

Report of:	Meeting	Date	Item No.
Councillor Peter Murphy, Planning and Economic Development Portfolio Holder and Garry Payne, Chief Executive	Cabinet	29 November 2017	7

Authorities Monitoring Report 2016-2017
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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 2016-2017.

2. Outcomes

- 2.1 Compliance with Section 113 of the Localism Act 2011 which requires the publication of an Authorities Monitoring Report (AMR).

3. Recommendation/s

- 3.1 That subject to the inclusion of any minor editorial alterations, the Authorities Monitoring Report 2016-2017 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 section 113 of the Localism Act 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 annually 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 new Local Plan for Wyre Council.

4.3 This is the 13th 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5.2 The Regional Spatial Strategy (RSS) has now been revoked (20 May 2013) and it is now up to the Council to determine their objectively assessed housing need (OAN) as required by national policy. An OAN figure of 479 dwellings per annum was accepted at Full Council meeting 14 April 2016. The OAN figure is based on the latest full assessment of housing needs as set out in the Fylde Coast Strategic Housing Market Assessment (SHMA) and accompanying addendums.

5.3 Since 2011, there has been an additional 1,646 dwellings built which equates to approximately 274 dwellings per annum. In the year 2016–2017, a total 455¹ dwellings were completed. This current rate is somewhat below the OAN range set out in the SHMA.

5.4 The percentage of dwellings (50%) built on Previously Developed Land (PDL) was below the council's target (60%) for the first time in eight years.

5.5 Out of the 455¹ dwellings completed, 104¹ were affordable. This was above the council's target of 70 additional affordable dwellings.

5.6 There was an additional 14,528 square metres of additional employment (Use Class B) floorspace developed. Of this, 89% was on PDL.

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

5.8 There was a total 31 Feed in Tariff installations in Wyre generating approximately 7.374 megawatts of renewable energy.

¹There is a slight discrepancy between the figures reported in the Council's Business Plan Performance Reports (sourced from the TEN monitoring system) and the AMR. This is because sometimes data returns from sources outside the Council are received after the tight deadlines set for TEN but within the timescales to be included in the AMR. The 2016/17 Quarter 4 Performance Report (Jan-Mar) states 453 net completions and 103 affordable dwellings.

5.9 Since adoption (2009) of The Fleetwood-Thornton AAP there has been a total of 532 dwellings built within the AAP area up to 31 March 2017 and 98 of these are affordable homes. A further 280 dwellings are either under construction or have planning permission.

5.10 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. During 2016-2017, the planning policy team have been developing a more comprehensive evidence base and preparing for public consultation (September 2017) the Publication Draft Wyre Local Plan, with adoption anticipated during 2018.

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.

risks/implications	✓ / x
community Safety	x
equality and diversity	✓
sustainability	✓
health and safety	x

risks/implications	✓ / x
asset management	x
climate change	✓
data protection	x

report author	telephone no.	email	date
Daniel Phillips	01253 887302	daniel.phillips@wyre.gov.uk	3 November 2017

List of background papers:		
name of document	date	where available for inspection
None		

List of appendices

Appendix 1 – Draft Authorities Monitoring Report 2016-2017

arm/ex/cab/cr/17/2911dp1



Wyre Council
Wyre Local Plan Evidence Base
Authorities Monitoring Report
2016-2017

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Alternative Formats

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1 Introduction

1.1 The Authorities Monitoring Report

1.1.1 The preparation of Annual Monitoring Reports ceased on 15 January 2012 when section 113 of the Localism Act 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 annually in the interests of transparency.

1.1.2 As a legislative requirement under Regulation 34 of the Town and Country Planning (Local Development) (England) Regulations 2012, the AMR is the main mechanism for assessing the performance and effects of Wyre's Development Plan and the timescales set out in the Local Development Scheme (LDS). Thus it acts to feed into Local Development Document (LDD) preparation, and as such forms critical evidence for emerging Local Plan for Wyre Borough.

1.1.3 In the case of Wyre, it also generates the opportunity to bridge the transitional phase between the adopted Local Plan and the emerging Wyre Local Plan.

1.1.4 This AMR focuses on monitoring the current saved policies within the Wyre Borough adopted Local Plan¹. The AMR also monitors the implementation and effectiveness of policies contained within the adopted (17th September 2009) Fleetwood-Thornton Area Action Plan² (AAP).

1.1.5 This is the 13th AMR for Wyre Borough 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 Area Action Plan (AAP), including their effectiveness, and the impacts they have on the Borough; and
- To review the progress in terms of preparation of the Local Plan against the Local Development Scheme (LDS) and subsequent updates on the Council's website.

1.2 Structure

1.2.1 In order to address these issues, the AMR is structured in the following manner.

1.2.2 Chapter 1 outlines the key messages of this AMR and Wyre's Development Plan.

1.2.3 Chapters 2 – 6 provide monitoring and analysis of the implementation and effectiveness of the current Saved Local Plan policies. In doing so, the AMR will monitor the policies of the Local Plan until they have been superseded by the emerging Strategy and Core Policies Local Plan. The analysis is based upon broad subject clusters.

¹ Wyre Borough Council (1999) Wyre Borough Local Plan (Wyre BC)

² Wyre Borough Council (2009) Fleetwood-Thornton Area Action Plan DPD (Wyre BC)

1.2.4 Chapter 7 reviews the implementation of the Fleetwood-Thornton Area Action Plan (AAP), adopted 17 September 2009 and the performance and effectiveness of specific AAP policies.

1.2.5 Chapter 8 reviews the progress made on preparing planning documents and outlines the Council's actions under the Duty to Cooperate requirements with neighbouring authorities.

1.2.6 It is anticipated that this document will provide a framework that will become the basis for future monitoring.

1.3 Indicators

1.3.1 On 30 March 2011, the Department for Communities and Local Government announced the withdrawal of several guidance documents on local plan monitoring. It is therefore a matter for each council to decide what to include in their monitoring reports.

1.3.2 Contextual indicators provide a backdrop against which to consider the effects of policies and to inform the interpretation of output and significant effect indicators. By taking into account the socio-economic and environmental trends and characteristics of Wyre when evaluating policies they can be assessed in their current implementation. Future requirements can also be assessed.

1.3.3 The contextual indicators thus build up a baseline picture for Wyre. Whilst spatial in nature, these indicators are broader in scope than traditional indicators of land use allocation and take-up, and therefore they both reflect the objectives of the new planning system, and specifically the objective of achieving sustainable development.

1.3.4 Authorities are no longer required to monitor and record a range of core output indicators (Para. 1.3.1). However, as these indicators are considered a direct result of the implementation of planning policies, Wyre will continue to monitor core output indicators until the emerging Wyre Local Plan is adopted. These important indicators will help inform the validity of policies, and also the future direction of policies contained in emerging documents.

1.3.5 Local output indicators have been developed to help monitor policies that are specific to Wyre and address characteristics that are not covered by core output indicators.

1.3.6 As well as measuring the implementation of Local Plan policies, the impact of these policies is also monitored. By using significant effect indicators, the indirect effects of policy implementation can be ascertained.

1.4 Census 2011

1.4.1 The 2011 Census of England and Wales took place on 27 March 2011. The census provides a detailed snapshot of the population and housing characteristics that government needs to develop policies, and to plan and run public services such as health and education.

1.5 Regional Spatial Strategies

1.5.1 On 20 May 2013 the North West Regional Strategy was formally revoked by Government. From that point onwards it no longer forms part of Wyre's Development Plan.

1.6 Wyre's Development Plan

1.6.1 The Development Plan for Wyre currently comprises the following documents:

- **Saved Policies** of the Wyre Local Plan (1999) until such time as these are replaced by the new plans in preparation (see Appendix 9).
- The **Fleetwood-Thornton Area Action Plan** (adopted 2009).
- The **Lancashire Minerals and Waste Development Framework** produced by Lancashire County Council.

1.7 Limitations

1.7.1 A number of gaps still exist in monitoring information and additional monitoring may take place in the future to address this.

1.7.2 It should also be noted that for some applications which require legal agreements under S106 of the Town and Country Planning Act 1990 the official approval date is the date on which the permission is issued after the S106 agreement is signed and is not the date that the application was approved by the Planning Committee. This process can sometimes take several months before final permission can be granted. It is at that point when an application is considered as approved and included in the relevant AMR.

1.7.3 Crucially, the AMR is designed to monitor policies which require in-built targets for monitoring purposes. As this AMR is monitoring old-style Local Plan policies, there exists a difficulty in that there are no measurable targets built into these policies.

2 Geography and Society

2.1 Spatial Characteristics of Wyre

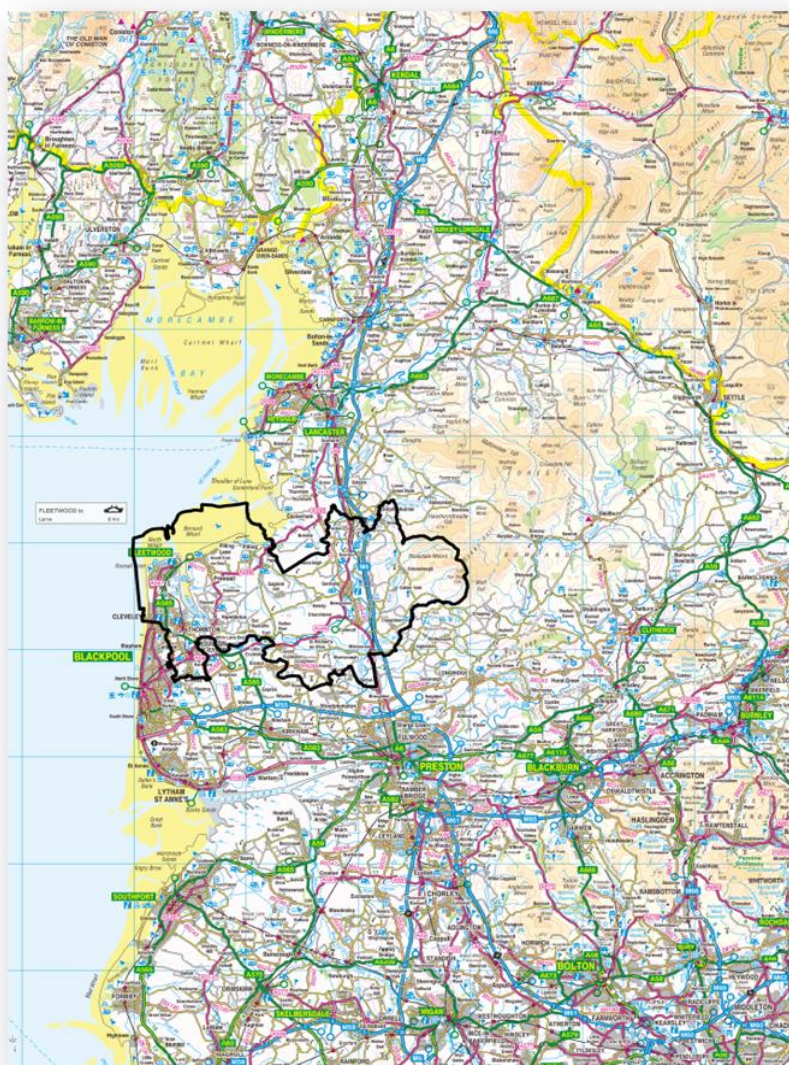
2.1.1 Wyre is a Lancashire coastal district bounded by the sea along parts of its western and northern boundaries. It shares a common land boundary with the City of Lancaster to the north, with the Boroughs of Ribble Valley, Preston and Fylde to the east and south respectively, and with Blackpool Unitary Authority along the remainder of its western boundary.

2.1.2 Wyre itself is characterised by a distinct geographical polarity, with the urban concentration situated in the west of the Borough, and an expanse of rural area to the east.

2.1.3 The urban area west of the River Wyre is on a peninsula situated in Morecambe Bay, and is comprised of the coastal towns of Fleetwood, Thornton, Cleveleys, and to the south, slightly inland, the market town of Poulton-le-Fylde.

2.1.4 The main rural area settlements of Wyre are the market town of Garstang, Catterall, Knott End-on-Sea, Preesall and Hambleton. The rural area is itself characterised by a large area of low-lying countryside and farmland, and east of the M6, the Bowland Fells which is designated an Area of Outstanding Natural Beauty (AONB).

FIGURE 2.1: WYRE COUNCIL



2.2 Demography

2.2.1 The demographic structure of the Borough constitutes an important source of baseline information for the identification of issues facing Wyre Council in the preparation of planning policy, with particular importance for longer-term issues.

2.2.2 In particular, these have been reflected through Core policies SP (The Development Strategy) of the Adopted Local Plan and will also play a role in shaping the emerging Local Plan. These core policies aim to make adequate provision of development in locations which respect the balance between urban and rural, as well as safeguarding the environmental quality of Wyre.

2.2.3 This is done through the implementation of a settlement hierarchy, which has appropriate development goals at each level, in order to support the principles of sustainable development, but also to ensure that the development needs of the population of Wyre are met.

2.2.4 In outlining the demographic profile of Wyre, this chapter highlights the specific demographic issues that affect planning policy, and also those that are predicted to affect the direction and shape of core policies in Wyre in the future.

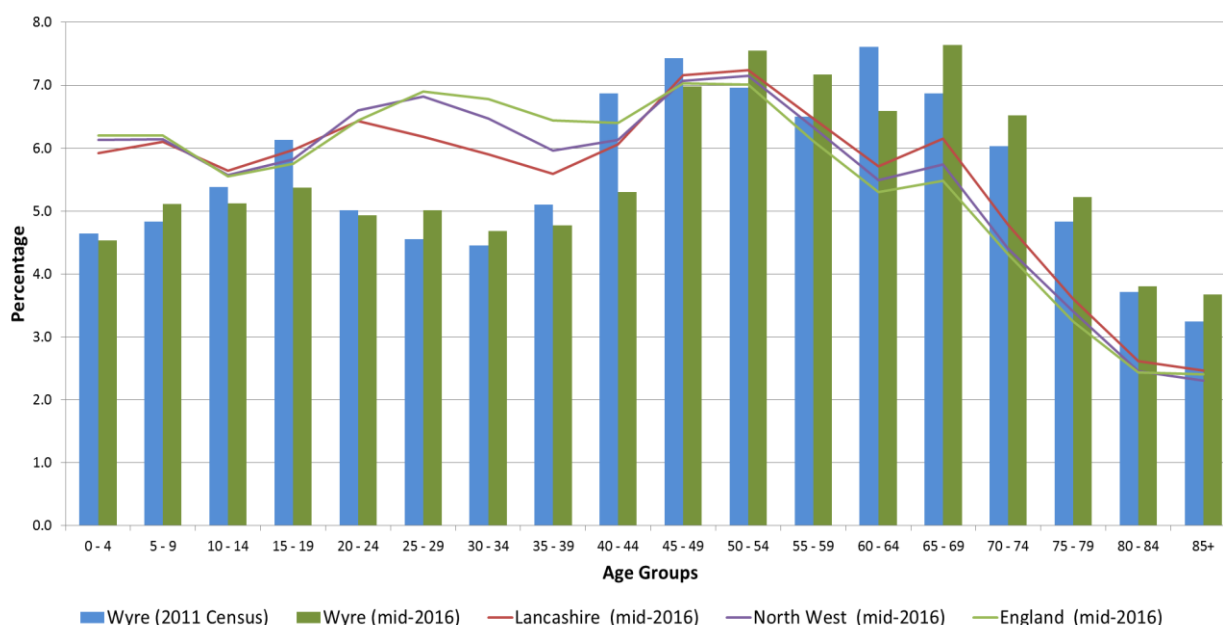
2.3 Population of Wyre

The estimated population for Wyre (mid 2016) is 110,261 (ONS), this compares with the 2011 Census figure of 107,749 representing a 2.3 per cent increase. Population estimates are calculated by using the previous year’s estimate and adjusting the estimate using the components of change in the given year which consist of the net difference of births/deaths and internal/international migration.

2.4 Population Structure

2.4.1 Wyre’s population age structure is somewhat different in comparison to Lancashire (including Blackburn with Darwen and Blackpool), the North West and England. As shown in figure 2.2 (the mid 2016 estimates), Wyre has a larger proportion of residents over the age of 45 and lower proportions across all age groups under the age of 45. In comparison to the 2011 Census, the age groups have changed slightly. All age groups over the age of 50 (except 60-64) have increased and are higher than the regional and national average. Age groups 0-4, 10-24 and 35-49 have all decreased.

FIGURE 2.2: POPULATION STRUCTURE, 2011 CENSUS AND MID-2016 ESTIMATES (ONS)

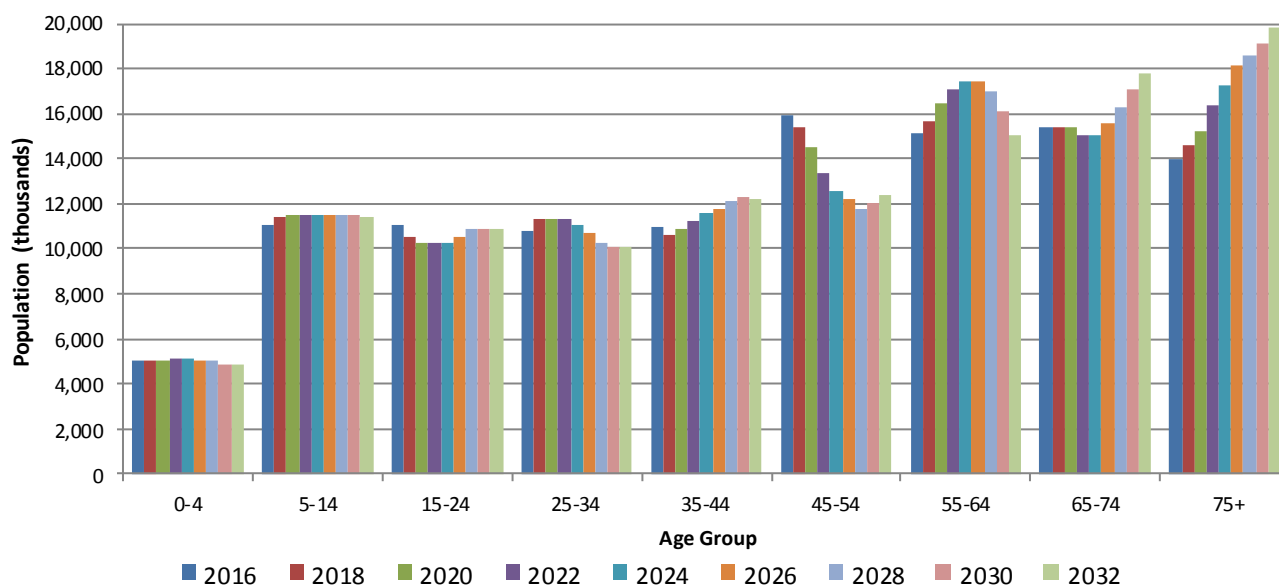


2.4.2 Table 2.1 shows 2014-based population projection figures for Wyre, compared to regional and national figures. Wyre has a higher percentage rate of growth compared to Lancashire but a lower rate of growth compared to the north west and national figures. As can be seen, the rate of growth is expected to peak in the short term (up to 2022) and then slowly reduce to 2032. Wyre’s population is projected to increase to 114,500 by the year 2032 (6% greater than the 2011 Census).

TABLE 2.1: LOCAL, REGIONAL AND NATIONAL POPULATION PROJECTIONS (ONS)³

Population projection (thousands) with % change								
	Wyre		Lancashire		North West		England	
Year	Population	% Increase	Population	% Increase	Population	% Increase	Population	% Increase
2016	109,200 ³		1,192,200		7,190,500		55,218,700	
2018	109,900	0.64	1,199,600	0.62	7,247,800	0.80	56,061,500	1.53
2020	110,600	0.64	1,206,400	0.57	7,303,100	0.76	56,862,300	1.43
2022	111,400	0.72	1,213,100	0.56	7,356,400	0.73	57,633,800	1.36
2024	112,200	0.72	1,220,000	0.57	7,409,100	0.72	58,396,300	1.32
2026	112,800	0.53	1,226,500	0.53	7,459,400	0.68	59,135,200	1.27
2028	113,400	0.53	1,232,400	0.48	7,506,500	0.63	59,844,400	1.20
2030	114,000	0.53	1,237,600	0.42	7,550,600	0.59	60,524,200	1.14
2032	114,500	0.44	1,242,100	0.36	7,591,600	0.54	61,175,200	1.08

2.4.3 As shown in figure 2.3, Wyre's population is also projected to age considerably by the year 2032, especially the 75+ age group which has a significant increase of approx. 7,000 (55%) between 2011 (census) and 2032 (projection). The age group 65-74 is also expected to increase considerable by approx. 4,000 (29%). The projections also indicate that the age groups 0-4, 15-24 and age groups between 35 and 64 are all projected to decrease in population, especially the 45-54 age group which has a significant decrease of approx. 3,000 (20%).

FIGURE 2.3: PROJECTED POPULATION BY AGE GROUP FOR WYRE (ONS)³

2.5 Population Density

2.5.1 Table 2.2 illustrates that Wyre has a lower population density (mid 2016 estimates) compared to regional and national population densities. However, it must be noted that the population density in Wyre is unevenly distributed as illustrated in figure 2.4. The majority of

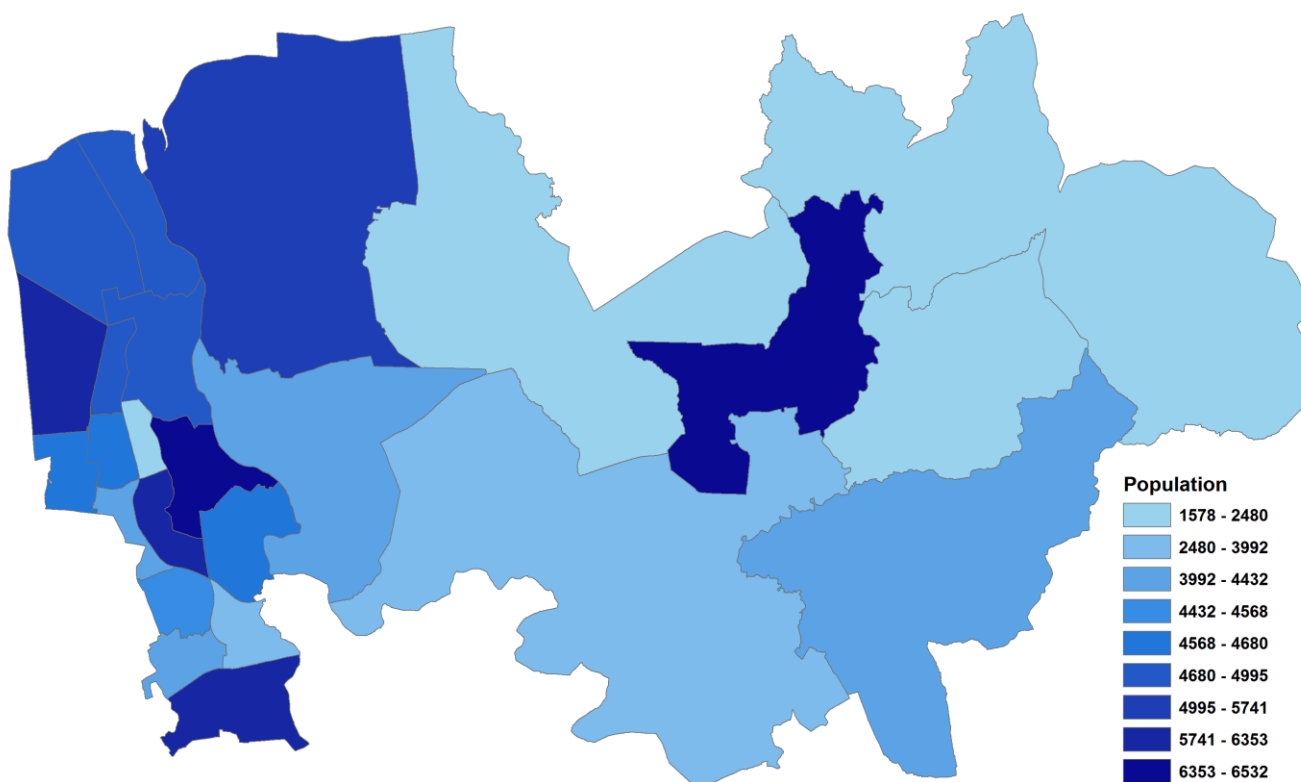
³Subnational Population Projections (SNPP) provide estimates of the future resident population if recent demographic trends were to continue. They are produced every two years and are based on the local authority mid-year population estimates. The latest SNPP take the 2014 mid-year population estimates as their starting point. As projections are carried forward, they become less accurate, particularly for smaller geographical areas. Therefore, the mid-2016 estimate figure (page 9) is different as they are calculated differently (see paragraph 2.3.1 for details) and population estimates are released at different times.

the population is concentrated in the urban areas of Fleetwood, Cleveleys, Thornton and Poulton-le-Fylde and also the market town of Garstang.

TABLE 2.2: POPULATION DENSITY OF WYRE, MID-2016 ESTIMATE (ONS)

	Wyre	Lancashire	North West	England
Population	110,261	1,198,798	7,219,623	55,268,067
Area (sq. km.)	283	2,903	14,106	130,279
Population per sq. km.	390	413	512	424

FIGURE 2.4: POPULATION BY WARD IN WYRE, MID-2015 ESTIMATE (ONS)

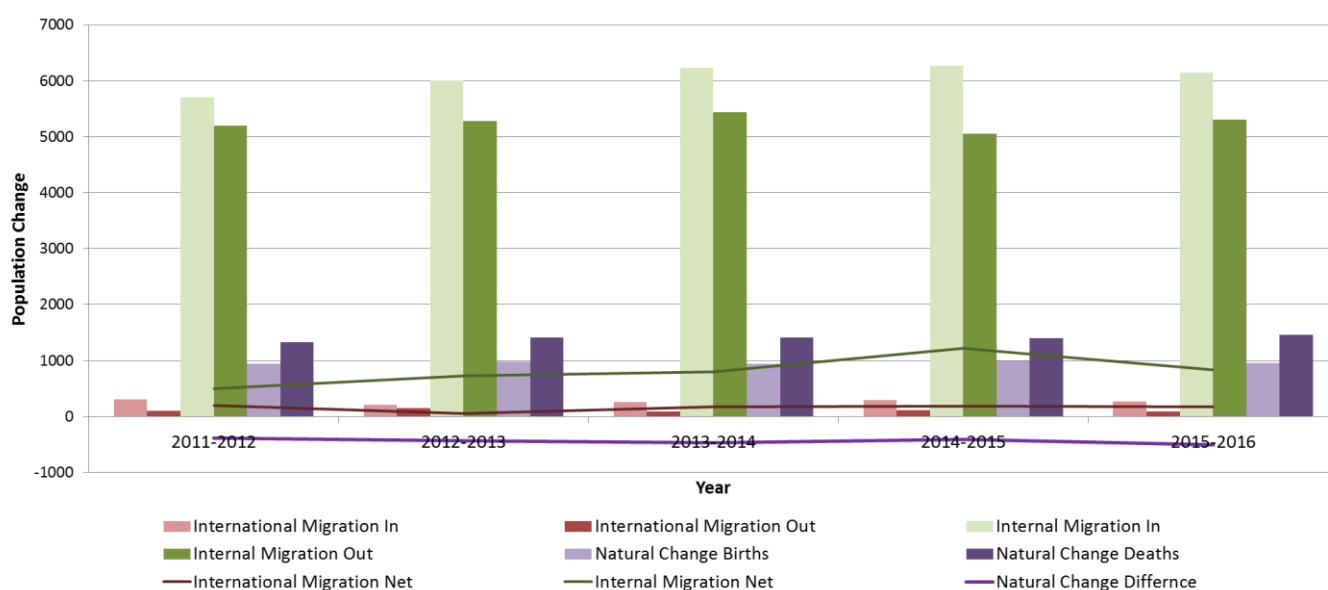


2.6 Migration and Natural Change

2.6.1 Figure 2.5 illustrates the rate of international and internal in-migrants and also the difference of natural change within Wyre since 2011 to 2016. In the year 2015 to 2016, there was a total net gain 1,016 in-migrants. Of that, 83 per cent had moved from elsewhere within the UK, and 17 per cent from overseas.

2.6.2 Whilst overall there had been a net gain through in-migration, when considered in conjunction with fertility and mortality rates, the rate of in-migration has some implications. During 2015-2016, there were 955 births in Wyre compared to 1,463 deaths (ONS).

FIGURE 2.5: INTERNATIONAL AND INTERNAL MIGRATION AND NATURAL CHANGE IN WYRE, 2011-2016 (ONS)



2.7 Socio-cultural issues

2.7.1 Socio-cultural issues have a significant impact on spatial planning for sustainable communities. As well as providing a picture of the general state of the borough, socio-cultural indicators allow for the identification of issues that are important to Wyre, which then facilitates the development of policies to ensure sustainability of communities throughout the borough.

2.8 Ethnic composition

2.8.1 As Table 2.3 illustrates, Wyre has much less ethnic diversity than Lancashire, the North West and England. A much higher proportion of the population than in the North West or in England were white at the 2011 Census. Although the ethnic diversity in Wyre is estimated to have increased by 2011, the white British population in Wyre remains 12.8 per cent higher than England. All groups other than white had a lower proportion of the population than regionally or nationally.

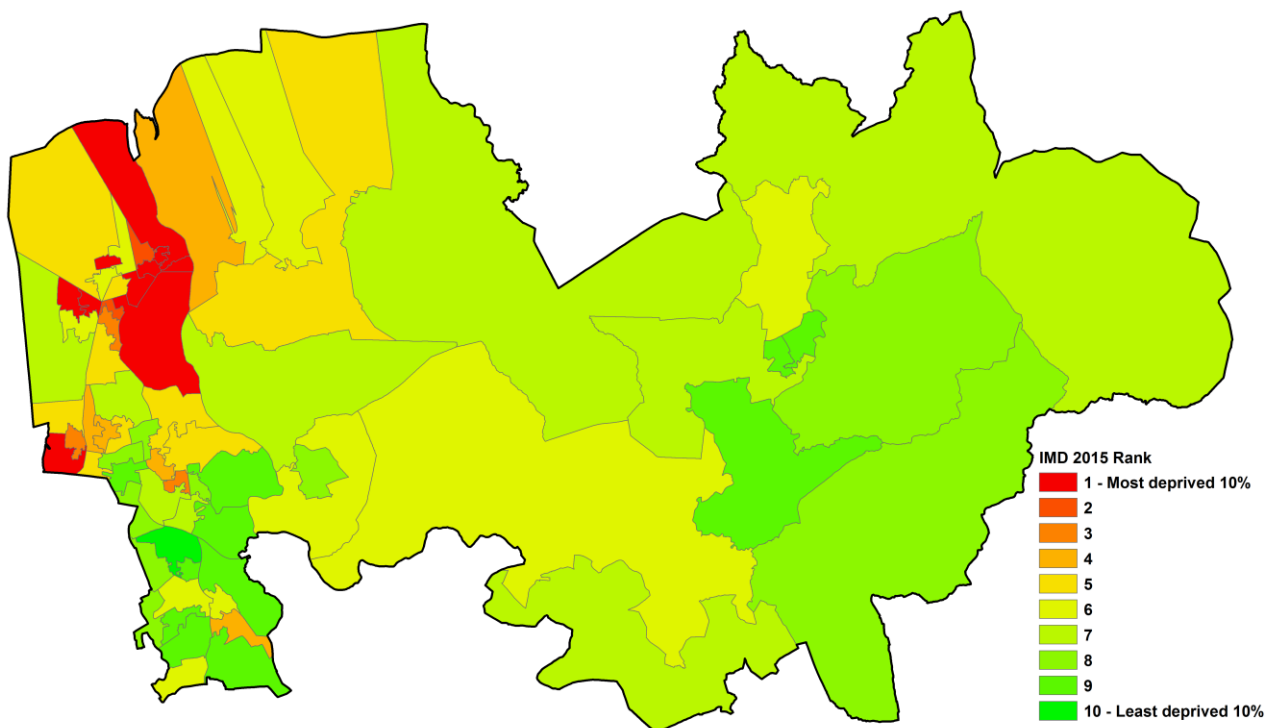
TABLE 2.3: ETHNIC COMPOSITION (PERCENTAGE), 2011 CENSUS COMPARED WITH THE 2001 CENSUS (LCC)

Ethnic Group	Wyre		Lancashire		North West		England	
	2001	2011	2001	2011	2001	2011	2001	2011
White	98.8	98.2	94.6	92.3	94.3	90.2	90.8	85.4
Mixed/multiple ethnic group	0.4	0.6	0.7	1.1	1.0	1.6	1.4	2.3
Asian/Asian British	0.4	0.9	4.2	6.1	3.5	6.2	4.7	7.8
Black/African/Caribbean/Black British	0.0	0.1	0.2	0.3	0.7	1.4	2.4	3.5
Other ethnic group	0.3	0.1	0.4	0.2	0.6	0.6	1.0	1.0

2.9 Deprivation

2.9.1 The Index of Multiple Deprivation (IMD) is a measure of the relative deprivation of areas at the Lower Super Output Area (LSOA) level. The concept is based on the idea of seven distinct domains of deprivation, which are experienced by individuals living in a particular area. The IMD is a weighted aggregation index of the relative deprivation of a particular area.

FIGURE 2.6: INDICES OF MULTIPLE DEPRIVATION (ALL IMD DOMAINS) FOR WYRE, LOWER SUPER OUTPUT AREAS BY RANKING POSITION IN ENGLAND, 2015 (DCLG)



2.9.2 Spatially, there is an inequality between urban and rural parts of the borough, with the more deprived areas being found exclusively in the urban areas. Figure 2.6 shows that whilst much of Wyre ranks in the least deprived areas of England with some areas such as Garstang and parts of Poulton-le-Fylde, Thornton and Cleveleys ranking in the least deprived 10 per cent, a number of areas in Fleetwood are ranked amongst the most deprived 10 per cent in England, notably Pharos and Mount wards. Jubilee ward in Cleveleys is also now ranked in the most deprived 10 per cent. On 17th September 2009, the Fleetwood-Thornton Area Action Plan (AAP) was adopted. The AAP area includes Mount ward and the AAP policies address the key issues facing the area including deprivation.

2.10 Crime

2.10.1 Table 2.4 contains data showing recorded crime rates for key offences in Wyre during the year 2016-2017 compared to the previous year.

TABLE 2.4: RECORDED CRIME FOR KEY OFFENCES IN WYRE, 2016/2017 (ONS)

Incident	Recorded 2015/16	Recorded 2016/17	Per 1,000 population (mid-2016)	% Change
Violence against the person	1,352	1,645	14.9	22
Sexual offences	140	180	1.6	29
Robbery	18	29	0.3	61
Theft Offences	1957	1,989	18.0	2
Criminal damage and arson	889	881	8.0	-1
Other crimes against society	287	369	3.3	29
Vehicle offences	469	408	3.7	-13
Total recorded crime - excluding fraud	5,112	5,501	49.9	8

2.10.2 As can be seen, total recorded crime has increased from the previous year, with the most noticeable in percentage terms, being robbery.

2.11 Health and Lifestyles

2.11.1 At the age of 65, Wyre has some of the longest life expectancy averages in Lancashire for both men and women. Table 2.5 illustrates life expectancy averages for males and females against regional and national averages. The life expectancy at the age of 65 for males has slightly increased.

TABLE 2.5 LIFE EXPECTANCY AT 65 YEARS, REGIONALLY AND NATIONALLY, 2012 – 2015 (PHE)

	Wyre		Lancashire-12		North West		England	
	Male	Female	Male	Female	Male	Female	Male	Female
2012-2014	83.3	85.9	83.1	85.4	82.9	85.2	83.6	86.1
2013-2015	83.6	85.9	83.2	85.4	82.9	85.2	83.7	86.1

2.11.2 There are dramatic differences in life expectancy across the borough and these generally correlate with areas of high deprivation. Life expectancy is 6.7 years lower for men and 8.9 years lower for women in the most deprived areas of Wyre than in the least deprived areas (State of Wyre, 2016).

2.11.3 The 2011 census identified that 11.7 per cent of the population in Wyre have their day to day activities restricted by some form of limiting long-term illness. This was the highest in the Lancashire and is higher than regional and national figures, as shown in table 2.6.

TABLE 2.6: LIMITING LONG-TERM ILLNESS, REGIONALLY AND NATIONALLY (2011 CENSUS)

Wyre	Lancashire	North West	England and Wales
11.7	9.8	10.3	8.5

2.11.4 The 2011 census identified that 43.2 per cent of people in Wyre rated their health as 'very good' which is lower than regional and national figures, as shown in table 2.7. At the other end of the scale, 7.2 per cent of people reported their health as 'bad' or 'very bad', one of the worst rates in Lancashire. Where identified, Wyre residents reported that stress has one of the biggest negative impacts in terms of their health and wellbeing, followed by lack of physical activity and money.

TABLE 2.7: SELF-REPORTED HEALTH, REGIONALLY AND NATIONALLY (2011 CENSUS)

	Very good	Good	Fair	Bad	Very bad
Wyre	43.2	33.6	16	5.5	1.7
Lancashire	45.9	33.7	14.1	4.9	1.4
North West	46.5	32.8	13.9	5.3	1.5
England and Wales	47.1	34.1	13.2	4.3	1.3

2.12 Conclusion

2.12.1 This chapter has outlined the key demographic issues for Wyre in terms of population and also the need to monitor socio-cultural issues as well as crime and health.

2.12.2 Wyre's population is projected to both increase and become considerably more aged over the coming years. This will have implications for the direction of planning policy, namely the provision of housing and the necessary services. With the population ageing there will be a greater demand for local health services and service provision, and with large parts of the Borough being rural there will be a greater need for transportation services. With the younger

population projected to decrease, namely 15 to 34 year olds, this will bring new challenges that will have to be addressed especially in terms of retaining businesses and employment opportunities.

2.12.3 As Wyre has a higher rate of the population reporting bad or very bad health than regionally and nationally, addressing health and well-being issues needs to be prioritised.

2.12.4 In order to support the principles of sustainable development but also to ensure that the development needs of the population of Wyre are met, a new settlement hierarchy will be established as part of the new Local Plan. This may not be in the form of a traditional hierarchy where the highest populated areas are at the higher end of the spectrum as development opportunities may be limited through constraints such as infrastructure and flooding. Wyre Council has undertaken more detailed settlement analysis as part of the Local Plan evidence base.

3 Promoting Sustainable Development

3.1 Introduction

3.1.1 The purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental, although they should not be undertaken in isolation, because they are equally important.

3.1.2 National policy states that the planning system should play an active role in guiding development to sustainable solutions. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.

3.1.3 This chapter outlines the objectives to promote sustainable development through minimising the demand for natural resources in Wyre. Although the following chapters also play a role in supporting sustainable development, this chapter outlines measures to support sustainable modes of development. It also provides a direct measure through former core output indicator E3 to assess the quality and effectiveness of the policies applied in Wyre.

3.2 Core Output Indicator E3: Renewable energy generation

3.2.1 SQW supported by Maslen Environmental and CO2Sense, were commissioned by Lancashire County Council in February 2011 to undertake various studies to facilitate the development of sustainable energy generation across Lancashire. In March 2012 they produced a study entitled 'Renewable Energy Target Setting and Policy Development' and projected potential renewable energy capacity in the Borough up to 2030. The study identified renewable energy deployment in Wyre in 2011 at 21.6 megawatts as can be seen in Table 3.1.

TABLE 3.1: RENEWABLE ENERGY INSTALLATIONS IN WYRE, BY TYPE

Type	Megawatts
Commercial scale wind	6.0 MW
Small scale wind	0.6 MW
Plant biomass	6.0 MW
Animal Biomass	3.0
Energy from waste	5.9 MW
Microgeneration (all solar)	0.1 MW
Total	21.6 MW

3.2.2 Table 3.2 illustrates there were 31 feed in tariff installations in Wyre during the year 1 April 2016 to 31 March 2017, equating to approximately 7.374 megawatts. This is a significant increase compared to the previous year where there was a total installed capacity of 1.219 megawatts. This was owing to two large scale solar farms in the borough.

TABLE 3.2: FEED IN TARIFF INSTALLATIONS IN WYRE (OFGEM)

Technology	Photovoltaic		Wind		Total Installations	Total Capacity (MW)
	Installations	Capacity (MW)	Installations	Capacity (MW)		
Domestic	22	0.086	0	0	22	0.086
Commercial	7	5.468	0	0	7	5.468
Industrial	1	1.320	1	0.500	2	1.820
Community	0	0	0	0	0	0
Total	30	6.874	1	0.500	31	7.374

3.3 Significant Effect Indicators: Environmental Issues (energy consumption)

3.3.1 Table 3.3 illustrates Wyre's final energy consumption figures for 2015 compared to 2014, produced by Department for Business, Energy and Industrial Strategy (BEIS). The figures show that overall, energy consumption in Wyre has increased, especially electricity consumption.

TABLE 3.3: ENERGY CONSUMPTION IN WYRE, 2014 – 2015 (BEIS)

	Wyre			North West			Great Britain		
	2014	2015	% change	2014	2015	% change	2014	2015	% change
Electricity (GWh)	443	530	19.6	32,275	32,104	-0.5	295,325	292,155	-1.1
Gas (GWh)	1,000	1,016	1.6	61,205	60,287	-1.5	495,656	489,388	-1.3
Road Transport (KT)	71	72	1.4	4,018	4,072	1.3	35,843	36,384	1.5

3.4 Local Output Indicator: New Cycle Routes

3.4.1 As of March 2015, there was a total 19,189 metres (Lancashire County Council, 2015) of dedicated cycle routes within the borough. No figures are available for the new dedicated cycle routes within the borough between 2015 and 2017.

3.5 Local Output Indicator: Code for Sustainable Homes

3.5.1 The Code for Sustainable Homes (the Code) was a national standard for the sustainable design and construction of new homes. The Code aimed to reduce our carbon emissions and create homes that were more sustainable. Following a fundamental review of technical housing standards, the government has withdrawn the Code for Sustainable Homes.

3.5.2 Between April 2008 and March 2014, 104 certificates were issued in Wyre from a possible 129 applications submitted through the design stage⁴.

3.6 Indicator Analysis

3.6.1 Table 3.4 illustrates how indicators are performing against saved policies, comparing data from the previous year and where targets have been set by the council.

⁴ GOV.UK (2015) Code for sustainable homes [online] Available at: <https://www.gov.uk/government/statistics/code-for-sustainable-homes-december-2014> (Accessed 31/07/2015)






 = Positive performance
  = neither Negative or Positive
  = Negative performance / Action required

TABLE 3.4: PROMOTING SUSTAINABLE DEVELOPMENT INDICATOR PERFORMANCE ANALYSIS

Saved Policies (see Appendix 1 for further details)	Indicator*	Description	Comparator/ Target	2016/2017 Output	Performance
No policies directly linked with sustainable development. All policies consider sustainable development.	COI E3	Renewable energy generation	2015/16 = 1.219 MW	7.374MW	
	SEI	Energy Consumption: (a) Electricity (Gigawatt per hour) (b) Gas (Gigawatt per hour) (c) Road Transport (kilotonnes per hour)	2014 = (a) 443 (b) 1,000 (c) 71	2015 = (a) 530 (b) 1,016 (c) 71	
	LOI	New Cycle Routes	No data available	No data available	N/A
	LOI	Code for Sustainable Homes	Grade 3 (although entirely voluntary)	The code has been withdrawn	N/A

*COI = Core Output Indicator, SEI = Significant Effects Indicator, LOI = Local Output Indicator

3.7 Policy Conclusions

3.7.1 The 'Renewable Energy Target Setting and Policy Development' study produced by SQW reveals that Wyre has a potential renewable energy capacity of 1227MW by 2030 (1,155MW by 2020), which equates to 11% of the total capacity identified for Lancashire. The study further identifies Commercial scale wind is likely to provide a significant proportion of the renewable energy deployment across Wyre.

3.7.2 There was a significant increase in the amount of Feed in Tariff installations compared to the previous year, which is a positive move towards sustainable development.

3.7.3 In Wyre, gas and road transport energy consumption figures were similar to the previous year. However, there was a significant increase regarding electricity consumption. Whereas, electricity consumption regionally and nationally decreased.

3.7.4 In line with national policies, further indicators will be developed to measure the performance of sustainable development through the emerging Local Plan.

4 Housing

4.1 Introduction

4.1.1 The principle objectives of the housing planning policies in Wyre are to encourage the sustainable development of housing and to increase the provision of affordable housing. These objectives are aimed through the schedule of policies concerned with housing (SP and H of the adopted Local Plan).

4.1.2 This chapter outlines the housing characteristics of Wyre. It also provides a direct measure via former core output indicators H1, H2, H3, H4 and H5 through the quality and performance of the planning policies applied in Wyre.

4.1.3 Please note, the Regional Spatial Strategy (RSS) was revoked on 20 May 2013 which required 3,700 dwellings to be built in Wyre, at an average annual rate of 206 dwellings per year between 2003 and 2021. It’s now up to the Council to determine their objectively assessed housing need (OAN) as required by national policy. There are no up to date figures in the saved policies of the Wyre Borough 1999 Adopted Local Plan, therefore the requirement is now based on the latest full assessment of housing needs as set out in the Fylde Coast Strategic Housing Market Assessment (SHMA) and accompanying addendums. At the Full Council meeting of 14th April 2016 it was accepted that the council consider an OAN figure of 479 dwellings per annum to be appropriate for the Local Plan and therefore the council will use this figure as the starting point for housing monitoring and calculating the five year supply at the present time.

4.1.4 More information regarding the SHMA can be viewed using link: http://www.wyre.gov.uk/info/200457/housing/1059/housing_evidence.

4.1.5 Other evidence base documents relating to housing can be viewed on the council’s website using the following link: <http://wyre.gov.uk/localplan/housingevidence>.

4.2 Core Output Indicator H1 and H2: Housing Target and Net additional dwellings

4.2.1 As shown in table 4.1, the total net additional dwellings built in Wyre between 1 April 2011 and 31 March 2017 was 1,646 which equates to approximately 274 dwellings per annum. In the year 1 April 2016 to 31 March 2017, a total of 455 net additional dwellings were built.

TABLE 4.1: HOUSING LAND CALCULATION

Component	Number of dwellings
H1: Objectively assessed housing need (OAN), 2011-2031, see paragraph 4.1.3	9,580
H1: OAN annual target, 2011-2031, see paragraph 4.1.3	479
H2: Actual completions between 1 st April 2011 and 31 st March 2017	1,646
H2: Net additional completions in reporting year, 2015 – 2016	455*

*There is a slight discrepancy between the figures reported in the Council’s Business Plan Performance Reports (453 net completions, sourced from the TEN monitoring system) and the AMR. This is because sometimes data returns from sources outside the Council are received after the tight deadlines set for TEN but within time to be included in the AMR.

4.3 Local Output Indicator: Five year supply

4.3.1 To boost significantly the supply of housing, national policy requires that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional

buffer of 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.

4.3.2 Wyre Council considers that a buffer of 5% can be justified. Furthermore, the under supply (backlog) from previous years also needs to be included. More details are available in Wyre's Housing Land Monitoring Report 2017 on the Council's website (link below).

<http://www.wyre.gov.uk/info/200457/housing/1165/>

4.3.3 The five year housing land supply calculation is as set out in table 4.2.

TABLE 4.2: WYRE COUNCIL FIVE YEAR HOUSING LAND SUPPLY (2017-2021)

Five year supply calculation	
A. 5 year requirement (479 X 5)	2,395
B. 5 year requirement + 5% buffer	2,515
C. 5 year requirement + 5% buffer + backlog of 1,228 (see paragraph 4.3.2)	3,804
D. C ÷ 5	761
E. Total commitments on large sites deliverable within 5 years	2,556
F. Small sites allowance (100 per annum x 5 years)	500
G. Total supply (E + F)	3,056
F. Supply in years (G ÷ D)	4.0

4.3.4 The assessment of the housing land supply establishes that there are sufficient deliverable sites to allow for the provision of 4.0 years' worth of housing based on the identified housing requirement for Wyre as at 31st March 2017.

4.4 Strategic Housing Land Availability Assessment (SHLAA)

4.4.1 SHLAAs aim to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period and as such are an important evidence source to inform plan-making. **However, it should be emphasised that the SHLAA is no more than a technical study to inform the potential housing capacity in the borough. More importantly, it does not imply that these sites have been or should be allocated for development and each planning application is treated on its own merits, and in accordance to the current planning policy.**

4.4.2 In order to inform the preparation of the forthcoming Wyre Local Plan and assist in future housing delivery, an updated SHLAA was completed in 2017. As a result of the assessment process, 89 sites are considered to be both suitable and available for residential development equating to 7,735 dwellings (within the context of the specific SHLAA methodology and stated caveats in the document). More details are available in the Wyre Strategic Housing Land Availability Assessment July 2017 on the council's website (link below).

<http://www.wyre.gov.uk/info/200457/housing/1151/>

4.5 Core Output Indicator H3: New and converted dwellings - on previously developed land

4.5.1 In the year 1 April 2016 to 31 March 2017, 50 per cent of Wyre's new housing was built on previously developed land. This represents a decrease of 24 per cent from the previous year.

4.6 Core Output Indicator H4: Net additional pitches (Gypsies and Travellers)

4.6.1 In the year 1 April 2016 to 31 March 2017, there were no permanent planning permissions for new pitches or new pitches constructed for Gypsies and Travellers and Travelling Showpeople. There are currently no authorised pitches for Gypsies and Travellers and Travelling Showpeople in Wyre.

4.7 Core Output Indicator H5: Affordable housing completions and future delivery

4.7.1 The Council's housing policies specifies the provision of affordable housing on site and/or a financial contribution in lieu of provision, on development sites in the borough, based around the following criteria:

- New housing developments which comprise 15 or more dwellings will provide affordable housing on site at a rate of 30%.
- New housing developments between 10 and 14 dwellings will provide affordable housing on site at a rate of 20%.
- New housing developments between 5 and 9 dwellings will provide either 20% on site affordable housing or will be required to make a financial contribution in lieu of on-site provision of a broadly equivalent value.

4.7.2 The target for Wyre in 2016-2017 was an additional 70 affordable dwellings (Fylde Coast Housing Strategy 2009). The actual number of affordable dwellings built was 104⁵.

4.8 Local Output Indicator: Self-Build and Custom Build Register

4.8.1 The Government wants to enable more people to build their own home and Local Planning Authorities in England and Wales are required under the Self-build and Custom House Building Act 2015 (c.17) to keep a register of individuals and associations of individuals seeking to acquire land to build a home.

4.8.2 In preparing this register, **Wyre Council is making no commitment to find or provide registered individuals with self-build or custom build plots.** The register will not be a public document and will be treated as confidential. However, the council will publish headline data (i.e. location, type and/or demand) from the register in the Authority Monitoring Report.

4.8.3 As can be seen in table 4.3, at 31st March 2017 Wyre had two individuals registered.

⁵There is a slight discrepancy between the figures reported in the Council's Business Plan Performance Reports (103 affordable dwellings completed, sourced from the TEN monitoring system) and the AMR. This is because sometimes data returns from sources outside the Council are received after the tight deadlines set for TEN but within time to be included in the AMR.

TABLE 4.3: BASIC INFORMATION, SELF-BUILD AND CUSTOM BUILD REGISTER (AT 31ST MARCH 2017)

Registered individual/associations	Type of build	Preferred area	Type of dwelling	Bedrooms
Individual (single plot)*	Self-build one off home	Garstang, Myescough or Barton	Detached with large garden	5
Individual (single plot)	Self-build one off home, Kit or package home, or Developer built one-off home	Fleetwood, Thornton, Cleveleys or Poulton-le-Fylde	Detached with small garden	4

*Please note, the applicant is not seeking the average size building plot but a smallholding to keep animals.

4.9 Vacant dwellings

4.9.1 Table 4.4 illustrates, as at October 2016, 228 homes in Wyre had been vacant for longer than 6 months representing 0.4 per cent of total dwelling stock, compared to 1.4 per cent in Lancashire, 1.2 per cent in the North West and 0.8 per cent in England.

TABLE 4.4: VACANT DWELLINGS, LOCALLY, REGIONALLY AND NATIONALLY, OCTOBER 2016 (DCLG)

	Wyre			Lancashire			North West			England		
	No.	Longer than 6 months	%	No.	Longer than 6 months	%	No.	Longer than 6 months	%	No.	Longer than 6 months	%
Empty Homes	1,275	228	0.4	20,727	7,692	1.4	103,397	38,969	1.2	589,766	200,145	0.8

4.9.2 The 2011 Census indicates there were 176 second homes for people working in Wyre who are usually resident elsewhere in England and Wales, accounting for 0.36 per cent of Wyre's housing stock.

4.10 Indicator Analysis

4.10.1 Table 4.5 illustrates how indicators are performing against saved policies, comparing data from the previous year and where targets have been set by the council.











 = Positive performance
  = neither Negative or Positive
  = Negative performance / Action required

TABLE 4.5: HOUSING AND THE BUILT ENVIRONMENT INDICATOR PERFORMANCE ANALYSIS

Saved Policies (see Appendix 1 for further details)	Indicator*	Description	Comparator/ Target	2016/2017 Output	Performance
SP2 SP4 SP13 SP14	COI H1	Housing targets: (a) 2011 – 2031 (b) Per annum	Target = (a) 9,580 (b) 479	N/A	
	COI H2	Net additional dwellings: (a) cumulative completions (2011 – 2017) (b) for the reporting year	Target = (a) 2,874 (b) 479	(a) 1,646 (b) 455	
H3 H4 H5 H6 H7 H8	COI H3	New and converted dwellings – on previously developed land (percentage)	2015/16 = 74%	50%	
H9 H10 H11 H13 H15	COI H4	Net additional pitches (Gypsies and Traveller)	2015/16 = None	None	
	COI H5	Gross affordable housing completions	2015/16 = 37 Target = 70	104	
	LOI	Five year supply	Target = 3,804 (5.0 years)	3,056 (4.0 years)	
	LOI	Self-Build and Custom Build Register	No target	2	

COI = Core Output Indicator, LOI = Local Output Indicator

4.11 Policy Conclusions

4.11.1 As is evident from the Housing Indicators, the Housing Policy objectives for Wyre are underperforming overall.

4.11.2 Advice set out in the National Planning Policy Framework (NPPF) in March 2012, encourages sustainable growth and sets out the Government's expectation that local planning authorities should ensure their Local Plan meets the full objectively assessed needs (OAN) for market and affordable housing in the housing market area as far as is consistent with the policies in that document. As it stands, Wyre currently has an under supply of deliverable housing against the OAN set out in the SHMA.

4.11.3 The NPPF supports the provision of affordable housing where there is a proven need for it. The amount of affordable housing completions in Wyre in this monitoring year was above the council's target. The adoption of the Rural Housing Needs Assessment in January 2016 will also help deliver a number of pipeline schemes across the rural areas of the borough. This will help ensure that the council meets its affordable housing targets in future years. In addition a Wyre Affordable Housing Viability Study (and Addendum) has been completed which will assist in informing the Local Plan on the future viability of affordable housing provision in the borough.

4.11.4 Wyre currently has no authorised site provision for Gypsies, Travellers, or Travelling Showpeople which is an issue that will be addressed through the emerging Local Plan.

5 Economy

5.1 Introduction

5.1.1 Economic growth and performance are indicators of development, employment and industry policies implemented by Wyre Council. Sustainable economic growth and diversity is encouraged through national policy in order to enhance the vitality of urban centres, and facilitate diversification. As the term sustainable development suggests, the need or desire for growth must not be met to the detriment of quality of life and the environment.

5.1.2 The principal objectives of the economic planning policies in Wyre are to encourage employment and economic growth through safeguarding and providing employment land, as well as ensuring and enhancing the role and vitality of towns and key service centres. These objectives are intended to be achieved through the schedule of policies concerned with employment, shopping and town centres (EMP, S and TC of the Adopted Local Plan).

5.1.3 This chapter outlines the economic characteristics of Wyre. It also provides a direct measure via former core output indicators BD1, BD2, BD3 and BD4 through the quality and effectiveness of the policies applied in Wyre.

5.1.4 Other evidence base documents relating to the economy can be viewed on the council's website using the following link: <http://wyre.gov.uk/localplan/economyevidence>.

5.2 Economic Activity

5.2.1 Table 5.1 shows the economic activity rates, the employment rates and unemployment rates in Wyre in comparison to regional and national figures. Wyre's economic activity rate and employment rate have significantly increased from the previous year and are now higher than the regional and national level. Wyre's unemployment rate has increased from the previous year and is now higher than the regional and national level.

TABLE 5.1: ECONOMIC ACTIVITY AND UNEMPLOYMENT RATES (PERCENTAGE), 2015 – 2017 (NOMIS)

	Wyre			North West			Great Britain		
	2015/16	2016/17	+/-	2015/16	2016/17	+/-	2015/16	2016/17	+/-
Economic Activity Rate*	69.0	78.4	9.4	75.5	75.7	0.2	77.8	78.0	0.2
Employment Rate**	65.5	73.2	7.7	71.4	71.8	0.4	73.7	74.2	0.5
Unemployment Rate***	4.6	6.8	2.2	5.3	5.1	-0.2	5.1	4.7	-0.4

*Economic Activity Rate – Proportion of the population (aged 16-64) who are active or potential active (people working or available for work or training) members or the labour market.

**Employment Rate – Proportion of the working population (aged 16-64) that is employed.

***Unemployment Rate – Unemployed as a percentage of the economically active population.

5.3 Employment by Occupation

5.3.1 Table 5.2 illustrates that Wyre has higher proportions of people than both regionally and nationally employed in several occupation groups; associate professional and technical occupations, administrative and secretarial occupations, skilled trade occupations and caring, leisure and other service occupations. Professional occupations have significantly decreased from the previous year.

TABLE 5.2: EMPLOYMENT BY OCCUPATION (PERCENTAGE), 2015/16- 2016/17 (NOMIS)

Occupation Group	Wyre			North West			Great Britain		
	2015/16	2016/17	+/-	2015/16	2016/17	+/-	2015/16	2016/17	+/-
Managers and senior officials	8.2	8.4	0.2	9.9	9.9	0	10.4	10.7	0.3
Professional occupations	19.0	15.2	-4.8	19.2	18.6	-0.6	19.9	20.4	0.5
Associate professional & technical occupations	15.3	19.2	3.9	12.9	13.4	0.5	14.1	14.2	0.1
Administrative and secretarial occupations	16.8	14.2	-2.6	11.3	10.9	-0.4	10.7	10.2	-0.5
Skilled trades occupations	9.0	14.9	5.9	10.3	10.3	0	10.5	10.4	-0.1
Caring, leisure and other service occupations	11.6	10.6	-1.0	9.5	9.7	0.2	9.2	9.1	-0.1
Sales and customer service occupations	7.3	6.8	-0.5	8.3	8.6	0.3	7.6	7.5	-0.1
Process, plant and machine operatives	2.9	5.4	2.5	7.0	7.0	0	6.4	6.3	-0.1
Elementary occupations	9.9	5.3	-4.6	11.1	11.3	0.2	10.7	10.7	0

5.4 Core Output Indicator BD1 and BD2: Total amount of additional employment floorspace and amount of floorspace on previously developed land – by Type

5.4.1 Table 5.3 illustrates the amount and type of additional employment floorspace in Wyre for the year 1 April 2016 to 31 March 2017 was 14,528 square metres. This was a significant increase compared to 6,274 square metres in the previous year. Of this, 89 per cent was on previously developed land, a decrease of 11 per cent from the previous year.

TABLE 5.3: AMOUNT OF ADDITIONAL EMPLOYMENT FLOORSPACE (SQUARE METRES) AND PERCENTAGE ON PREVIOUSLY DEVELOPED LAND, BY TYPE

Indicator	Use Class Order					
	B1 (a)	B1 (b)	B1 (c)	B2	B8	Total
BD1 Total amount of employment floorspace completed, by type (m2)	1,173	0	0	1,250	12,105	14,528
BD2 Total amount of employment floorspace completed on previously developed land (PDL), by type (m2)	1,173	0	0	0	11,825	12,998
Percentage (%) PDL	100	0	0	0	98	89

5.5 Core Output Indicator BD3: Employment Land Supply

5.5.1 Wyre's employment land supply allocated for employment purposes (Use Class B) is 80.66 hectares.

TABLE 5.4: EMPLOYMENT LAND AVAILABLE, HECTARES

	Remaining Allocated Employment Land (Hectares)
BD3 Employment land available	80.66

5.5.2 As at 31 March 2017, there were 43 commitments totalling 15.87 hectares (gross) and an additional 49,658 square metres (net) floorspace. These are planning permissions granted but the development has not been implemented or complete. However, there are also 12 commitments which include a loss of employment land, totalling 9.93 hectares (gross) and 28,082 square metres (net) floorspace.

5.6 Core Output Indicator BD4: Total amount of floorspace for ‘town centre uses’

5.6.1 Indicator BD4 monitored the take up of retail, office and leisure within the local authority and town centres. Retail and town centre monitoring is currently being reviewed as part of the emerging Local Plan. Therefore, there is no information in this report but future AMR’s will monitor retail take up.

5.7 Indicator Analysis

5.7.1 Table 5.5 illustrates how indicators are performing against saved policies, comparing data from the previous year and where targets have been set by the council.

● = Positive performance ● = neither Negative or Positive ● = Negative performance / Action required

TABLE 5.5: BUSINESS DEVELOPMENT AND TOWN CENTRE INDICATOR PERFORMANCE ANALYSIS

Saved Policies (see Appendix 1 for further details)	Indicator	Description	Comparator/ Target	2016/2017 Output	Performance
EMP2 EMP3 EMP4 EMP6 EMP7 EMP8 EMP9 EMP12 EMP13	COI BD1	Total amount of additional employment floorspace	2015/16 = 6,274 m ²	14,528 m ²	●
S6 S7 TC1 TC2 TC7 TC11 TC13 TC15 TC19	COI BD2	Total amount of additional floorspace on previously developed land	2015/16 = 100%	89%	●
	COI BD3	Employment land available, hectares (ha)	n/a	80.66 ha	●

*COI = Core Output Indicator

5.8 Policy Conclusions

5.8.1 It is evident from the Business Development Indicators, the Economic Policy (EMP, S and TC of the Adopted Local Plan) objectives for Wyre are performing successfully overall.

5.8.2 The amount and type of additional employment floorspace in Wyre significantly increased compared to the previous year. This is because of the completion of a site for open storage of caravans.

5.8.3 During 2012, consultants were employed to undertake an Employment Land and Commercial Leisure Study. The study assessed all current employment allocations. An update to the 2012 study was undertaken in September 2015 to reflect the latest demand forecasting elements of the 2012 study and an update addendum was produced in December 2015 to undertake sensitivity testing of the demand forecast. The study recommends that several sites currently allocated for employment use are now deemed unsuitable and will be considered for deallocation through the new Local Plan. The sites identified for allocation in the new Local Plan will help encourage investment in the borough.

5.8.4 Of the land developed in the past year for employment purposes, 89 per cent was developed on previously developed land.

6 Environment

6.1 Introduction

6.1.1 The environmental qualities of Wyre are important, because they impact on the shape of policies applied to the borough. However, they are also an indicator of the environmental sustainability and suitability of policies, and can be considered indicative of the direct and indirect impact those policies have on the environment.

6.1.2 Under national and local policy, development must address likely climate change, and make adaptations in order to effectively respond to the ensuing environmental, social and economic impacts. These objectives are intended to be achieved through the schedule of policies concerned with the environment (SP, ENV, TC, TREC and H of the Adopted Local Plan).

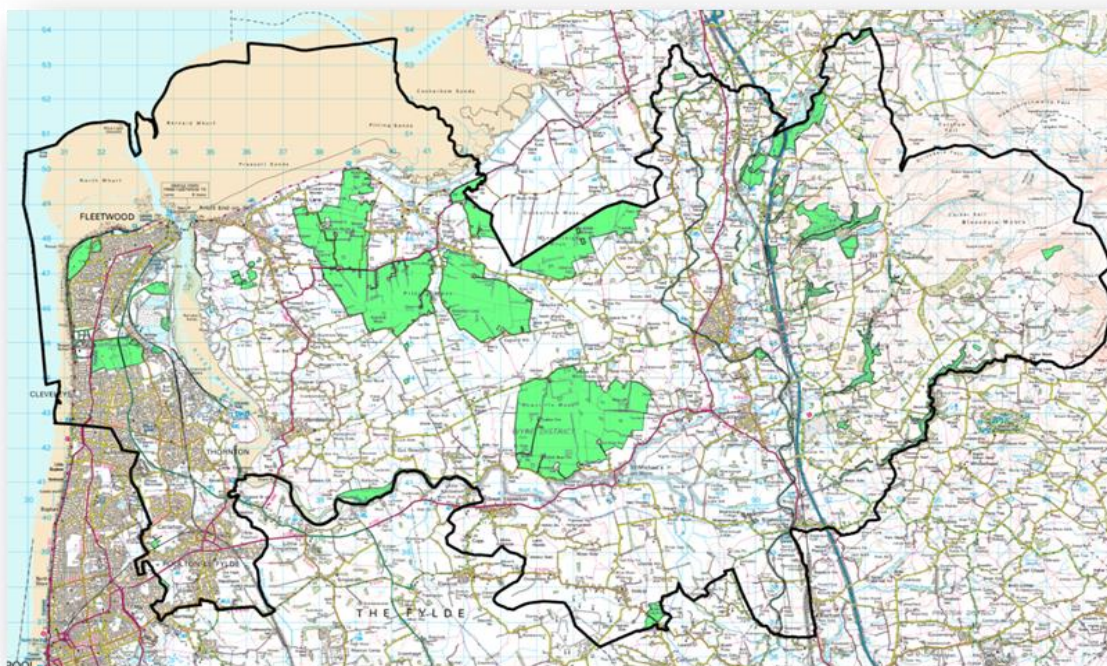
6.1.3 This chapter outlines the environmental characteristics of Wyre to illustrate the need for environmental protection and also the need to provide adequate controls to ensure the safeguarding of the environment. It also provides a direct measure via former core output indicators E1 and E2 through the quality and effectiveness of the policies applied in Wyre.

6.1.4 Other evidence base documents relating to the environment can be viewed on the council's website using the following link: <http://wyre.gov.uk/localplan/environmentevidence>.

6.2 Environmental Assets

6.2.1 In Lancashire there are at present over 1,100 Biological Heritage Sites (BHSs) covering 25,000 hectares, which represents 8 per cent of the County's area. Of which, there are 67 BHSs wholly or partially within Wyre Borough covering 3,259 hectares, as shown in figure 6.1. BHSs contain valuable habitats such as woodland, species-rich grassland, swamp and salt marsh. There are also 'artificial' habitats including, railway embankments and the length of the Lancaster canal which runs through Wyre.

FIGURE 6.1: BIOLOGICAL HERITAGE SITES IN WYRE (LCC)

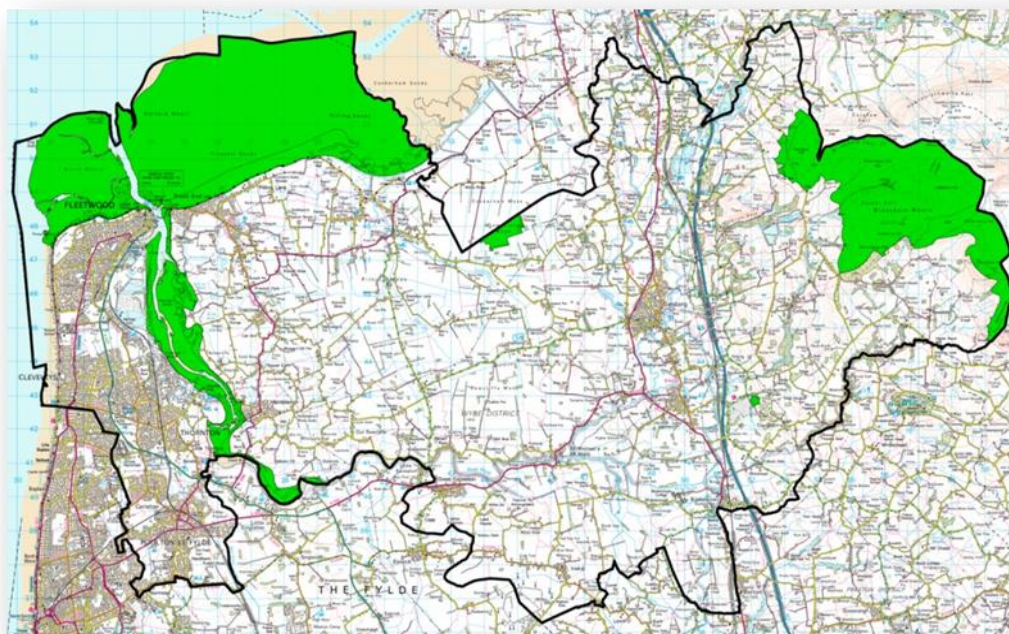


6.2.2 There are four Local Geodiversity Sites (LGSs) covering 616 hectares, which are wholly or partially in Wyre. Three of these are rivers or river sections, whilst the fourth is a railway cutting.

6.2.3 Wyre has approximately 6,297 hectares of land designated as a Site of Special Scientific Interest (SSSI). This is distributed amongst five SSSI sites, which are wholly or partially within Wyre, as shown in figure 6.2.

6.2.4 Natural England assesses SSSI's to measure the quality of their habitats and species and to assess if the appropriate management is being carried out. If an SSSI is found to be in a favourable or recovering condition, it means that its habitats and species are being conserved by appropriate management. If an SSSI is found to be in an unfavourable condition, this means there is a current lack of appropriate management, or that there are damaging impacts (which may be outside of the control of the owner) which need to be addressed. The Department for Environment, Food and Rural Affairs (DEFRA) has a target to get 95% of SSSIs into favourable or recovering condition. Wyre's SSSI's have been assessed as being 100% in favourable or recovering condition.

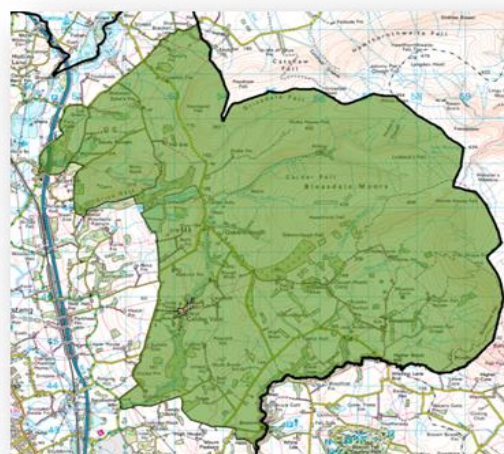
FIGURE 6.2: SITES OF SPECIAL SCIENTIFIC INTEREST IN WYRE (NE)



6.2.5 Areas of Outstanding Natural Beauty (AONBs) are valuable landscapes, and it is in the interest of the nation to protect and safeguard them. The Countryside and Rights of Way Act 2000 legislates for AONBs, ensuring their protection.

6.2.6 Wyre contains approximately 5,079 hectares of the Forest of Bowland AONB, representing 17.95 per cent of Wyre's land cover, including the Bleasdale Moors, located in the East of the Borough, as shown in figure 6.3.

FIGURE 6.3: FOREST OF BOWLAND AONB (NE)



6.2.7 Morecambe Bay is of particular importance to Wyre. As well as being designated as an SSSI, it is also classified a Special Protection Area (SPA), Special Area of Conservation (SAC), and in addition is a Ramsar site. As a result of the European Habitats Directive, Morecambe Bay is currently one of 45 European marine sites in England. European marine sites are defined to mean any SPAs and SACs that are covered by tidal water and protect some of our most special marine and coastal habitats and species of European importance.

6.3 Core Output Indicator E2: Change in areas of biodiversity importance

6.3.1 Table 6.1 represents the percentage cover of areas of biodiversity importance in Wyre indicating any change by comparing previous years. Please note; some designations/classifications overlap.

TABLE 6.1: COVER (PERCENTAGE) OF AREAS OF BIODIVERSITY IMPORTANCE IN WYRE (LCC AND NE)

Biodiversity importance					
Local Sites	Number	2015/16 Hectares	2016/17 Hectares	% Cover*	+/- Hectares
SSSIs	5	6,297	6,297	19.14	0
LGSs	4	616	616	1.9	0
BHSs	67	3,259	3,259	9.9	0

*Covering the whole borough (land and sea)

6.4 Local Output Indicator: Green Belt

6.4.1 At 31st March 2017, Wyre had around 750 hectares of Green Belt, located between Fleetwood, Thornton and Cleveleys, and also around Poulton-le-Fylde, as shown in figure 6.4. This represents no change from 31st March 2016. Table 6.2 illustrates the total change of designated areas (hectares) of Green Belt between 2016 and 2017 in Wyre, Lancashire the North West and England.

TABLE 6.2: AREA OF DESIGNATED GREEN BELT LAND, 2016-2017 (DCLG)

	At 31 st March 2016	At 31 st March 2017	Change	% of total at 31 st March 2017
Wyre	750	750	0	2.65
Lancashire	79,070	79,070	0	27.24
North West	261,340	261,340	0	18.53
England	1,635,490	1,634,700	-790	12.55

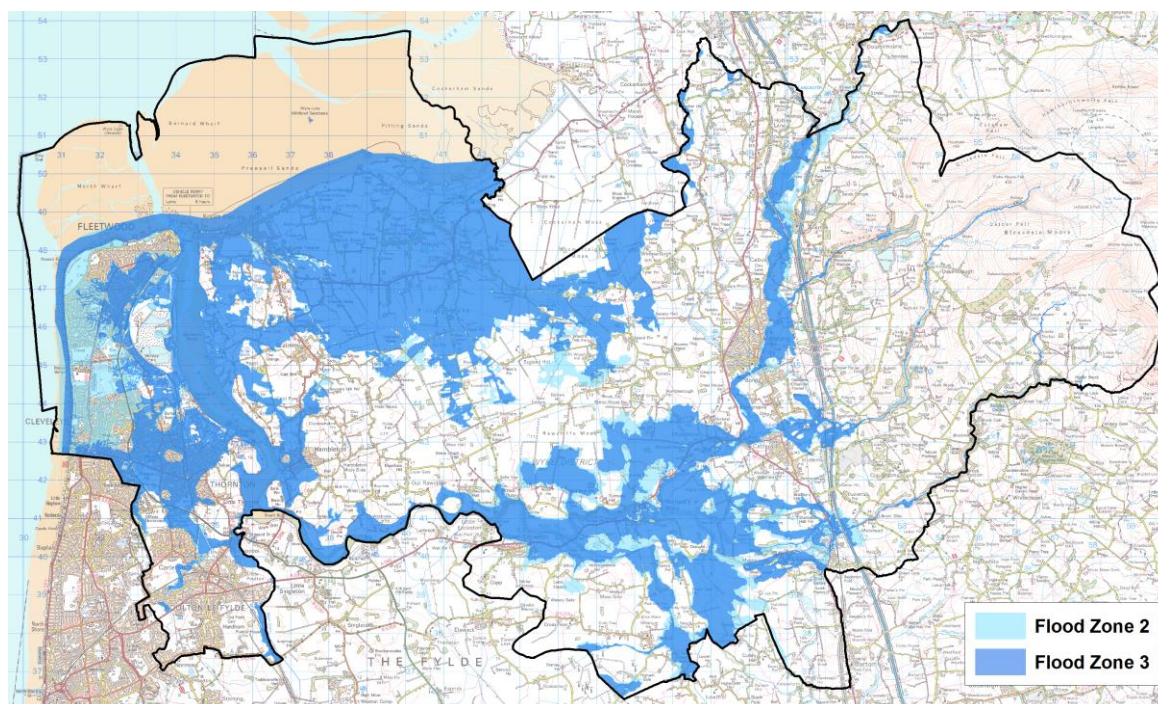
FIGURE 6.4: GREEN BELT IN WYRE



6.5 Core Output Indicator E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

6.5.1 With much of Wyre relatively low-lying, coastal and riparian land, the risk of coastal and river flooding is considerable, with much of the coastal area to the north of the borough and land around the River Wyre classified as Flood Zone 3 by the Environment Agency (EA) as shown in figure 6.5.

FIGURE 6.5: EA DESIGNATED FLOOD ZONE 3 IN WYRE (EA)



6.5.2 Saved Policies ENV2 and ENV13 aim to limit development in coastal zones and areas susceptible to flooding in order to prevent greater risk of flooding and damage to homes and property.

6.5.3 In the year 1 April 2016 to 31 March 2017, there were initially 35 planning applications objected to by the EA. 30 were objected to as the developments would be at risk of flooding or would increase the risk of flooding elsewhere and five were objected to on the grounds that the development would adversely affect water quality. However, of these, 17 had the original objections withdrawn based on revised submissions and/or conditions imposed. Seven were withdrawn by the applicant. Three were refused (one based on objections from EA). Seven are pending decision/consideration (five have had their original objections withdrawn, two objections are still valid). One planning application was objected to by the EA (16/01036/REM) but was permitted. However, at this stage the EA objected on the grounds that the applicant had not provided any justification for not connecting to the main drains and was not considering the potential flood risk. Outline consent had already been granted and at the time of assessment the EA raised no objections. The applicant will have to provide full details of drainage for both foul and surface water at discharge of conditions stage and this will be assessed in conjunction with the EA.

6.6 Significant Effect Indicators: Environmental Issues (air quality)

6.6.1 As table 6.3 illustrates the largest estimated source of carbon emissions in Wyre in 2015 was the transport sector and the figure has increased by 2 per cent from the previous year. Per Capita, carbon emissions are similar to the rest of Lancashire but have increased compared to the previous year.

TABLE 6.3: CARBON EMISSIONS ESTIMATES AT LOCAL, REGIONAL AND NATIONAL LEVEL, 2014 – 2015 (BEIS)

	Year	Industry and Commercial Total (kt)	Domestic Total (kt)	Transport Total (kt)	Land Use Change and Forestry (kt)	Total (kt)*	Per Capita (t)
Wyre	2014	226	201	241	27	694	6.4
	2015	242	198	246	27	712	6.5
	Change (%)	7.1	-1.5	2.1	0	2.6	1.6
Lancashire	2104	3,093	2,146	2,569	85	7,893	6.7
	2015	2,932	2,116	2,641	84	7,773	6.5
	Change (%)	-5.2	-1.4	2.8	-1.2	-1.5	-3.0
North West	2104	17,428	12,286	13,399	-709	42,404	5.9
	2015	15,587	12,173	13,676	-717	40,719	5.7
	Change (%)	-10.6	-0.9	2.1	1.1	-4.0	-3.4
England	2104	131,764	91,282	102,505	-5,239	320,312	5.9
	2015	120,673	87,993	104,818	-5,305	308,179	5.6
	Change (%)	-8.4	-3.6	2.3	1.3	-3.8	-5.1

*Figures have been rounded

6.7 Local Output Indicator: Open Space

6.7.1 The council commissioned a consortium of consultants in 2013 to undertake the Wyre Green Infrastructure Study. As part of the Study, an Open Space Audit and Needs Assessment Evidence Base Report was produced which reviewed all the open space categories within Wyre's Open Space Audit 2010 and should be read in conjunction with the 2010 Audit.

6.7.2 As part of the new Local Plan, the council is currently reviewing standards for green infrastructure which will include open space. On adoption of the new Local Plan, future AMR's will monitor green infrastructure and open space provision.

6.7.3 With regard to open spaces eligible for the Green Flag Award, a national standard which rewards well managed parks and green spaces in the United Kingdom, four of Wyre's parks were awarded green flag status in 2017. These were Vicarage Park (Poulton), Hawthorne Park (Thornton), Wyre Estuary Country Park (Stanah) and Memorial Park (Fleetwood). Memorial Park (Fleetwood) was also accredited as a Green Heritage Site.

6.8 Indicator Analysis

6.8.1 Table 6.4 illustrates how indicators are performing against saved policies, comparing data from the previous year and where targets have been set by the council.









 = Positive performance
  = neither Negative or Positive
  = Negative performance / Action required

TABLE 6.4: ENVIRONMENTAL QUALITY INDICATOR PERFORMANCE ANALYSIS

Saved Policies (see Appendix 1 for further details)	Indicator	Description	Comparator/ Target	2016/2017 Output	Performance
SP2 SP4 SP12 SP13 SP14	COI E1	Number of planning permission granted contrary to the advice of the Environment Agency, on: (i) Flood defence grounds, (ii) Water quality	Target = 0	(i) 0 (ii) 0	
ENV2 ENV7 ENV9 ENV10 ENV11 ENV13 ENV14 ENV15 ENV16 ENV17 ENV18	COI E2	Change in areas of biodiversity importance	Target = No Lose	No Loss	
TC19	SEI	Air Quality: CO2 Emissions	2014 = 694 kt	2015 = 712 kt	
TREC8 TREC10 TREC12 TREC13 TREC14 TREC16	LOI	Green Belt	2014/15 = 750 hectares	750 hectares	
H13	LOI	Open Space: Number of Green Flag Award sites	2015/16= 5 sites	4 sites	

*COI = Core Output Indicator, SEI = Significant Effects Indicator, LOI = Local Output Indicator

6.9 Policy Conclusions

6.9.1 As is evident from the Environmental Indicators, the environment policy (SP, ENV, TC, TREC and H of the Adopted Local Plan) objectives for Wyre are overall performing successfully.

6.9.2 The borough has a rich resource of environmental assets which provide significant economic, social and environmental benefits. It is important that growth proposed in the emerging Local Plan does not adversely impact on the quality of the existing assets. Overall, there has been no loss or developments within nationally designated sites of importance which the new Local Plan will need to reflect.

6.9.3 There has been no development granted contrary to the advice from the Environment Agency on flood defence grounds and water quality, satisfying the policy objectives ENV13 and ENV14 of the Adopted Local Plan.

7 Fleetwood-Thornton Area Action Plan

7.1 Introduction

7.1.1 The Fleetwood-Thornton Area Action Plan (AAP) was adopted by Full Council on 17 September 2009. The Fleetwood-Thornton AAP looks ahead to the year 2021, setting out a comprehensive vision and spatial planning framework for the Fleetwood-Thornton area, within Wyre. The boundaries of the land (the 'Area') to which the AAP relates are shown in Figure 7.1.

FIGURE 7.1: FLEETWOOD-THORNTON AAP BOUNDARY

7.1.2 The principal objectives of the AAP policies address the key issues facing the area, and in particular, focus on delivering significant growth and development to secure the sustainable regeneration of this strategically important site. These objectives are targeted through a series of Plan Objectives which are monitored through the schedule of Key Performance Indicators (KPIs).

7.1.3 This chapter outlines the key characteristics of the AAP. It also provides a direct measure of the implementation and effectiveness of the policies applied in the AAP through the KPIs.

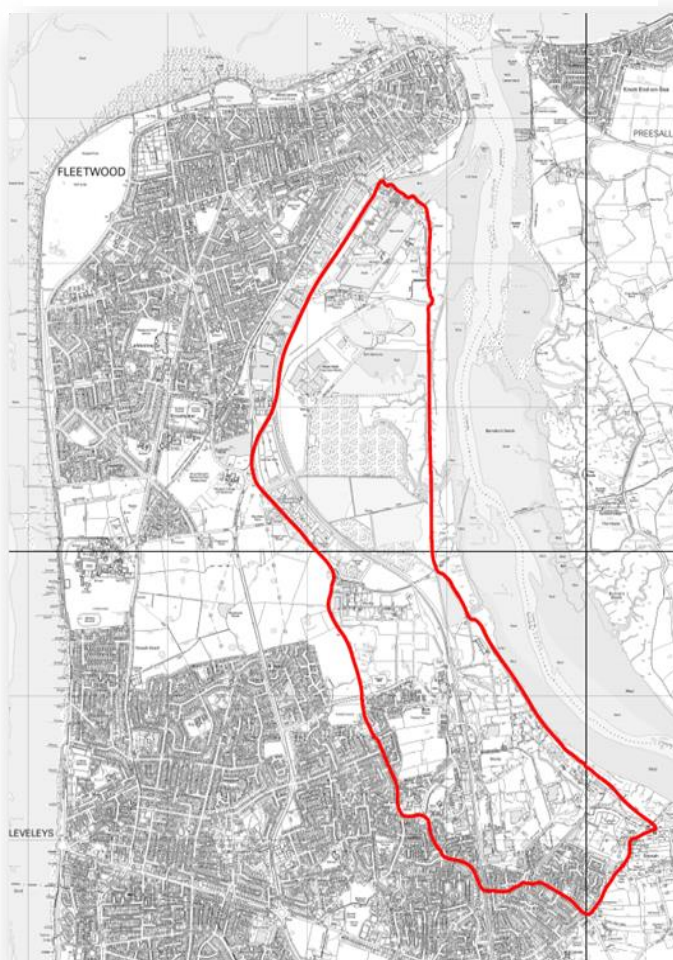
7.2 Plan Objective 1: Protect and Enhance the Natural and Built Environment.

7.2.1 Plan Objective 1 seeks to (and is monitored via KPI1, KPI2, KPI3 and KPI3a):

7.2.2 Create an attractive and high quality urban and natural environment, ensuring that good design is a fundamental aspect of all new development and redevelopment makes a positive contribution to the local environment, whilst maintaining, restoring and enhancing biodiversity and geological conservation interests.

7.2.3 Protect and enhance biodiversity and landscape character for its own right and to mitigate the effects of new development on the various nature conservation interests associated with the Area and its surrounding environment.

7.2.4 Give careful consideration to flood risk, the effects of flooding and the design of flood mitigation measures.



7.2.5 KPI1: Number of designated sites of nature conservation importance

7.2.6 Within the Fleetwood-Thornton AAP, there are currently six Biological Heritage Sites with a total area of 44.8 hectares (8.64 per cent of the total AAP area). Adjacent to the east side of the Fleetwood-Thornton AAP boundary, down the Wyre Estuary, the site is designated as a Site of Special Scientific Interest (SSSI). It is also classified as a Special Protection Area (SPA) and a Ramsar site. There has been no loss of sites within the year commencing 1 April 2016 to 31 March 2017.

7.2.7 KPI2: No inappropriate development in flood zone

7.2.8 In the year commencing 1 April 2016 to 31 March 2017, there were no planning permissions granted contrary to Environment Agency advice where the development would be at risk of flooding or increase the risk of flooding elsewhere.

7.2.9 KPI3: All development proposed through Policies 2 to 8 of AAP with design elements, which encourage and enhance biodiversity

7.2.10 Between 1 April 2016 and 31 March 2017, there were 16 minor planning permissions granted. One contained conditions to provide a Construction Environmental Management Plan (CEMP) which outlines how a construction project will avoid, minimise or mitigate effects on the environment and surrounding area.

7.2.11 KPI3a: The number and proportion of total new build completions on housing sites reaching very good, good, average and poor ratings against the Building for Life criteria

7.2.12 This indicator is based on the criteria set out in the old Building for Life (BfL) which has now been replaced by Building for Life 12 (BfL12) in 2012.

7.2.13 BfL12 is not designed to be used for “scoring” and instead uses a traffic light system with green, amber and red lights against 12 questions designed to help structure discussions between local authorities, developers and stakeholders.

7.2.14 Given the introduction of BfL12 and the changes to the scoring system, Wyre Council no longer intends to publish annual monitoring data on the performance of new housing developments (+10 dwellings) against the old BfL criteria.

7.3 Plan Objective 2: Encourage Housing Choice

7.3.1 Plan Objective 2 seeks to (and is monitored via KPI4, KPI5 and KPI6):

7.3.2 Meet identified housing needs and to encourage housing development of a suitable scale and mix of tenure with a priority towards housing development on appropriate brownfield sites. A total provision of up to 1,300 dwellings has been allocated within the Area.

7.3.3 KPI4: Amount of dwellings completed each year

7.3.4 Table 7.1 illustrates that 62 dwellings were completed within the year 1 April 2016 to 31 March 2017.

7.3.5 The AAP has land allocated for the provision of 1,300 dwellings up to the year 2021 across four sites. However, capacity is likely to be reduced by permissions granted for developments at lower densities than expected. It is therefore unlikely the requirement will be met. There are currently no planning permissions on the FD2 site.

TABLE 7.1: HOUSING COMPLETIONS WITHIN THE AAP

AAP Housing site	No. of Dwellings Allocated	Total site capacity as at 31/03/17*	Completions				Total
			Up to 31/03/14	2014/15	2015/16	2016/17	
FD1 - Fleetwood Docks	380	336	127	72	74	32	305
PS1 - Former Power Station	558	474	127	52	16	30	225
FD2 - Fleetwood Docks Mixed Use Site	120	120	0	0	0	0	0
PS2 - Land to the west of former Power Station	242	133	2	0	0	0	2
Total	1,300	1,062	256	124	90	62	532

*As at April 2015, capacity likely to be reduced by permissions granted for developments at lower densities than expected.

7.3.6 KPI5 and KPI6: Number of affordable houses receiving planning permission and number of completions

7.3.7 The Council's Housing Policy states that new housing developments which comprise 15 or more dwellings (or which are on sites of more than 0.5 hectares) should make on-site provision of affordable housing at a rate of at least 40% of the total number of dwellings.

7.3.8 However, within the AAP, in exceptional circumstances this requirement may be reduced where there are major constraints on the development site which incur additional development costs i.e. remediation of contaminated land.

7.3.9 Table 7.2 indicates the percentage of affordable housing against planning permissions and completions. Please note, some of these planning permissions were granted before the AAP was adopted in September 2009.

TABLE 7.2: PERCENTAGE OF AFFORDABLE HOUSING

	AAP Affordable Housing Calculation		
	Total dwellings	No. of affordable homes*	Percentage (%)
Completions, by end 31 March 2014	256	98	38
Completions, 2014 – 2015	160	0	0
Completions, 2015 – 2016	90	0	0
Completions, 2016 – 2017	62	0	0
Total Completions	532	98	18
Dwellings under construction or with permission	280	0*	0
Total	812	98	12

*Possible additional affordable housing units on future permissions on allocated sites still to be taken up.

7.4 Plan Objective 3: Encourage Employment Opportunities

7.4.1 Plan Objective 3 seeks to (and is monitored via KPI7):

7.4.2 Develop the local economy by encouraging distinctive enterprise and attracting a range of high profile businesses and investment together with the consolidation and further growth of the Fleetwood fishing and port related industries and the specialist industrial sector at the Hillhouse site. Further employment opportunities will be encouraged through mixed-use schemes particularly at the Fleetwood Docks Mixed Use Development Area.

7.4.3 Encourage the creation of an attractive gateway into the area (comprising a landmark development) within the Fleetwood Docks Mixed Use Development Area which will

contribute to the achievement of a high quality environment for all and a prestige location for business investment.

7.4.4 **KPI7: Amount of land developed for employment, by type**

7.4.5 Table 7.3 illustrates how much additional employment floorspace has been developed, by type for specific allocations in the year 1 April 2016 to 31 March 2017.

TABLE 7.3: AMOUNT OF LAND DEVELOPED FOR EMPLOYMENT (BY TYPE), 2016-2017

	Use Class Order (Allocation)				
	B1 (FD2/E1)	A3/A4 (FD2/E1)	D2 (FD2/E1)	(E2)	(E3)
Gross (2015-2016)	0	0	0	0	0 m ²
Total (from start of plan period)	0	0	0	0	9,485 m ³
Target	22,300m ²	2,000m ²	6,000m ²	10.97 ha	100,000m ²

7.5 Plan Objective 4: Improve Accessibility and Movement throughout the Plan Area

7.5.1 Plan Objective 4 seeks to (and is monitored via KPI8, KPI9, KPI10, KPI11 and KPI 12):

7.5.2 Give high priority to improving accessibility through existing transport infrastructure within the locality and linkages to the surrounding area including Fleetwood Town Centre.

7.5.3 Give high priority to public transport infrastructure generally in the development of the Area and seek improved services that link the Area with nearby towns including Fleetwood Town Centre.

7.5.4 Support the development of rail services to Fleetwood via Thornton and Poulton in order to link the Area to the wider sub-region.

7.5.5 Improve opportunities for access and movement throughout the Area for all sectors of the community.

7.5.6 **KPI8: Number of new developments within 30 minutes travel by public transport of six major services**

7.5.7 Lancashire County Council (LCC) monitored this indicator for Wyre Council using particular software. However, the software is no longer available and therefore KPI8 cannot be monitored during this monitoring year. However LCC are intending to replace the software and monitoring will hopefully be undertaken in future AMR's.

7.5.8 **KPI9: Number and frequency of bus services within Plan area**

7.5.9 At present there are six regular bus services as shown in table 7.4 with stops within or adjacent to the Fleetwood-Thornton AAP boundary. There are also several school bus routes to schools at; Preesall, Great Eccleton, Elswick, Cleveleys, Poulton-le-Fylde and Fleetwood.

TABLE 7.4: NUMBER AND FREQUENCY OF REGULAR BUS SERVICES WITHIN PLAN AREA

Bus service	Monday - Friday	Saturday	Sundays and Bank Holidays
1	every 20-30mins	every 20-30mins	every 20-30mins
14	every 20-30mins	every 10-30mins	every 20mins
74	every 1hr	every 1hr	every 1 hr
75	every 1hr	every 1hr	every 2hr
84	every 30mins	every 30mins	every 1hr
87	every 1hr 30mins	every 1hr 30mins	No service

7.5.10 KPI10: Length of new dedicated pedestrian and cycle routes within Plan area

7.5.11 No figures are available for the new dedicated pedestrian and cycle routes within the Fleetwood-Thornton AAP during 2016-2017.

7.5.12 KPI11: Improvements to the Strategic and Local Road Network

7.5.13 There were no contributions in the year 1 April 2016 to 31 March 2017. Table 7.5 illustrates highway contributions through S106 Agreements which will fund improvements to the Strategic and Local Road Network since the AAP was adopted. The minor permissions granted didn't fall within the categories set out in the Sustainable Transport Strategy (Appendix B). Please note, the figures shown are sums agreed through permitted planning applications. Some applications may not progress and therefore not contribute to the figures in table 7.5.

TABLE 7.5: HIGHWAY CONTRIBUTIONS THROUGH S106 AGREEMENTS

Year	Contributions*
2010 – 2011	£491,749
2011 – 2012	£744,000
2012 – 2013	£564,158
2013-2014	£31,551
2014-2015	£153,199
2015-2016	£154,635
2016-2017	-
Total	£2,139,292

* Indicative figure. Some permission's might not be implemented.

7.5.14 KPI12: Number of major developments receiving planning permission with agreed travel plan

7.5.15 In the year 1 April 2016 to 31 March 2017, there were no Travel Plan's approved by the Local Planning Authority.

7.6 Plan Objective 5: Ensure Provision of Accessible Local Services and Facilities

7.6.1 Plan Objective 5 seeks to (and is monitored via KPI21):

7.6.2 Provide the local community with convenient access to a range of leisure, retail, health, educational and other associated community facilities such as a community centre and place of worship to promote cohesive communities.

7.6.3 KPI21: Provision of Local Centre at Burn Naze

7.6.4 In the period 1 April 2016 to 31 March 2017, there has been no development of a Local Centre at Burn Naze.

7.7 Plan Objective 6: Encourage Recreational Activity and Tourism

7.7.1 Plan Objective 6 seeks to (and is monitored via KPI13, KPI14 and KPI15):

7.7.2 Provide opportunities for informal and formal recreation throughout the area.

7.7.3 Introduce new tourist attractions by capitalising on the area's natural, environmental and heritage assets in order to attract more visitors to the area.

7.7.4 KPI13: Amount of public open space (sq m²/ha), formal and informal

7.7.5 Within the Fleetwood-Thornton AAP area there is approximately 7.5 hectares of formal open space and 28.7 hectares of informal open space. There is also approximately 2,934 metres of green corridor (footpath adjacent to the River Wyre) used as informal open space. In the year 1 April 2016 to 31 March 2017, there has been no increase.

7.7.6 KPI14: Number of new residential developments providing public open space to minimum requirements of saved policy H13

7.7.7 In the year 1 April 2016 to 31 March 2017, there was no major residential planning permission granted.

7.7.8 KPI15: Completion/Improvement of Wyre Estuary Coastal Path through plan area

7.7.9 The Wyre Estuary Coastal Path project site is a linear site located along the River Wyre estuary coastline in between Fleetwood and Stanah village. It is being promoted through a multi-agency partnership, led by Lancashire County Council (REMADE), and including Wyre Council, and local land owners.

7.7.10 The first phase was the creation of a shared use path to the rear of the existing United Utilities Waste Water Treatment works. This phase has been created but is not yet open for public use.

7.7.11 The second phase has been the creation of a lit path along the highway (adjacent to Broadwater Caravan site) between Fleetwood Road and Jameson Road bridge. This phase has been completed and is open for public use.

7.7.12 As of 31 March 2017, no further work was completed.

7.8 Plan Objective 7: Encourage Sustainable Patterns of Development

7.8.1 Plan Objective 7 seeks to (and is monitored via KPI16, KPI19 and KPI20):

7.8.2 Promote sustainable patterns of development within the Area and to encourage energy related development including reduced CO² emissions through the encouragement of renewable forms of energy in new developments.

7.8.3 KPI16: Renewable Energy – Approval of development incorporating energy efficient designs for new housing of 10+ units and non-housing developments of 1,000m² to use 10% renewable energy

7.8.4 In the year 1 April 2016 to 31 March 2017, there were no planning permissions which included measures to incorporate the use of 10 per cent renewable energy.

7.8.5 KPI19: Total amount of employment floorspace on previously development land

7.8.6 The council’s target is that 65 per cent of additional employment floorspace is on previously developed land. In the year 1 April 2016 to 31 March 2017, there was no additional employment floorspace developed.

7.8.7 KPI20: Total amount and percentage of new housing on previously developed land

7.8.8 The council’s target is that 65 per cent of new housing is developed on previously developed land. In the period 1 April 2016 to 31 March 2017, 62 dwellings were completed, equating to 100 per cent on previously developed land.

7.9 AAP Key Performance Indicator Analysis

7.9.1 Table 7.6 illustrates how the AAP Key Performance indicators are performing against the AAP policies, comparing data from the previous year (where possible) and where targets have been set by the council.




 = Positive performance  = neither Negative or Positive  = Negative performance / Action required

TABLE 7.6: FLEETWOOD-THORNTON AAP INDICATOR PERFORMANCE ANALYSIS




















AAP Policy (see Appendix 2 for further details)	AAP Key Performance Indicator (KPI)	Description	Comparator / Target	2016/2017 Output	Performance
Plan Objective 1: Protect and Enhance the Natural and Built Environment					
1	KPI1	Number of sites of nature conservation importance	2015/16 = 44.8 ha Target = No Loss	44.8 ha (BHS)	
1	KPI2	No inappropriate development in flood zone	Target = None	None	
1	KPI3	All development proposed through Policies 2 to 8 of AAP with design elements, which encourage and enhance biodiversity	All development to enhance biodiversity	One	
1 & 2	KPI3a	The number and proportion of total new build completions on housing sites reaching very good, good, average and poor ratings against the Building for Life criteria	All sites to achieve very good	No sites assessed	
Plan Objective 2: Encourage Housing Choice					
2	KPI4	Amount of dwellings completed each year	See table 7.1	62	
2	KPI5	Number of affordable houses receiving planning permission	Up to 40% of KPI4 target	See table 7.2	
2	KPI6	Number of affordable housing completions	Subject to KPI5	See table 7.2	

TABLE 7.6 (CONT): FLEETWOOD-THORNTON AAP INDICATOR PERFORMANCE ANALYSIS

AAP Policy (see Appendix 2 for further details)	AAP Key Performance Indicator (KPI)	Description	Comparator / Target	2015/2016 Output	Performance
Plan Objective 3: Encourage Employment Opportunities					
3	KPI7	Amount of land developed for employment by type	2015/16 = 2,809 m ²	0 m ² Total = 9,485 m ²	
Plan Objective 4: Improve Accessibility and Movement throughout the Plan Area					
5 & 6	KPI8	Number of new developments within 30 minutes travel by public transport of six services	All new development	Not Assessed	
5 & 6	KPI9	Number and frequency of bus services within Plan Area	Increase through plan period	6 services	
5 & 6	KPI10	Length of new dedicated pedestrian and cycle routes within Plan Area	No target	No data available	N/A
5 & 6	KPI11	Improvements to the Strategic and Local Road Network	No target	See table 7.6	
5 & 6	KPI12	Number of major developments receiving planning permission with agreed travel plan	All new development	None	
Plan Objective 5: Ensure Provision of Accessible Local Services and Facilities					
7	KPI21	Provision of Local Centre at Burn Naze (i) Retail Units (ii) Provision of ancillary community facilities	N/A	No development complete	
Plan Objective 6: Encourage Recreational Activity and Tourism					
8	KPI13	Amount of public open space sq m / ha in Plan Area: (i) Formal (ii) Informal	2011/12 = (i) 7.5 ha (ii) 28.7 ha Net increase through plan period	No increase	
8	KPI14	Number of new residential developments providing public open space to minimum requirements of saved policy H13	All new residential development	None	
8	KPI15	Completion / Improvement of Wyre Estuary Coastal Path through Plan Area	Completion by 2021	Phase 1 & 2 complete	
Plan Objective 7: Encourage Sustainable Patterns of Development					
9	KPI16	Renewable Energy - Approval of development incorporating energy efficient designs for: (i) new housing of 10+ units, and (ii) non housing developments of 1000m ² to use 10% renewable energy	100% of relevant planning approvals	None	
3 & 9	KPI19	Total amount of employment floorspace on previously developed land	Target = 65%	No additional development	
3 & 9	KPI20	Total amount and percentage of new housing on previously developed land	Target = 65%	62 (100%)	

7.10 AAP Policy Conclusions

7.10.1 It must be noted, that the Fleetwood-Thornton AAP was adopted September 2009, so several Key Performance Indicator's (KPI's) don't give a true reflection of performance because there has either been no development or nothing to compare from the previous year. Therefore, it is evident from the AAP KPI's that the AAP Policy objectives are performing adequately overall.

7.10.2 Policy 1 aims to achieve development which both protects and where possible enhances biodiversity in the area which will also contribute to the long term health and well-being of the community. However, only one planning permission contained measures to incorporate biodiversity into the development. Although, it must be noted that all permissions were only very small industrial permissions on existing industrial estates or extensions to existing buildings and it may be difficult to implement such measures.

7.10.3 Policy 2 outlines allocated land for 1,300 dwellings within the plan area. There has been a total 532 dwellings completed up to 31 March 2017 and 98 of these were affordable homes satisfying Policy 2 by ensuring a choice of appropriate housing.

7.10.4 There were no developments granted contrary to Environment Agency advice, meeting the council's target and satisfying Policy 1 by ensuring that development granted considers the effects of flooding to protect and enhance the natural and built environment.

7.10.5 Several phases of the multi-user Wyre Estuary Coastal Path are now complete, satisfying Policies 5, 6 and 8 by ensuring that accessibility and movement is improved and opportunities are made to introduce new recreational activities and tourism.

7.10.6 All development was completed on previously developed land, meeting the council's target and satisfying Policies 3 and 9 by ensuring sustainable patterns of development.

8 Progress with Local Plan Development Documents

8.1 Introduction

8.1.1 The Planning and Compulsory Purchase Act 2004, as amended by the Planning Act 2008 and the Localism Act 2011, requires local planning authorities to prepare and maintain a Local Development Scheme (LDS).

8.1.2 The LDS is a project plan for the Wyre Local Plan and must specify which Local Plan documents are to be Development Plan Documents (DPDs), the timetable for their preparation and revision, their geographical area of coverage and their subject matter.

8.1.3 The latest LDS was published July 2016 and supersedes the 2014 LDS. Although the current LDS was approved after this current monitoring year (31 March 2016), it is appropriate to demonstrate progress against the 2016 LDS.

8.1.4 In accordance with part 8 of The Town and Country (Local Plan) (England) Regulations 2012, a key requirement of the AMR is to review progress on the delivery of Local Plans against the timetable and milestones set out in the LDS. This chapter of the AMR reviews progress in the preparation of Local Plans for the period 1 April 2016 – 31 March 2017.

8.2 Wyre Borough Local Plan

8.2.1 The Wyre Borough Local Plan (1991-2006) was adopted in 1999. On enactment of the Planning and Compulsory Purchase Act 2004 the policies contained in the Local Plan were automatically saved for three years until September 2007. The Council undertook an assessment of all Local Plan policies and in March 2007, submitted a list of the policies it wished to save beyond that date, to the Secretary of State. The Secretary of State agreed to save the requested policies until they are replaced by policies in a new Wyre Local Plan. A list of the saved policies is in Appendix 1.

8.2.2 In 2002 Wyre Council embarked on a review of the Adopted Local Plan. The First Deposit Local Plan was published for public consultation in April 2004. Subsequently the review of the Local Plan was abandoned in 2006 in favour of preparing a new style Wyre Local Plan.

8.3 Progress with Local Plans - Performance for the Period 1 April 2016 to 31 March 2017

8.3.1 The Council is currently producing a new Local Plan which will cover the period from 2011 to 2031. On adoption of the Local Plan a new Local Plan Policies Map will be published.

8.3.2 The Fleetwood-Thornton Area Action Plan was formally adopted on 19 September 2009. It establishes a clear vision and planning framework for development of Fleetwood and Thornton until 2021 and was adopted in advance of the new emerging Local Plan. The new Local Plan will supersede but incorporate the strategic elements of the AAP.

8.3.3 To inform the development of the new Wyre Local Plan the Council produced for public consultation an Issues and Options document. The consultation was carried out from 17 June to 7 August 2015.

8.3.4 Owing to the requirement to respond to changes in national planning policy and subsequently the need to develop a more comprehensive evidence base, table 8.1 illustrates the evidence base documents the policy team has been working on during the year 2016 –

2017. The evidence base documents can be viewed on the council's website using the following link <http://wyre.gov.uk/localplan/evidencebase>.

TABLE 8.1: EVIDENCE BASE DOCUMENTS BEING PREPARED 2016-2017*

Evidence Base documents*	Completion /Anticipated Completion
Wyre Addendum 3: Objectively Assessed Need Update	September 2017
Strategic Housing Land Availability Assessment (SHLAA)	July 2017
Fylde Coast Authorities Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) - Addendum	November 2016
Green Belt Study	May 2016
Level 1 Strategic Flood Risk Assessment (SFRA)	July 2016
Level 2 Strategic Flood Risk Assessment (SFRA)	August 2017
2015 Wyre Employment Land Study Update Addendum II	July 2017
Rural Affordable Housing Needs Survey 2015 to 2020	January 2016
Highways England Evidence Base	June 2016
Lancashire County Council Highways Evidence	February 2017
Settlement Study	August 2016
Settlement Profiles	October 2016
Town Centre Boundary Review	September 2017
District and Local Centre Study	September 2017

*Other evidence base documents also required or already completed

8.3.5 As well as a detailed evidence base, the emerging Local Plan will be supported by a number of Technical Assessments. Table 8.2 illustrates the Technical Assessments the policy team has been working on during the year 2016 – 2017. The Technical Assessments can be viewed on the council's website using the following link <http://wyre.gov.uk/localplan>.

TABLE 8.2: TECHNICAL ASSESSMENTS BEING PREPARED 2016-2017

Technical Assessments	Completion /Anticipated Completion
Sustainability Appraisal	August 2017
Equality Impact Assessment	August 2017
Infrastructure Delivery Plan	September 2017
Habitat Regulations Assessment	September 2017
Statement of Consultation	September 2017
Local Plan and Site Allocations Viability Study	October 2017

8.3.6 To inform the plan-making process and assist with the identification of potential land allocations for the new Local Plan, the council carried out a new 'Call for Sites' in 2014 which supplements a similar exercise carried out in 2012. This produced a strong response from

landowners and developers, with some 240 sites submitted (a combination of 2012 and 2014 sites) for a range of uses, particularly residential development. Where appropriate the sites will feed in to various evidence base documents.

8.3.7 Further consultation on the Publication Draft Local Plan took place in September 2017 with full adoption of the Wyre Local Plan proposed in 2018.

8.4 Duty to Cooperate

8.4.1 The Localism Act (2011) imposes a duty on councils to co-operate with other councils and bodies on planning issues that cross administrative boundaries. Paragraph 178 of the National Planning Policy Framework (2012) (NPPF) specifically outlines what the Duty to Cooperate entails:

“Public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities....”

8.4.2 Those strategic priorities identified as requiring cross boundary cooperation include:

- Homes and jobs needed in a geographical area;
- Infrastructure projects such as transport, flood risk and waste water;
- Retail, leisure and other commercial developments;
- Social infrastructure; and
- Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

8.4.3 NPPF Paragraph 181 states that:

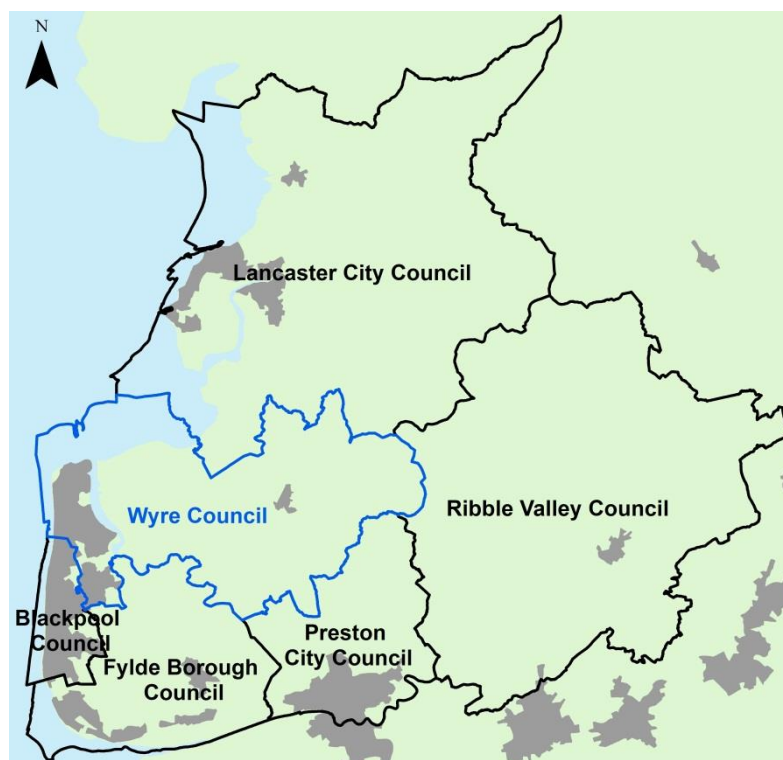
“Local planning authorities will be expected to demonstrate evidence of having effectively co-operated to plan for issues with cross-boundary impacts when their local plans are submitted for examination.”

8.4.4 The duty seeks to ensure that all of the bodies involved in planning and development work together on issues that are of bigger than local significance.

8.4.5 Figure 8.1 illustrates neighbouring local authorities to Wyre. Those prescribed bodies as defined in part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012 of most relevance to Wyre are:

- Environment Agency;
- English Heritage;
- Natural England;
- Civil Aviation Authority;
- Homes and Communities Agency;
- Clinical Commissioning Groups and the NHS Trust Development Authority;
- Office of Rail and Road;
- Highway Authority; and
- Marine Management Organisation.

FIGURE 8.1: NEIGHBOURING AUTHORITIES TO WYRE COUNCIL



8.4.6 Local authorities are also required to have regard to Local Enterprise Partnerships and Local Nature Partnerships. Those of relevance to Wyre are:

- Lancashire Local Enterprise Partnership;
- Lancashire Local Nature Partnership; and
- Morecambe Bay Local Nature Partnership.

8.4.7 The Town and Country (Local Plan) (England) Regulations 2012 require the Duty to Cooperate to be monitored as part of the AMR. The council are currently fulfilling the Duty to Cooperate in the following ways:

- Wyre Council has collaborated with neighbouring authorities and various bodies with roles relevant to the duty throughout the Local Plan preparation process in relation to general elements of the Local Plan and in relation to site specific issues. At each stage of the Local Plan preparation process bodies and wider stakeholders have been consulted and any comments have been considered when revising the Local Plan development documents.
- Wyre Council have jointly commissioned evidence studies in relation to housing and retail with neighbouring Fylde Coast authorities.
- A Fylde Coast Memorandum of Understanding between Blackpool, Fylde and Wyre Councils and Lancashire County Council has been prepared and regular meetings take place.
- Through the operation of various stakeholder and topic based working groups such as the Wyre Flood Forum which allow for consultation and discussions with 'prescribed bodies' such as the Environment Agency.

- Officers from the Council's planning policy team attend meetings of the Lancashire Planning Policy Officers Group. The group, made up of representatives from each of the planning policy teams across Lancashire and the County Council meets quarterly to discuss various cross boundary issues such as:
 - Lancashire Minerals and Waste Development Framework;
 - Housing growth figures and landscape policy;
 - Local Transport Plan 3 and subsequent masterplans;
 - Service Level Agreements; and
 - Shared evidence bases and data collection methodologies.

8.4.8 As preparation of the Local Plan continues further examples will be provided in the AMR as to how the council are fulfilling the duty.

Appendix 1: Schedule of re-saved Local Plan Policies

Please note that any policies not listed expired on 27th September 2007.

Core Strategy

SP2 – Strategic Location for Development
SP4 – Change of Use of Land in Green Belts
SP5 – Definition of the Main Rural Settlements
SP8 – Definition of Small Rural Settlements
SP12 – Defined Open Areas
SP13 – Development in the Countryside
SP14 – Standards of Design and Amenity

The Natural and Built Environment

ENV2 – Open Coastline
ENV7 – Trees on Development Sites
ENV9 – Conservation Areas
ENV10 – Listed Buildings
ENV11 – Demolition of Listed Buildings
ENV13 – Development and Flood Risk
ENV14 – Development and Flood Defences
ENV15 – Surface Water Run-Off
ENV16 – Ground Water Protection
ENV17 – Surface Water Protection
ENV18 – Advertising

Housing

H3 – Housing Allocations
H4 – Alterations and Extensions to Residential Properties
H5 – Permanent Residential Mobile Homes and Residential Caravan Parks
H6 – Changes to Residential Use in the Countryside Area of Rural Wyre
H7 – Replacement Dwellings
H8 – Temporary Residential Caravans
H9 – Extensions to Residential Curtilages
H10 – Agricultural Workers' Dwellings
H11 – Subdivision of Existing Dwellings into Smaller Units of Residential Accommodation
H13 – Open Space in New Housing Developments
H15 – The Provision of Affordable Housing within Rural Areas

Employment and Industry

EMP2 – Existing Commitments
EMP3 – New Allocations
EMP4 – Land East of Fleetwood Road
EMP6 – Land at Catterall Gates Lane, Catterall
EMP7 – Land at Longmoor Lane, Nateby
EMP8 – Existing Industrial Areas
EMP9 – Car Sales on Industrial Estates
EMP12 – Diversification of the Rural Economy
EMP13 – Conversion of Rural Buildings in Countryside Areas

Shopping

S6 – Change of Use of Retail Premises
S7 – The Design of Signs and Shopfronts

Town Centres

TC1 – Town Centre Boundaries
TC2 – Primary Shopping Areas
TC7 – Secondary Shopping Areas
TC11 – Mixed Development Area at Parkhill Road, Garstang
TC13 – Professional and Financial Services in Fleetwood
TC15 – Change of Use of Upper Floors
TC19 – Defined Open Area in Garstang

Tourism, Recreation and Open Space

TREC2 – Small Hotels, Guest Houses and Youth Hostels
TREC3 – Lancaster Canal
TREC5 – Static Caravans and Chalet Developments
TREC6 – Touring Caravans
TREC7 – Preserving the Seaside Resorts
TREC8 – Existing and Additional or Improved Sports and Recreational Facilities
TREC10 – Golf Courses and Other Outdoor Recreational Facilities
TREC12 – Public Rights of Way
TREC13 – Facilities for Informal Recreation
TREC14 – Protection of Recreational Open Space
TREC16 – Sports Fields Within the Green Belt

Transportation

TR1 – Major Road Proposals
TR6 – Rail Facilities
TR7 – Rail Reinstatement to Fleetwood
TR8 – Blackpool to Fleetwood Tramway
TR9 – Cyclists

Community and Infrastructure Services

CIS1 – Provision for Community Services
CIS2 – Telecommunications
CIS4 – Power Lines and Overhead Cables
CIS5 – High Voltage Power Lines
CIS6 – Securing Adequate Servicing and Infrastructure
CIS7 – Wastewater Management

Appendix 2: Schedule of Fleetwood-Thornton Area Action Plan Policies

Please note that saved policy SP2 'Strategic Location for Development' in the adopted Local Plan is superseded by the Fleetwood-Thornton Area Action Plan (AAP). The remaining saved policies continue to be applicable within the AAP where relevant. Since the AAP is a more recent development plan than the Local Plan, where specific allocations made in the Local Plan are in conflict with proposals in the AAP, allocations within the AAP will take precedence.

Policy 1 – Environmental Quality and Protection

Policy 2 – Housing Provision

Policy 3 – Industry and Business

Policy 4 – Contingency Site

Policy 5 – Transport Network Improvements

Policy 6 – Movement and Accessibility

Policy 7 – Community Facilities and Service Provision

Policy 8 – Recreation and Leisure

Policy 9 – Encouraging Energy Efficiency, Renewable Energy and Sustainable Design and Construction in Development

Policy 10 – Increasing the Role of Tourism

Appendix 3: Glossary of terms and abbreviations

Appropriate Assessment: An Appropriate Assessment, also known as a Habitat Regulation Assessment is required in order to assess the potential effect of the Local Plan on the integrity of a Natura 2000 site e.g. a Special Protection Area (SPA) or Special Areas of Conservation (SAC).

Authorities Monitoring Report (AMR): A report produced by a local planning authority that assesses the progress and the effectiveness of specified planning policies in development plan documents. It also includes a review of the Local Development Scheme's timetable.

Area Action Plan (AAP): A Development Plan Document, which focuses on a specific part of the district. They focus on the implementation of policies towards conservation, change and opportunities (for example a major regeneration project with new housing).

Area of Outstanding Natural Beauty (AONB): AONB's are designated by the Countryside Agency. They represent the nation's finest landscapes. They are designated to safeguard and enhance their natural beauty.

Biological Heritage Site (BHSs): In Lancashire, Local Authorities are required to identify and provide protection to the natural heritage within their districts. These are the most important non-statutory wildlife sites. For example; ancient woodland, species rich grassland and bogs.

Civil Aviation Authority (CAA): The CAA is the statutory corporation which oversees and regulates all aspects of civil aviation in the United Kingdom.

Clinical Commissioning Groups (CCGs): CCGs were created following the Health and Social Care Act in 2012, and replaced Primary Care Trusts on 1 April 2013. They are clinically-led statutory NHS bodies responsible for the planning and commissioning of health care services for their local area.

Department for Business, Energy and Industrial Strategy (BEIS): BEIS was established July 2016 and brings together responsibilities for business, industrial strategy, science, innovation, energy, and climate change, merging the functions of the former BIS and DECC.

Department for Communities and Local Government (DCLG): DCLG is the Government Department responsible for planning matters, with the responsibility to promote community cohesion and equality, as well as housing, urban regeneration, planning and local government.

Department for Environment, Food and Rural Affairs (DEFRA): DEFRA is a Government Department in the UK. Their main primary purpose is to secure a healthy environment in which we and future generations can prosper.

Department for Transport (DfT): The DfT provides leadership across the transport sector to achieve a transport system, which balances the needs of the economy, the environment and society.

Development Plan Document (DPD): A document identifying the Council's planning policies and proposals. Development Plan Documents include the Local Plan, Site-Specific Allocations Documents, Area Action Plans and a Proposals Map. They are subject to community involvement, consultation and independent examination. A sustainability appraisal is required for each development plan document.

Duty to Co-operate: a legal duty on local planning authorities to engage constructively and actively and to address strategic cross-boundary matters in preparing Local Plans.

English Heritage: English Heritage is a registered charity that manages over 400 of England's historic buildings, monuments and sites.

Environment Agency (EA): The Environmental Agency is a government body responsible for protecting and improving the effects of pollution on the environment in England and Wales. To make sure that air, land and water are looked after.

Evidence Base: The information and data gathered by the local planning authority to justify the policy approach set out in the Local Plan.

Equality Impact Assessment (EqIA): An EqIA is a systematic way of examining whether a new or existing function, policy or process differentially affects any person or group of persons.

Examination: The local planning authority must submit the Local plan for examination. The examination is carried out by an independent Planning Inspector to consider whether the local plan is 'sound' and meets the 'legal compliance'.

Homes and Community Agency (HCA): The HCA is the non-departmental public body that helps fund new affordable housing and regulates social housing providers in England. They also help create successful communities by making more homes and business premises available to the residents and businesses who need them.

Infrastructure Delivery Plan (IDP): The IDP is a plan produced in parallel to preparing the Local Plan which assesses the impacts of the proposed development on infrastructure and sets out necessary infrastructure required to support proposed development.

Green Belt: An area of land largely around built up areas designated to protect the land from development. The purposes are to restrict urban sprawl, safeguard the countryside, preserve the character of historic towns and to encourage the use of Brownfield sites for development.

Greenfield site: Land not previously developed (PDL), usually agricultural land.

Habitats Regulations Assessment: *please see Appropriate Assessment.*

Highways England: Highways England is the government company responsible for operating, maintaining and improving the strategic road network of England.

Highway Authority: A highway authority is a name given to a body responsible for the administration of public roads. In Lancashire, LCC are the highway authority.

Index of Multiple Deprivation (IMD): The IMD is a set of six indicators (income; employment; health deprivation and disability; education; skills and training; housing; and geographical access to services) to help identify areas for regeneration, at ward level.

Lancashire County Council (LCC): LCC is the upper-tier (part of a 'two tier' system of local government) local authority for the non-metropolitan county of Lancashire. Residents who live in Lancashire (excluding Blackpool Council and Blackburn with Darwen Borough Council) will also have a district council providing some of the council services.

Local Development Documents (LDDs): These include any document within the Local Development Framework. They comprise Development Plan Documents, Supplementary Planning Documents and the Statement of Community involvement.

Local Development Scheme (LDS): The LDS is a three-year programme, which shows the Council's time scale for the preparation and production of Local Development Documents.

Localism Act: A major piece of new legislation, which includes wide-ranging changes to local government, housing and planning. Significantly, the Act abolishes regional planning, and introduces the possibility of Neighbourhood Plans as part of the development plan.

Local Geodiversity Sites (LGSs): LGSs are protected in the same way as important biological sites, to recognise and protect the importance of certain landforms.

Marine Management Organisation (MMO): The MMO is an executive non-departmental public body in the United Kingdom which license, regulate and plan marine activities in the seas around England so that they're carried out in a sustainable way.

National Planning Policy Framework (NPPF): The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities

Natural England (NE): NE was formed in 2006 and is a non-departmental public body sponsored by DEFRA. It is responsible for ensuring that England's natural environment, including its land, flora and fauna, freshwater and marine environments, geology and soils, are protected and improved. It also has a responsibility to help people enjoy, understand and access the natural environment.

Office for National Statistics (ONS): ONS is the executive office of the UK Statistics Authority and is the UK Government's single largest statistical producer. ONS produces independent information to improve our understanding of the UK's economy and society.

Office of Rail and Road (ORR): As of 1 April 2015, the ORR is the economic regulator of Britain's mainline railway and health and safety regulator on all Britain's railways. They also monitor England's Strategic Highways network. It was previously the Office of Rail Regulation.

Previously Developed Land (PDL), also known as Brownfield: Land previously developed on or was occupied by a permanent structure. Usually associated with derelict urban land. Excludes agriculture or forestry land and previously used land which now has nature conservation or recreation value.

Public Health England (PHE): PHE was established on 1 April 2013 to bring together public health specialists from more than 70 organisations into a single public health service. They are an executive agency of the Department of Health, and a distinct delivery organisation with operational autonomy to advise and support government, local authorities and the NHS in a professionally independent manner.

Ramsar: Sites designated under the European Ramsar Convention which provide a framework for national and international co-operation to protect wetlands and their resources of international importance, particularly as waterfowl habitats

REclamation and MAnagement of DErelict land (REMADE) : REMADE has been set up by Lancashire County Council in partnership with the Northwest Regional Development Agency as part of the Agency's commitment to tackling the region's derelict land problem.

Regional Spatial Strategy (RSS): The RSS is a document, which provides a framework for the physical development for how the region should look in fifteen to twenty years and forms part of the development plan. For example, the RSS identifies the scale and distribution of new housing in the region and areas for regeneration. (Please note, the RSS was formally revoked by the Government as part of the Development Plan in May 2013.)

Section 106 Agreement: A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.

Site of Special Scientific Interest (SSSIs): An SSSI is an area that has been identified under the Wildlife and Countryside Act 1981 as an area of special interest. Related to the natural heritage of wildlife habitats, geological or physiological features of the site.

Special Area of Conservation (SACs): SACs are designated sites protected under the European Community Habitats Directive, to protect internationally important natural habitats and species.

Special Protection Area (SPAs): SPAs are designated sites protected under the European Community Directive on the conservation of wild birds, also known as the Birds Directive.

Statement of Community Involvement (SCI): The Statement of Community Involvement is an essential part of the new-look Local Development Framework. The SCI sets out the Council will involve the community at every stage in the preparation, alteration and production of the LDF. The SCI is not a development plan document but will still be subject to an independent examination.

Statement of Consultation (SoC): It is a legal requirement of the Town and Country Planning (Local Planning) (England) 2012 Regulations (SI No.767) that a Statement of Consultation accompanies the submission of the local plan to the Secretary of State. Regulation 22 of the regulations requires the Statement to demonstrate:

- who was invited to make representations;
- how they were invited to do so;
- a summary of the main issues raised by the representations; and
- how these have been addressed in the Local Plan.

Strategic Flood Risk Assessment (SFRA): In accordance with advice from the Environment Agency and in line with Planning Policy Statement 25: Development and Flood risk (PPS25), Councils are required to undertake a Strategic Flood Risk Assessment to inform preparation of the LDF and also to provide further details to developers of varying levels of flood risk within the area.

Strategic Housing Land Availability Assessments (SHLAA): SHLAA is a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes.

Strategic Location for Development (SLD): A Strategic Location for Development is an area identified as a priority for large-scale mixed-use development.

Sustainability Appraisal (SA): These are required under new legislation and assess all the policies development plan. They include consideration of social and economic impacts as well as impacts on the environment.

Super Output Area (SOA): A SOA is a unit of geography designed for the collection and publication of small area statistics.

Use Class Order (UCO): The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

- **A1 Shops** - Shops, post offices, travel agents, hairdressers, funeral directors, dry cleaners.
- **A2 Financial and professional services** - Banks, building societies, betting offices, and other financial and professional services.
- **A3 Food and drink** - Restaurants and cafes
- **A4 Food and drink** - Pubs
- **A5 Food and drink** - Hot food take-aways.
- **B1 Business** (b1a) Offices
(b1b) Research and development
(b1c) light industry appropriate in a residential area
- **B2 General industrial**
- **B8 Distribution, including open air storage**
- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided.
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C3 Dwelling houses** - Family houses, or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.
- **D1 Non-residential institutions** - Surgeries, nurseries, day centres, schools, art galleries, museums, libraries, halls, churches.
- **D2 Assembly and leisure** - Cinemas, concert halls, bingo and dance halls, casinos, swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).