

**WYRE FOREST DISTRICT COUNCIL**

**CABINET MEETING**  
**22<sup>ND</sup> NOVEMBER 2007**

**Wyre Forest District Local Development Framework**  
**Annual Monitoring Report 2006/07**

<b>OPEN</b>	
<b>COMMUNITY STRATEGY THEME:</b>	<b>A Better Environment</b>
<b>CORPORATE PLAN THEME:</b>	Managing the Local Environment
<b>KEY PRIORITY:</b>	Forward Planning
<b>CABINET MEMBER:</b>	Councillor Stephen Clee
<b>RESPONSIBLE OFFICER:</b>	Head of Planning, Health and Environment
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<b>APPENDICES</b>	Appendix 1 - Annual Monitoring Report Executive Summary  Appendix 2 - Annual Monitoring Report 2006/07 (This Appendix has been circulated electronically and a public inspection copy is available on request (see front cover for details))

**1. PURPOSE OF REPORT**

- 1.1 To inform Cabinet Members about the production and content of the Annual Monitoring Report for 2006/07.

**2. RECOMMENDATION**

The Cabinet is asked to **DECIDE** that:

- 2.1 The Local Development Framework Annual Monitoring Report 2006/07 be submitted to the Secretary of State.
- 2.2 The Head of Planning Health and Environment be authorised to make any minor amendments to the text in the light of further information received prior to submission.

**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 1<sup>st</sup> 2006 to March 31<sup>st</sup> 2007 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 Government 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 14<sup>th</sup> October 2005). Details of these indicators can be found in the AMR.

**4. KEY ISSUES**

- 4.1 This is the third 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). The 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 (NLUD) 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 up to 2015/16. A number of local output indicators have been developed in relation to housing. These help to monitor the type of dwellings being built and their locations to ensure that new dwellings are in sustainable locations and cater for the increasing number of smaller households being formed.

## **AGENDA ITEM NO.9.1.**

- 4.4 The Council will need to have regard to the scale of housing completions in relation to Regional Spatial Strategy requirements. The RSS Phase 2 review proposals put forward a preferred option for the district of 3,400 dwellings (net provision) 2006-26. Government projections indicate a significant amount of future household growth being accounted for by single person households. 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. With house prices rising relative to incomes, the provision of affordable housing has become increasingly important. From 2001-05, only 10% of completions have been affordable. The South Housing Market Area Strategic Housing Market Assessment showed continuing high levels of housing need, especially for shared ownership dwellings, with projections of a need for 175 subsidised affordable dwellings per annum. Current Local Plan (January 2004) policy (H.10) is only producing limited numbers of affordable housing. It may be necessary to look at other options for securing affordable housing, including allocating land specifically for that purpose.
- 4.6 Finally, although a significant amount of monitoring data was collected as part of the process of preparing the AMR it has not been possible to include information on all of the Core Output Indicators outlined in the 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. Such an audit has recently been undertaken as part of the PPG17 study.

### **5. FINANCIAL IMPLICATIONS**

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

### **6. LEGAL AND POLICY IMPLICATIONS**

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

### **7. RISK MANAGEMENT**

- 7.1 There are no direct risk management implications for the Council arising from this report.

**8. CONCLUSION**

- 8.1 The AMR sets out the critical monitoring information required for submission to Government Office.

**9. CONSULTEES**

- 9.1 Head of Property and Operational Services

**10. 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 November 2006 (WFDC)

**WYRE FOREST DISTRICT ANNUAL MONITORING REPORT 2006/07 EXECUTIVE SUMMARY**

**Local Development Scheme**

- the latest LDS came into effect in November 2006 following revisions to take account of further delays to the RSS review timetable
- Planning Obligations SPD adopted in February 2007 in line with key milestones

**Population**

- 2006 mid-year estimated population for Wyre Forest district is 98,200; an increase of 250 on the previous year
- Largest increase was in 60-64 age group (+400)
- Largest decrease in 30-34 age group (-400)

**Housing**

- 297 dwellings completed in 2006/07; 5 units retained in flat conversions; 4 demolished
- 89% were built on previously developed land (brownfield) against a national target of 60%
- 223 dwellings were in the course of construction at the end of March 2007 – down from 350 the previous year
- 48% of completions were at a density of over 50 per hectare (compared with only 25% in 2005/06), 17% were at under 30 per hectare
- 8 affordable housing units were completed in 2006/07 – down from 69 the previous year
- 52% of completions were 1-2 bed properties
- 76% of completions were in Kidderminster or Stourport-on-Severn
- Replacement ratio where house have been demolished is 1:3.5
- 37% of completions in Kidderminster were flats
- Timber Lane development in Stourport-on-Severn completed – final 31 out of 231 dwellings
- 45 completions in Bewdley – approximately half were flats
- Only 27 rural completions – 3 & 4 bed houses dominated. As in 2005/06 only 6 barn conversions were completed

**Employment**

- Unemployment averaged 2.5%, with 1 in 6 claimants living in Broadwaters Ward in Kidderminster
- The percentage of district jobs in manufacturing had fallen to 19% (latest published results). Almost 76% were in the service sector, many of these being part-time
- 3,013 m2 of floorspace was completed in 2006/07– 10 units at Foley Business Park plus a small office conversion at Rock – both were brownfield sites

## **AGENDA ITEM NO.9.1.**

- Current land supply is 62.83 Ha which includes the 14.61 Ha completed since 1996
- Local Environment
- Broadwaters Park in Kidderminster retained a Green Pennant and Jubilee gardens gained its first Green Flag
- Local List for Stourport-on-Severn adopted. Around 270 buildings and structures included

### **Transport**

- Cycle route linking Bewdley town centre with Bypass completed.
- All non-residential development completed in 2006/07 has complied with adopted car parking standards

### **Retailing and Town Centres**

- No new retail or leisure developments have been completed since Weavers Wharf in 2004
- Extension to Piano Building (phase 5 Weavers Wharf) under construction
- Developer for KTC3 (Worcester Street Kidderminster) chosen