

Report of:	Meeting	Date	Item No.
Cllr Peter Murphy, Planning and Economic Development Portfolio Holder and Michael Ryan, Corporate Director of People and Places	Cabinet	20 January 2016	6

<b>Authorities Monitoring Report 2014-2015</b>
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**1. Purpose of report**

1.1 The purpose of the report is to consider and recommend the content of the Authorities Monitoring Report 2014-2015.

**2. Outcomes**

2.1 The publication of the Authorities Monitoring Report for 2014-2015 for Wyre, which monitors the effectiveness of the Borough's planning policies.

**3. Recommendation/s**

3.1 That subject to the inclusion of any minor editorial alterations, the Authorities Monitoring Report 2014-2015 as set out in Appendix 1 be approved by Cabinet and made available for public inspection.

**4. Background**

4.1 The preparation of Annual Monitoring Reports ceased on 15 January 2012 when Localism Act section 113 came into force. This removes the requirement for Annual Monitoring Reports to be made to the Secretary of State. However, councils are still required to prepare reports, now known as 'Authorities' Monitoring Reports' (AMR). The Act requires councils to publish this information direct to the public at least yearly in the interests of transparency.

4.2 The AMR is the main mechanism for assessing the performance and effects of Wyre's Development Plan and the timescales for preparing planning documents. Thus it acts to feed into plan preparation, and as such forms critical evidence for the emerging Local Plan for Wyre Council.

**4.3** This is the 11 AMR for Wyre Council and the purpose is therefore as follows:

- To monitor the key characteristics of Wyre as a wider contextual setting for Local Plan monitoring.
- To assess the current saved planning policies of the Wyre Borough Adopted Local Plan and the policies contained within the adopted Fleetwood-Thornton AAP, including their effectiveness, and the impacts they have on the Borough.
- To review the progress in terms of preparation of the Local Plan against the Local Development Scheme (LDS).

## **5. Key issues and proposals**

**5.1** The demographic structure of Wyre poses issues for the future. In particular, the ageing population, in-migration and projected population growth have implications for housing and provision of services.

**5.2** The Regional Spatial Strategy (RSS) has now been revoked (20 May 2013) and it's now up to the Council to determine their objectively assessed housing need (OAN) as required by national policy. A Fylde Coast Strategic Housing Market Assessment (SHMA) was prepared in 2013 which identified a range for OAN between 340 and 485. An OAN figure is yet to be determined. The SHMA is being updated to take account of the 2012 household projections published earlier in the year.

**5.3** Since 2011, there has been an additional 821 dwellings (indicative figure) which equates to approximately 205 dwellings pa. In the year 2014 – 2015, a total 226 dwellings (indicative figure) were completed. This current rate is somewhat below the OAN range set out in the SHMA.

**5.4** The percentage of dwellings (76%) built on Previously Developed Land (PDL) was again above the council's target (60%) for the sixth year in succession.

**5.5** Out of the 226 dwellings completed, 53 were affordable. This was below the council's target of 70 additional affordable dwellings. However, there are currently 221 unimplemented affordable housing permissions in Wyre.

**5.6** There was an additional 716 square metres of additional employment (Use Class B) floorspace developed. Of this, 97% was on PDL.

**5.7** No planning applications were granted contrary to Environment Agency advice.

**5.8** In 2014-2015, there was a total 186 Feed in Tariff installations in Wyre generating approximately 991 megawatts of renewable energy.

**5.9** Since adoption of The Fleetwood-Thornton AAP there has been a total 365 (indicative figure) dwellings completed within the AAP area up to 31 March 2015 and 98 of these are affordable homes. A further 531 dwellings are either under construction or have planning permission.

**5.10** Several phases of the multi-user Wyre Estuary Coastal Path are now complete.

**5.11** To inform the development of the new Wyre Local Plan (2011-2031) the Council produced for public consultation an Issues and Options document. The consultation was carried out from 17 June to 7 August 2015. The responses are currently being considered and will feed into producing the draft Local Plan. Further consultation on the new Local Plan is anticipated to be held spring 2016, with adoption anticipated during 2017.

<b>Financial and legal implications</b>	
Finance	There are no direct finance implications.
Legal	This document is required to comply with Government guidance and legislation.

**Other risks/implications: checklist**

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

<b>risks/implications</b>	<b>✓ / x</b>
community safety	<b>x</b>
equality and diversity	✓
sustainability	✓
health and safety	<b>x</b>

<b>risks/Implications</b>	<b>✓ / x</b>
asset management	<b>x</b>
climate change	✓
data protection	<b>x</b>

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<b>List of background papers:</b>		
name of document	date	where available for inspection
Annual Monitoring Report 2013-2014	December 2014	Civic Centre Offices and Wyre Council's website

**List of appendices**

Appendix 1 – Draft Authorities Monitoring Report 2014-2015

arm/ex/cab/cr/16/2001dp1