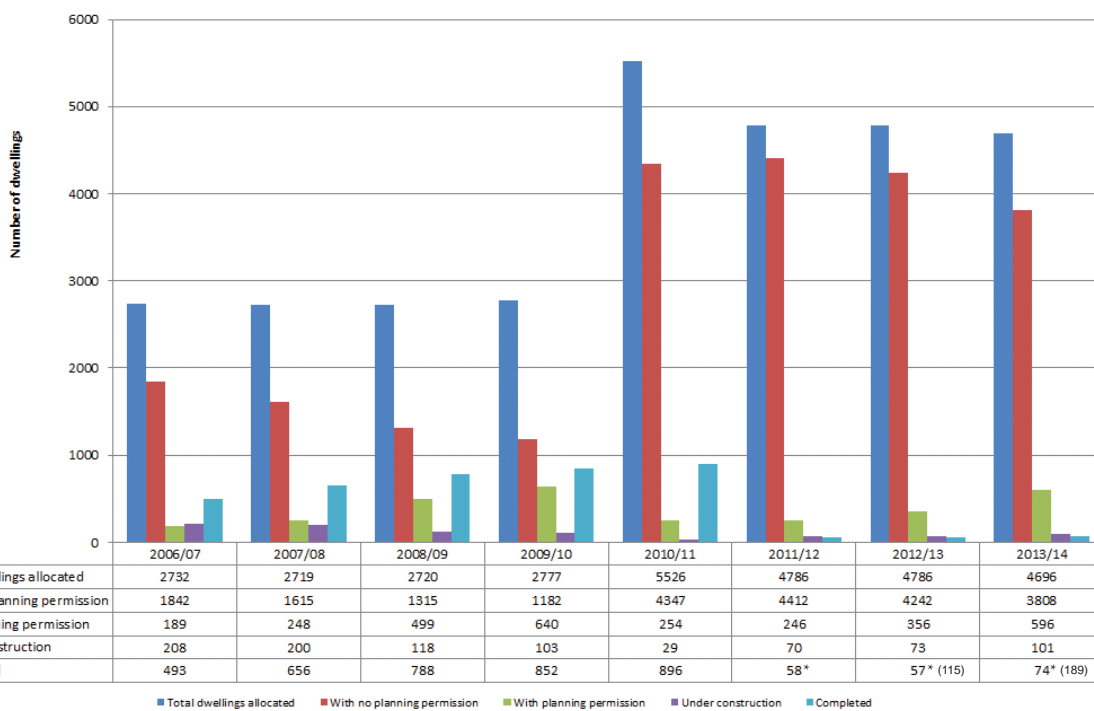
Core Strategy Policies COR3, COR12-17
 AIDPD Policies AL/DE/1, AL/DE/2, AL/DE/3, AL/MO/1, AL/TIV1-18, AL/CU/1-11, AL/CRE/1-6, AL/BA/1-4, AL/BO/1, AL/CO/1, AL/CL/1-2, AL/KE/1, AL/MB/1, AL/SA/1, AL/WI/1-2
 Adopted Local Plan Policies TIV1, TIV6-11, CRE1, CRE5, CRE7-8, CU1-2, CU4-6, BA1, BA3, CO1

Performance



Target

No target



Source: Mid Devon District Council

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

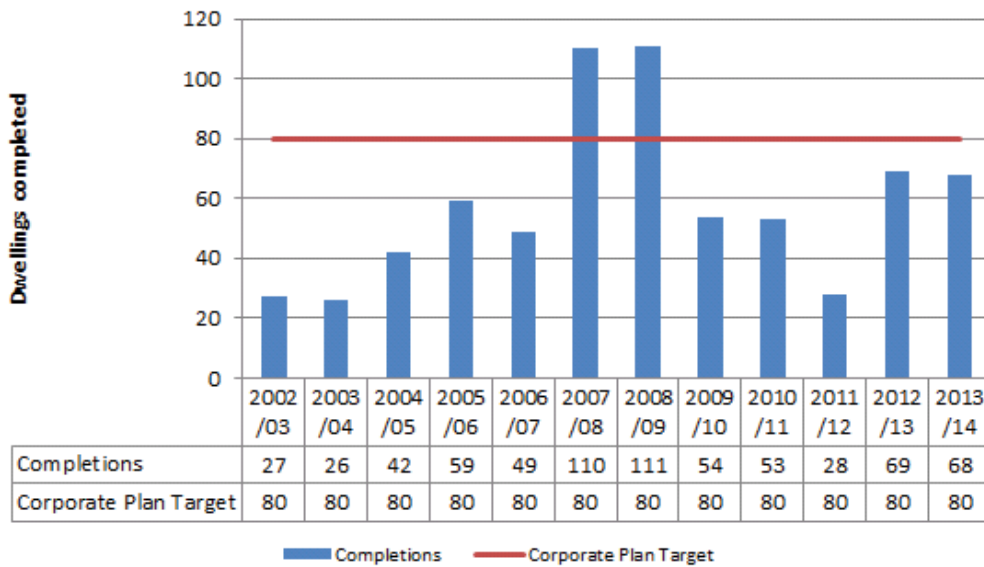
From 2013/14 the total number of allocated dwellings has reduced by 90. This is because 'West of Park Road' (TIV8) was deleted as an allocation upon the adoption of the Local Plan Part 3 in October 2013.

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

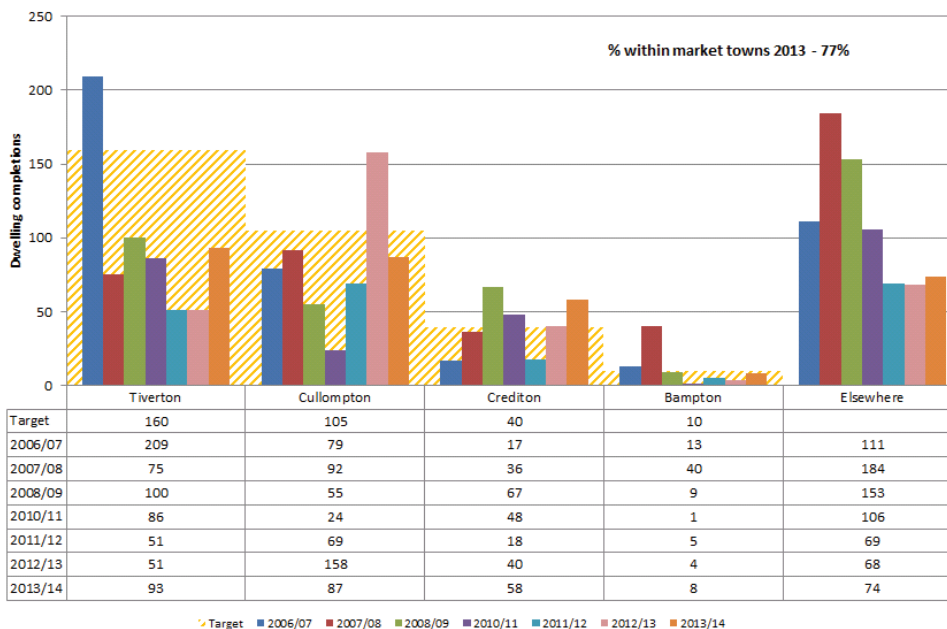


Source: Mid Devon District Council

Housing development by parish

Applicable policies
Core Strategy Policies COR3, COR12-18
Target
Tiverton – 160
Cullompton – 105
Crediton – 40
Bampton – 10

Performance



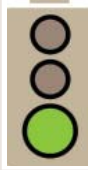
Source: Mid Devon District Council

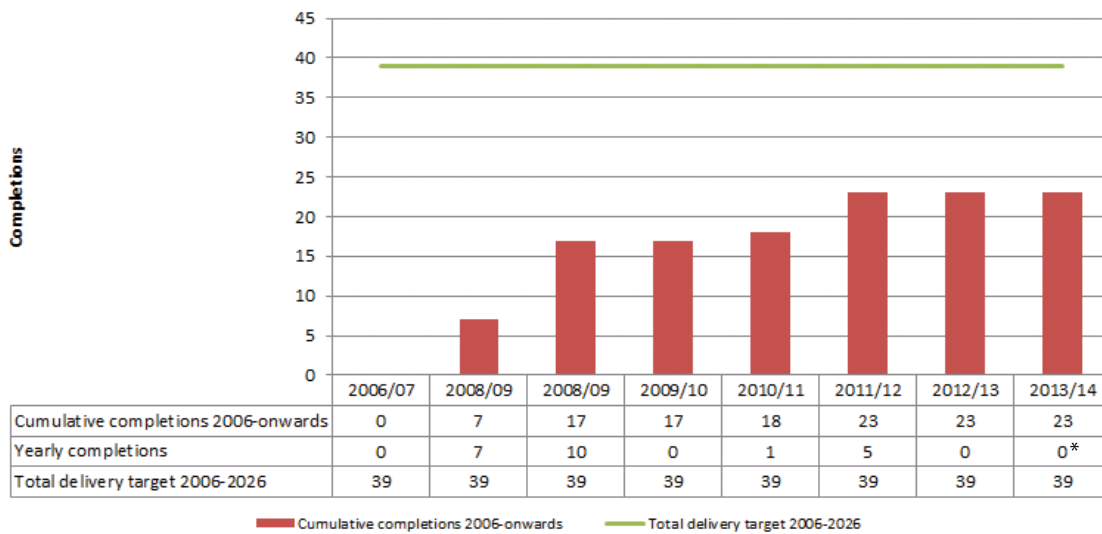
Net additional gypsy and traveller pitches

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

Target
39 during the period 2006-2026

Performance





Source:
Mid Devon District Council

* In addition six sites have planning permission and another four are under construction.

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 80 hectares
- Recent trends indicate low levels of take up of allocated employment land, reflecting challenging market conditions
- There have been slight reductions in the town centre footfall experienced in Tiverton, and Crediton. However there has been a slight increase in Cullompton
- Job Seekers Allowance claimant numbers have decreased and are at their lowest level for many years
- 0.5% 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. Included in this year's AMR are figures for 2011/12 in addition to this year's 2012/13 figures as these were unavailable last year. Analysis of recent trend information has highlighted that the district maintains a strong supply of employment land, but only a small proportion of allocated sites have planning permission. Completions on any employment sites have remained consistent since approximately 2008/09, below target.

Supply of employment land (i.e. the total of employment allocations and land with planning permission) has remained above the minimum 10 hectares target. The employment allocations set out within the AIDPD ensure that this provision will have continued into 2013/14. Previous years had seen approximately 10-20 hectares of allocated land with planning permission at any one time. However, within the last five years no allocated sites have been completed. Such sites are expected to come forward as part of the large allocations in Tiverton (AL/TIV/1) and Cullompton (AL/CU/1), which contain the bulk of the allocated employment land. An application on Tiverton EUE is pending which includes 22,000 square metres of B1/B8 commercial floorspace along with other employment generating uses. Past trends for employment development had seen delivery of more employment space outside the principal settlements.

Annual surveys of pedestrian footfall in the town centres revealed reductions in the number of people using the town centres in Tiverton and Cullompton. However a slight increase in Cullompton 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 fallen for the third time in a number of years. The total has dropped by 0.5% when compared with the previous year's figures. There is a time lag associated with this data source, with the latest figures available being those from 2012. Jobs density (the ratio of jobs to working age population) has slightly decreased (again official figures are only available up to 2012). Job Seekers Allowance claimant numbers had continued to rise in previous years however these have dropped this year to 0.9%, the lowest for many years. At present Mid Devon still experiences lower unemployment levels than the South West region.

Employment land supply

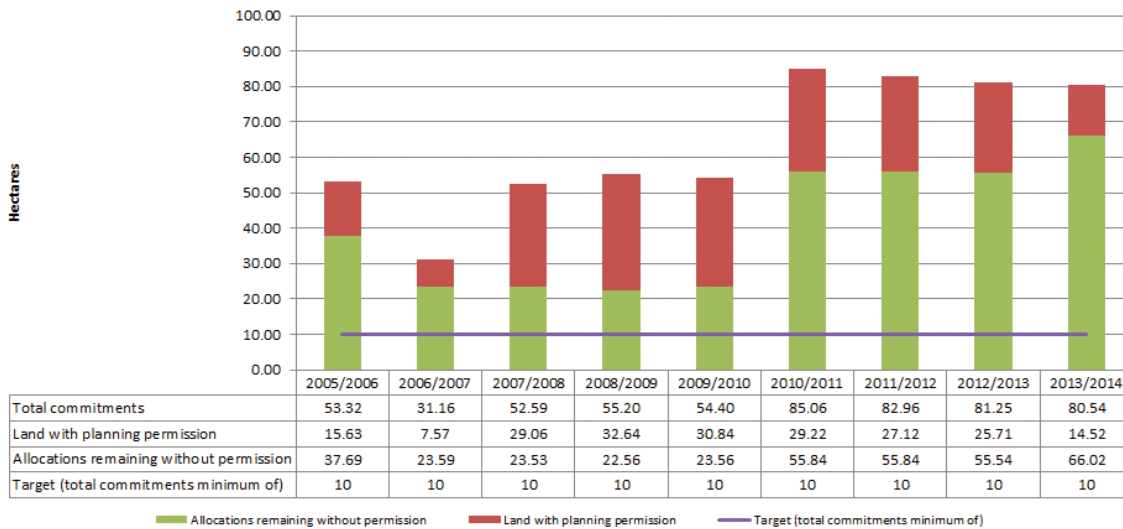
Applicable policies

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

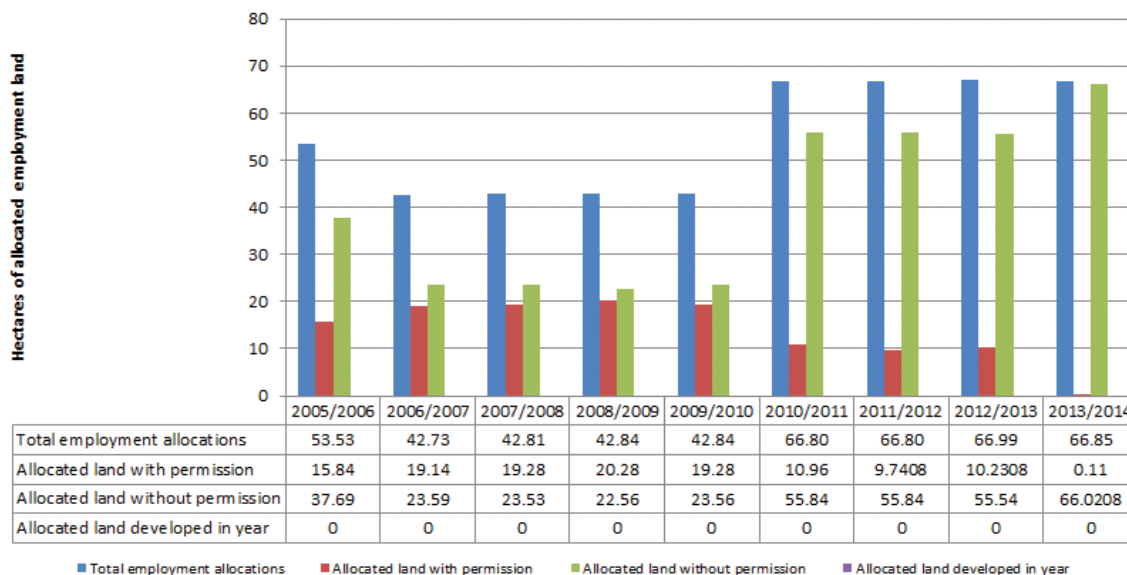
Applicable policies

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

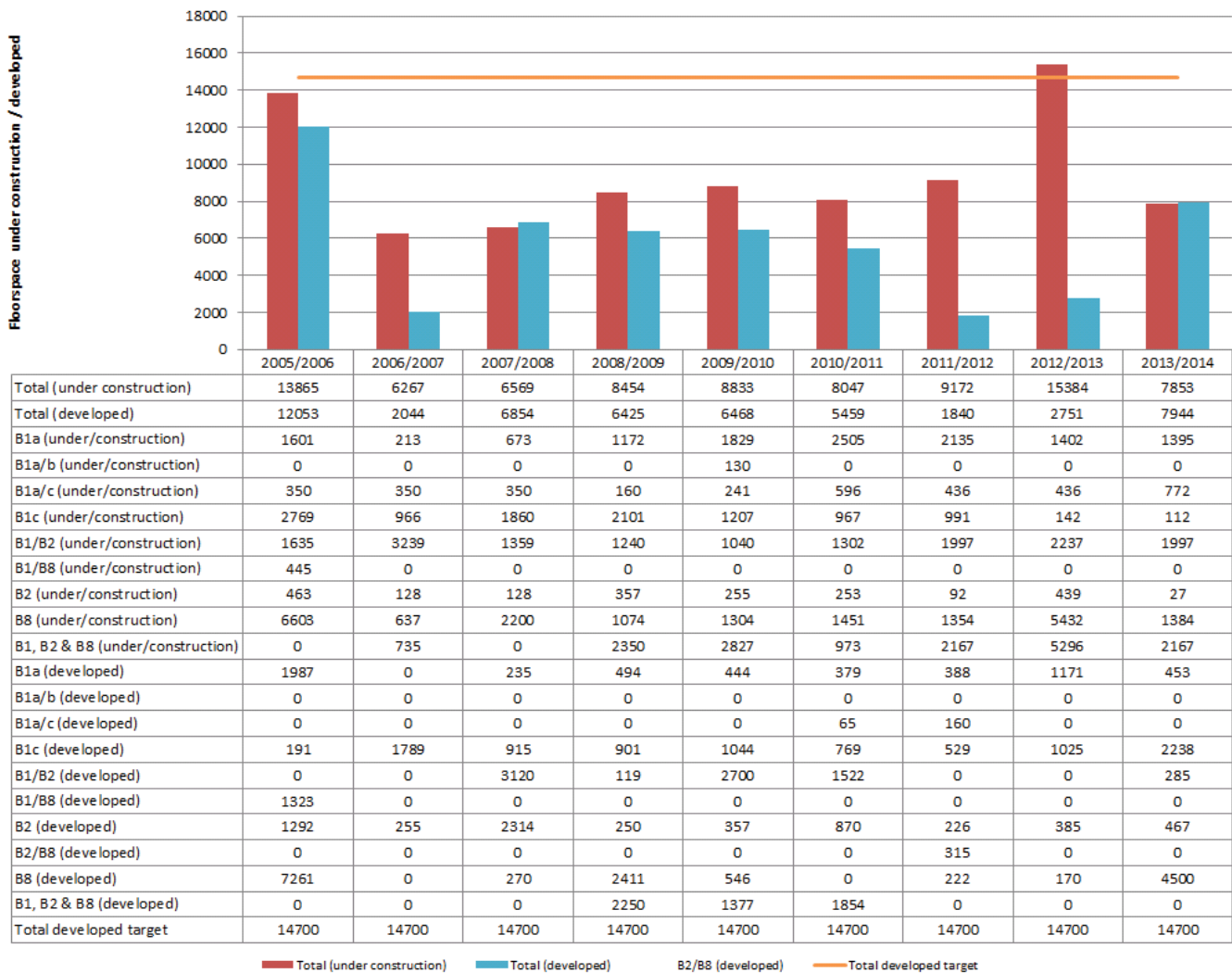
Applicable policies

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, W11

Target

14,700 sqm developed per year

Performance



NB. Details of business classes:

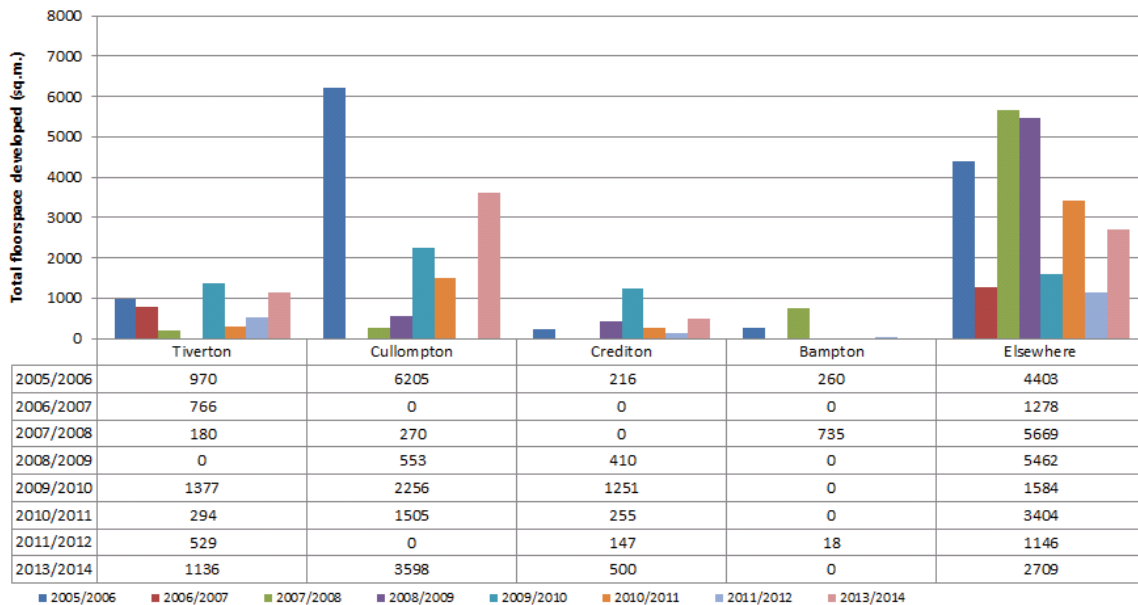
- B1a – Office, other than use as professional/financial services
- B1b – Research and development
- B1c – Industrial processes (that are safe to be carried out in residential areas)
- B2 – Industrial processes (other than those classed as B1c)
- B8 – Storage or distribution

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

Applicable policies
Core Strategy Policies COR4, COR12-18

Target
No target

Performance



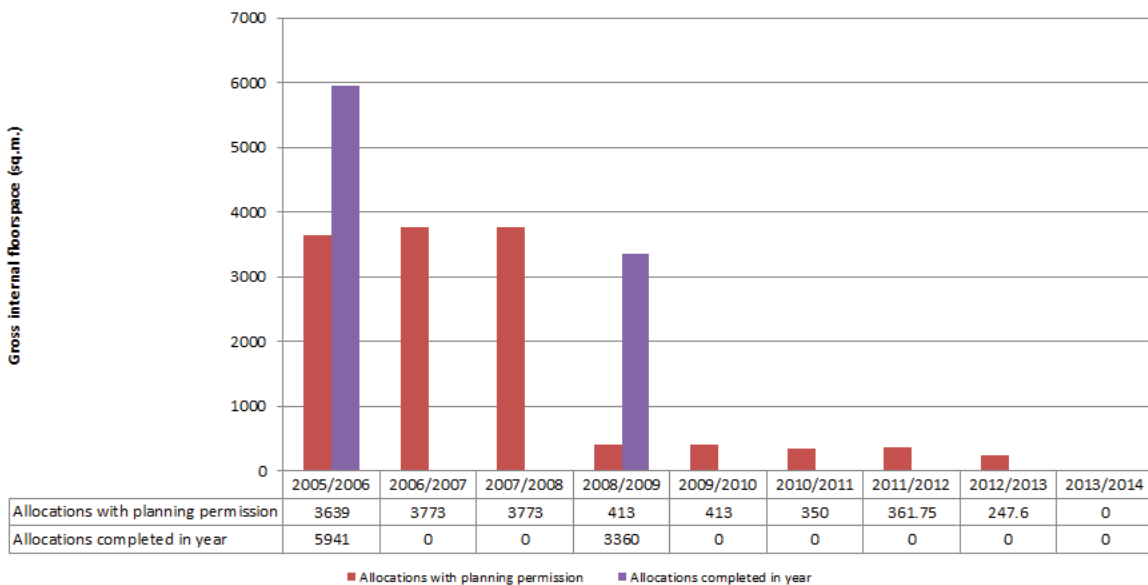
Source:
Mid Devon District Council

**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

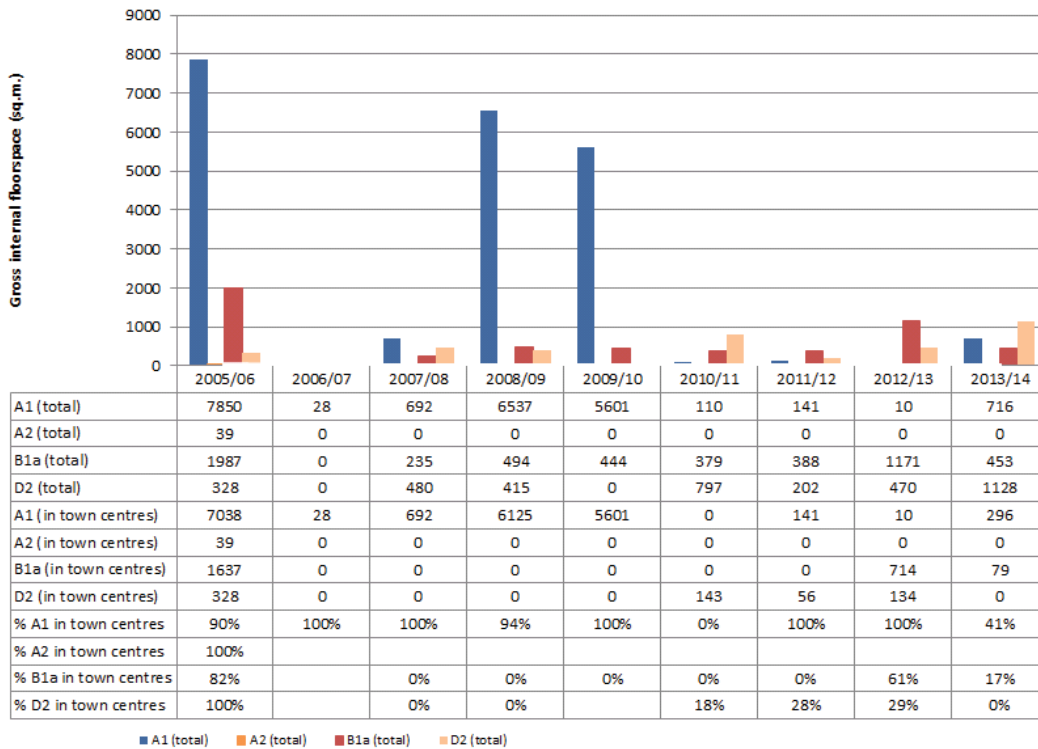
Applicable policies

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

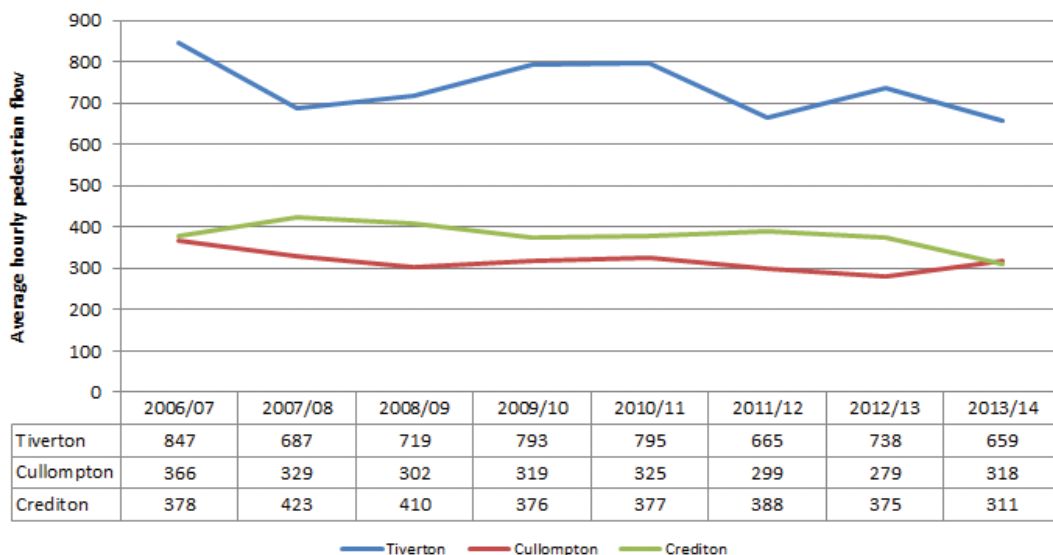
Applicable policies

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)

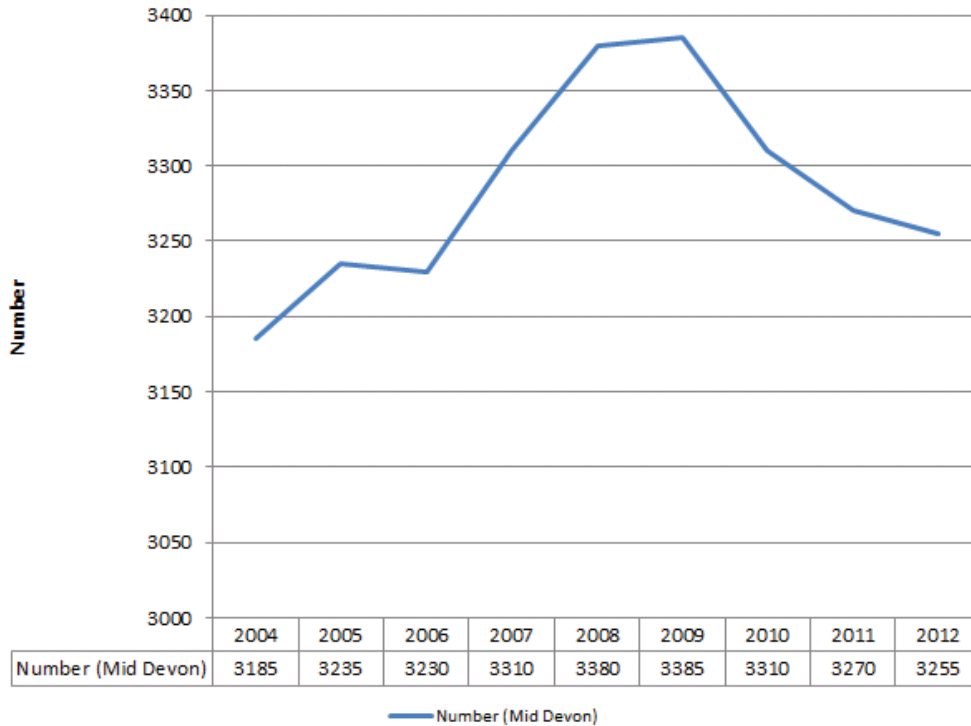
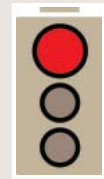
Applicable policies

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

Key statistics and summary

- £106,280 of S106 monies spent on public open space
- Progress was made towards the future adoption of the Community Infrastructure Levy (CIL)

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

Expenditure on public open space from new development

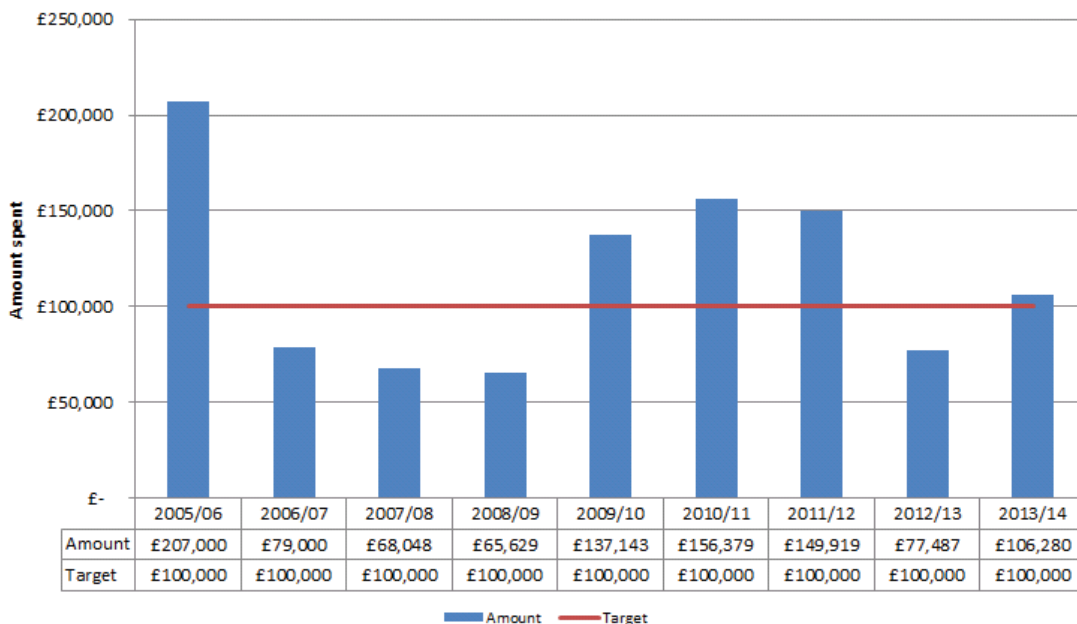
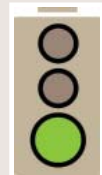
Applicable policies

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 adopted late in 2015.

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 2013 - 31st March 2014). 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)

Most notably progress has been made on the review of the Local Plan. The new document, to be known as the Local Plan Review, will supersede the three existing parts of the Local Plan. Following a scoping consultation in 2013, a consultation on a range of options took place between January-March 2014. Subsequently the Council has been preparing a Submission Version with a consultation anticipated to begin in February 2015. It is anticipated that the plan will be submitted to the Secretary of State in Spring/Summer 2015 for adoption late 2015.

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, with a final consultation anticipated to take place alongside that on the Local Plan Review from February 2015. Submission and adoption dates are anticipated to be the same as those for the Local Plan Review.

During the monitoring period the Council also adopted the Local Plan Part 3 (Development Management Policies) and a Supplementary Planning Document (SPD) entitled 'The provision of parking in new development'. Though outside of the monitoring year, the Council has also adopted the Tiverton Eastern Urban Extension Masterplan as a SPD. Further work is also taking place on a 'Landscape Sensitivity Assessment' and NW Cullompton Masterplan which are also anticipated to be adopted as SPDs.

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
Air Quality	SPD	Adopted May 2008
Public Open Space	SPD	Adopted May 2008
Meeting Housing Needs	SPD	July 2012
Statement of Community Involvement	Other	August 2012

Documents adopted in the monitoring period	Doc. Type	Adoption Target Date	Adoption Achieved Date	Comments
Local Plan Part 3	LP	August 2013	October 2013	2 month late
Provision of parking in new development	SPD	July 2013	June 2013	1 month early

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 (anticipated)	1 month late
- Submission		March 2015	TBC	
- Hearings		June 2015	TBC	
- Adoption		August 2015	TBC	
Community Infrastructure Levy Charging Schedule	Other	August 2015 (Adoption)	TBC	
Landscape Sensitivity Assessment	SPD	No date	TBC	
Tiverton EUE Masterplan	SPD	2014 (Adoption)	April 2014 (Adopted)	on time
NW Cullompton Masterplan	SPD	2015 (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. Three neighbourhood plan areas have been designated in 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 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. Further arrangements are being considered with 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 slightly decreased from last year.

In terms of housing performance, 2013/14 has been a mixed year. The Council still maintains a five year land supply, operating at 107% of the required level. Housing completions have decreased by one this year along with the construction of affordable dwellings. More allocated housing sites have begun to be developed with applications received for over 1000 dwellings outside the monitoring year at the Tiverton EUE site. The masterplanning of NW Cullompton is further advanced and will likely result in outline planning applications being received once adopted.

The challenging market conditions have ensured that delivery of employment development has been fairly low. 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. Data has been added for last year as well as this year as it was unavailable last year. There have not been any completed developments of retail allocations within the two previous years, though there were a number of sites with outstanding planning permissions. Recorded footfall within the town centres has remained largely the same.

The Council has adopted the Local Plan Part 3, Supplementary Planning Documents on the Tiverton EUE Masterplan and parking in new development. Preparation on the Local Plan Review is progressing, with a submission version anticipated to be ready for consultation in February 2015. The will be accompanied by a consultation on the Community Infrastructure Levy. Submission of both documents to the Secretary of State is anticipated to take place in Spring/Summer 2015.

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

