

WYRE FOREST DISTRICT COUNCIL

CABINET
24th NOVEMBER 2009

**Wyre Forest District Local Development Framework
Annual Monitoring Report 2008/09**

OPEN	
SUSTAINABLE COMMUNITY STRATEGY THEME:	Multiple
CORPORATE PLAN AIM:	Multiple
CABINET MEMBER:	Councillor Stephen Clee
DIRECTOR:	Director of Planning & Regulatory Services
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APPENDICES:	Appendix 1 - Annual Monitoring Report Executive Summary Appendix 2 - Annual Monitoring Report 2008/09 <i>The appendices to this report have been circulated electronically and a public inspection copy is available on request. (See front cover for details).</i>

1. PURPOSE OF REPORT

- 1.1 To inform Cabinet Members about the production and content of the Annual Monitoring Report for 2008/09 and to seek approval for submission.

2. RECOMMENDATION

The Cabinet is asked to DECIDE that:

- 2.1 **The Local Development Framework Annual Monitoring Report 2008/09 be submitted to the Secretary of State.**
- 2.2 **The Director of Planning & Regulatory Services 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 (LDS) and the extent to which policies set out in Local Development Documents (LDDs) are being achieved.
- 3.2 Planning Policy Statement 12: Local Spatial Planning 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 (LDFs). 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 2008 to March 31st 2009 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 LDFs. A revised set was published in July 2008 (Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008). Unlike the National Indicators, AMRs are not used by Government to performance manage local areas. The only exception to this is the 3 indicators on net additional homes, affordable homes, and delivering housing sites which are the same as NI154, NI155 and NI159. Information for a number of indicators is now part of the new standard planning application form which should improve capture and reporting in future years.
- 3.5 This is the fifth AMR 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 Policy & Regeneration 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.

4. KEY ISSUES

- 4.1 A summary of the key AMR findings is set out in the Executive Summary which is attached as Appendix 1 to this report.
- 4.2 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 2025/26. 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.
- 4.3 The Council will need to have regard to the scale of housing completions in relation to Regional Spatial Strategy (RSS) requirements. The RSS preferred option for the district is for 3,400 housing completions 2006-26. The number of households is expected to increase by nearly 7,000 between 2001 and 2026, with most of this increase 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.
- 4.4 A further key issue arising from the AMR is the level of affordable housing completions relative to the affordable housing requirement. Although house prices in Wyre Forest District are lower than elsewhere in the South Housing Market Area, they are still high relative to incomes, so the provision of affordable housing has

become increasingly important. From 2006-09, almost 25% of housing completions (gross) have been affordable. The 99 completed affordable housing units in 2008/09 were the highest total since the stock transfer in April 2000. However, few of these completions have been on private developments. The South Housing Market Area Strategic Housing Market Assessment Monitoring Report 2007/08 showed continuing high levels of housing need, with a projected affordable housing shortfall of 269 dwellings per annum. Current Adopted 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.

- 4.5 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 the revised Core Output Indicators outlined in the guidance. For example there is no information available on renewable energy generation in the District (E3) and Housing Quality – Building for Life Assessments (H6). Core Output Indicators relating to Minerals and Waste are reported on by Worcestershire County Council.

5. FINANCIAL IMPLICATIONS

- 5.1 The costs of producing and publishing the AMR 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 Core Strategy, Site Allocations & Policies and Kidderminster Central Area Action Plan DPDs.

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 to be published and submitted to Government Office.

9. CONSULTEES

- 9.1 Community and Partnership Services Directorate

10. BACKGROUND PAPERS

- 11.1 Local Development Framework Monitoring: A Good Practice Guide (ODPM)
11.2 Planning Policy Statement 12: Local Spatial Planning (DCLG)
11.3 Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008
11.4 Wyre Forest District Residential Land Availability Schedule (WFDC)

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- 11.5 Wyre Forest District Employment Land Availability Schedule (WFDC)
- 11.6 Wyre Forest Retail Update (WFDC)
- 11.7 Wyre Forest District Local Development Scheme August 2008 (WFDC)