



Report of:	Meeting	Date
Councillor Michael Vincent, Planning and Economic Development Portfolio Holder and Garry Payne, Chief Executive	Cabinet	28 November 2018

Authorities Monitoring Report 2017-2018

1. Purpose of report

- 1.1** The purpose of the report is to consider and recommend the content of the Authorities Monitoring Report 2017-2018.

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

- 3.1** That subject to the inclusion of any minor editorial alterations, the Authorities Monitoring Report 2017-2018 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.

This is the 14th 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 Area Action Plan (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- 5.2** The Regional Spatial Strategy (RSS) has now been revoked (20 May 2013) and it is now up to the Council to determine its objectively assessed housing need (OAN) as required by national policy.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. However, Wyre Council's housing requirement is currently under review as part of the Local Plan examination.
- 5.3** Since 2011, there has been an additional 2,041 dwellings built which equates to approximately 292 dwellings per annum. In the year 2017–2018, a total 395 dwellings were completed. This current rate is below the OAN range set out in the SHMA.
- 5.4** The percentage of dwellings built on Previously Developed Land (PDL) (44%) was below the council's target (60%) for the second time in eight years.
- 5.5** Out of the 395 dwellings completed, 36 were affordable. This was below the council's target of 70 additional affordable dwellings.
- 5.6** There was an additional 16,274 square metres of employment (Use Class B) floorspace developed. Of this, 99% was on PDL.
- 5.7** No planning applications were granted contrary to Environment Agency advice.
- 5.8** There was a total of 26 Feed in Tariff installations in Wyre generating approximately 0.309 megawatts of renewable energy.

5.9 Since adoption of The Fleetwood-Thornton AAP (2009) there has been a total of 599 dwellings built within the AAP area up to 31 March 2018 and 100 of these are affordable homes. A further 213 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 2017-2018, the council produced for public consultation the 'Publication draft Wyre local plan' document. The consultation was carried out from 22 September to 3 November 2017. On the 23 January 2018, the council submitted the local plan and its supporting documents for independent examination to the Secretary of State. The examination period starts from submission until the council receives the Inspector's final report. The Local plan hearing sessions form part of the examination and took place during May and June 2018.

Financial and legal implications	
Finance	There are no direct financial 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	✓
ICT	x

Processing Personal Data

If the decision(s) recommended in this report will result in personal data being processed, a privacy impact assessment (PIA) will have been completed and signed off by the council's Data Protection Officer before the decision is taken (as required by the General Data Protection Regulations 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 2017-2018

dec/cab/cr/18/2811dp1