

Report of:	Meeting	Date	Item No.
Cllr Peter Murphy, Economy Portfolio Holder and Michael Ryan, Corporate Director of People and Places	Cabinet	3 December 2014	8

Authorities Monitoring Report 2013-2014
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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 2013-2014.

2. Outcomes

2.1 The publication of the Authorities Monitoring Report for 2013-2014 for Wyre, which monitors the effectiveness of the borough's planning policies.

3. Recommendation

3.1 That subject to the inclusion of any minor editorial alterations, the Authorities Monitoring Report 2013-2014 as set out in Appendix 1 be approved by Cabinet and made available for public inspection.

4. Background

4.1 The collection 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** The AMR focuses on monitoring the current saved policies within the adopted Wyre Borough Local Plan (1999) and the implementation and effectiveness of policies contained within the adopted (17 September 2009) Fleetwood-Thornton Area Action Plan (AAP).
- 4.4** This is the tenth 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 adopted Wyre Borough 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 emerging 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 is now up to the Council to determine their objectively assessed housing need as required by national policy. A Fylde Coast Strategic Housing Market Assessment (SHMA) was prepared in 2013 which identified several housing requirement scenarios and Wyre's requirement is still to be determined.
- 5.3** Since 2011, there has been an additional 595 dwellings which equates to approximately 198 dwellings pa. In the year 2013 – 2014, a total 195 dwellings were completed. This current rate is significantly below the various requirement scenarios set out in the SHMA.
- 5.4** The percentage of dwellings (79%) built on Previously Developed Land (PDL) was again above the council's target (60%) for the fifth year in succession.
- 5.5** Out of the 195 dwellings completed, 44 were affordable. This was below the council's target of 70 additional affordable dwellings. However, there are currently 205 affordable houses with planning permission. Registered Providers in Wyre have also secured funding for additional affordable dwellings via The Homes and Community Agency (HCA) 2011-2018 Affordable Housing Programme (AHP) and 2015-2017 Affordable Housing Guarantee Programme (AHGP).
- 5.6** There was an additional 2,603 square metres of additional employment floorspace developed. Of this, 100% was on PDL.

- 5.7** No planning applications were granted contrary to Environment Agency advice.
- 5.8** In 2013-2014, there was a total of 144 Feed in Tariff installations in Wyre generating approximately 0.541 megawatts of renewable energy.
- 5.9** Since adoption of The Fleetwood-Thornton AAP there has been a total 256 dwellings completed within the AAP area up to 31 March 2014 and 98 of these are affordable homes. A further 640 dwellings are either under construction or have planning permission. Additional affordable housing will also be delivered via FirstBuy and HomeBuy Direct funding although the figure is currently unknown. All residential completions were developed on PDL.
- 5.10** There was no formal consultation on the emerging Local Plan during the 2013-2014 monitoring period. This was due to the requirements to respond to changes in national planning policy and subsequently the need to develop a more comprehensive evidence base. Further formal consultation on the Local Plan is anticipated to be held early 2015, with adoption anticipated during 2017.

FINANCIAL AND LEGAL IMPLICATIONS	
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.

Implications	✓ / x
Community Safety	x
Equality and Diversity	✓
Sustainability	✓
Health and Safety	x

Risks/Implications	✓ / x
Asset Management	x
Climate Change	✓
Data Protection	x

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List of Background Papers:		
Name of Document	Date	Where available for inspection
Annual Monitoring Report 2012-2013	December 2013	www.wyre.gov.uk/meetings/meeting/284/cabinet

LIST OF APPENDICES

Appendix 1 – Draft Authorities Monitoring Report 2013-2014 (not included with paper copies of this agenda – paper copy available in Members Library)

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