

Report of:	Meeting	Date
Councillor Peter Le Marinel, Planning Policy and Economic Development Portfolio Holder and Marianne Hesketh, Corporate Director Communities	Cabinet	29 November 2023

Authorities Monitoring Report 2022-2023
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Key decision: Yes

1. Purpose of report

1.1 The purpose of the report is to consider and recommend the content of the Authorities Monitoring Report 2022-2023.

2. Corporate priorities

2.1 The Authorities Monitoring Report is the main mechanism for assessing the performance and effects of the adopted Local Plan. It forms a critical evidence document for the Local Plan for Wyre Council and can act as a trigger (if required) to undertake a review of the plan if necessary.

3. Recommendation

3.1 That subject to the inclusion of any minor editorial alterations, the Draft Authorities Monitoring Report 2022-2023 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, amending section 35 of the Planning and Compulsory Purchase Act 2004. This removed 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. The Act requires councils to publish this information direct to the public at least annually in the interests of transparency.

4.2 The Authorities Monitoring Report is the main mechanism for assessing the performance and effects of the adopted Local Plan. It forms a critical evidence document for the Local Plan for Wyre Council.

4.3 This is the 19th Authorities Monitoring Report for Wyre Council and the purpose therefore follows:

- To monitor key characteristics of Wyre as a wider contextual setting for Local Plan monitoring;
- To assess the planning policies of the Adopted Local Plan (2011-2031) (incorporating partial update of 2022), including their effectiveness and the impacts they have on the Borough; and
- To consider progress in terms of preparation of any planning policy documents set out in the Local Development Scheme (LDS) and any 'real time' subsequent updates on the council's website.

5. Key issues and proposals

5.1 The demographic structure of Wyre poses issues for the future. In particular, the ageing population and projected population growth have implications for housing and provision of services. 2021 Census data highlights a 3.9% increase in population since 2011. The total population of Wyre is 111,946.

5.2 The housing requirement figure for the Wyre Local Plan (2011-2031) (incorporating partial update of 2022) is 296 net dwellings per annum. The total housing requirement for the plan period is therefore a minimum of 7,384 net dwellings. This consists of 479 net dwellings between 2011 and 2018/19; and 296 net dwellings between 2019/20 and 2031.

5.3 In this monitoring period, there have been 719 housing completions, of which, 107 were affordable.

5.4 67% of new dwellings approved are within 1km of a GP surgery.

5.5 99% of new dwellings approved are within 1km of a primary school.

5.6 8% of new dwellings approved are within 1km of a secondary school.

5.7 89% of new dwellings approved are within 1km of an existing employment area (EP2).

5.8 73% of new dwellings approved are within 1km of a town, district, local and neighbourhood centre (EP4).

5.9 There have been no new completions in the Green Belt.

5.10 The average ground floor vacancy rate across town centres has increased slightly (by 0.93%) to 8.27%. Garstang has had a 5.61% increase in vacancies in a 12 month period. The highest vacancies

remain in both Fleetwood (12.99%) and Garstang (10.06%). Cleveleys recorded a vacancy rate of 8.06% and Poulton-le-Fylde 7.43%. Although not defined as a town centre in the Local Plan, Thornton recorded a vacancy rate of 2.83%.

- 5.11** There is 37.68ha of employment land available across Wyre, this includes 30.76ha of employment land that is available on allocated sites. The take up for the whole of Wyre for 2022/23 is 3.16ha, this includes 1.18ha on allocated sites.
- 5.12** There has been minimal loss (0.06ha) of green infrastructure through development. Policy HP9 required 6.15ha of green infrastructure to be provided across six sites. 4.76ha has been proposed on new developments, alongside proposed off-site contributions totalling £277,000.
- 5.13** There remains just one Air Quality Management Area (AQMA) in Wyre. Regulation 34 of the Town and County Planning (Local Planning) (England) Regulation 2012 requires local planning authorities to publish an Authorities Monitoring Report.
- 5.14** The Wyre Local Plan to 2031 included Policy LPR1 – Wyre Local Plan Review. This required the early partial review and update of the Wyre Local Plan with the objective of meeting the full objectively assessed housing needs over the plan period.
- 5.15** On 26 January 2023, Wyre Council adopted the Wyre Local Plan (2011–2031) (incorporating the partial update of 2022).

6. Alternative options considered and rejected

- 6.1** The Planning and Compulsory Purchase Act 2004 requires local authorities to produce the Authorities Monitoring Report at least once annually. Therefore, alternative options are not applicable in this instance as the planning policy team has a legal obligation to produce the report as set out in Appendix 1.

Financial, Legal and Climate Change implications	
Finance	There are no financial implications arising directly from this report.
Legal	Section 35 of the Planning and Compulsory Purchase Act 2004 requires the annual production and publication of an Authorities Monitoring Report by each plan making authority. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the information that such a report must contain.

Climate Change	There are no climate change implications arising directly from this report as it is a factual update on the status of monitoring.
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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	x
health and safety	x

risks/implications	✓ / x
asset management	x
ICT	x
data protection	x

Processing Personal Data

In addition to considering data protection along with the other risks/ implications, the report author will need to decide if a 'privacy impact assessment (PIA)' is also required. If the decision(s) recommended in this report will result in the collection and processing of personal data for the first time (i.e. purchase of a new system, a new working arrangement with a third party) a PIA will need to have been completed and signed off by Data Protection Officer before the decision is taken in compliance with the Data Protection Act 2018.

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

List of appendices

Appendix 1 – Draft Authorities Monitoring Report 2022-2023