

WYRE FOREST DISTRICT COUNCIL

CABINET MEETING
24th NOVEMBER 2005

Wyre Forest District Local Development Framework
Annual Monitoring Report 2004/05

OPEN	
COMMUNITY STRATEGY THEME:	Better Environment
CORPORATE PLAN THEME:	Managing the Local Environment
KEY PRIORITY:	Forward Planning
CABINET MEMBER:	Councillor James Dudley
RESPONSIBLE OFFICER:	Head of Planning, Health and Environment
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APPENDICES	Appendix 1 Annual Monitoring Report Executive Summary Appendix 2 Annual Monitoring Report 2004/05 (Available electronically and in the Party Group Rooms. Public inspection copies are available on request)

1. PURPOSE OF THE REPORT

- 1.1 To inform Cabinet Members about the production of the Annual Monitoring Report for 2004/5.

2. RECOMMENDATION

The Cabinet is asked to DECIDE that the Local Development Framework Annual Monitoring Report 2004/05 be submitted to the Office of the Deputy Prime Minister.

3. BACKGROUND

- 3.1 Under Section 35 of the Planning and Compulsory Purchase Act 2004, each local planning authority is required to make an annual report to the Secretary of State containing information on the implementation of the Local Development Scheme and the extent to which policies set out in Local Development Documents are being achieved.

- 3.2 Planning Policy Statement 12: Local Development Frameworks sets out the Government's policy. It requires a regular and systematic approach to monitoring. It proposes that appropriate output targets and indicators must be set out within Local Development Frameworks. The role of monitoring has been further strengthened by a Statutory Instrument associated with the new planning act which requires the preparation of an Annual Monitoring Report (AMR) and indicates the required coverage.
- 3.3 There are strict timing requirements for the preparation of AMRs. This AMR will cover the period from April 1st 2004 to March 31st 2005 and needs to be submitted to Government Office for the West Midlands (GOWM) by the end of December. Following submission the AMR must be published on the Council's web site.
- 3.4 The Office of the Deputy Prime Minister (ODPM) has put together a list of Core Output Indicators to be used in the monitoring of Local development Frameworks. These are detailed in the LDF Monitoring Good Practice Guide (published February 2005 and updated 14th October 2005). Details of these indicators can be found at the end of Chapters 6-10 of the AMR.

4.0 KEY ISSUES

- 4.1 This is the first Annual Monitoring Report to be produced. However, regular monitoring reports have been produced on Residential Land Availability (3 times a year), Employment Land Availability (annually) and Retail Monitoring (annually). This AMR supplements this ongoing work. The Forward Planning Section also submits a number of returns to the West Midlands Regional Assembly on green belt, office development, derelict land and hotels and leisure as well as housing, employment and retail development. Data is also supplied to the National Land Use Database held by English Partnerships.
- 4.2 A summary of the key AMR findings is set out in the Executive Summary which is attached as Appendix 1 to this report.
- 4.3 One of the key core output indicators relates to housing delivery. A housing trajectory has been developed to show past rates of housing completions and conversions and projected rates to the end of the plan period. A number of local output indicators have been developed in relation to housing. These help to monitor the type of dwelling being built and the location to ensure that new dwellings are in sustainable locations and cater for the increasing number of smaller households being formed.

- 4.4 The Council, in developing its Core Strategy Development Plan Document, will need to have regard to the scale of housing completions in relation to the Structure Plan and Regional Spatial Strategy requirements. ODPM regional household projections and revisions to PPS: Housing in response to the Barker report are anticipated later this year. Other factors, such as the urban capacity of the District, the ongoing need to secure the provision of affordable housing and the regeneration of parts of the District, will also be important.
- 4.5 A further Key Issue arising from the AMR is the confirmation of a relatively low level of affordable housing completions. This is due to a number of reasons, including, the complexities of funding social housing, the significant number of completions on sites of less than 15 dwellings, completions on sites with Planning Permissions that predated the adoption of the review District Local Plan (January 2004) and the site development costs associated with brownfield site development.
- 4.6 Finally, although a significant amount of monitoring data was either held or collected as part of the process of preparing the first AMR it has not been possible to include information on all of the Core Output Indicators outlined in the ODPM guidance. There is currently no data for COI 8(i) on changes in priority habitats and species and COI 4(c) on eligible open spaces managed to Green Flag Award standard will require a detailed audit of all open space within the district which has public access. Additional monitoring systems will need to be developed during the next 12 months in order to improve future AMRs.

5.0 FINANCIAL IMPLICATIONS

- 5.1 The costs of producing and publishing the Annual Monitoring Report can be met from the existing budget provision.

6.0 LEGAL AND POLICY IMPLICATIONS

- 6.1 The document will be carefully considered during the preparation of the Local Development Framework Core Strategy.

7.0 RISK MANAGEMENT

- 7.1 The submission of the AMR by the end of December 2005 is likely to be a criterion for the payment of Planning Delivery Grant.

7.2 There are no other direct risk management implications for the Council arising from this report.

8.0 CONCLUSION

8.1 The AMR sets out the critical monitoring information required for submission to ODPM. A number of issues arising from the AMR will require consideration during the next 12 months.

9.0 CONSULTEES

9.1 Head of Cultural Leisure and Commercial Services
9.2 Strategy and Performance Unit

10.0 BACKGROUND PAPERS

Local Development Framework Monitoring: A Good Practice Guide (ODPM)

Planning Policy Statement 12: Local Development Frameworks (ODPM)

Wyre Forest District Residential Land Availability Schedule (WFDC)

Wyre Forest District Employment Land Availability Schedule (WFDC)

Wyre Forest Retail Update (WFDC)

Wyre Forest District Local Development Scheme August 2005 (WFDC)

25th October 2005