

WIRRAL COUNCIL

CABINET – 9 DECEMBER 2009

REPORT OF THE DEPUTY CHIEF EXECUTIVE AND DIRECTOR OF CORPORATE SERVICES

LOCAL DEVELOPMENT FRAMEWORK FOR WIRRAL – ANNUAL MONITORING REPORT 2008/09

EXECUTIVE SUMMARY

- 1.1 Section 35 of the Planning and Compulsory Purchase Act 2004 requires the Council to submit an Annual Monitoring Report to the Secretary of State by 31 December each year. The Report must cover progress on the Council's Local Development Framework over the preceding period from 1 April to 31 March.
- 1.2 There is no requirement for public consultation on the content of the Annual Monitoring Report but copies of the Report must be made available for public inspection on the Council's website.
- 1.3 The report recommends that the draft Annual Monitoring Report for 2008/09, attached to this report, is agreed for submission to the Secretary of State and is placed on the Council's website for public inspection.

2 Background

- 2.1 Section 35 of the Planning and Compulsory Purchase Act 2004 requires every local planning authority in the country to make an annual report to the Secretary of State.
- 2.2 The Council's Annual Monitoring Report must be prepared for the twelve month period ending on 31 March each year and must be submitted to the Secretary of State by the 31 December following. There is no requirement for public consultation on the content of the annual report.
- 2.3 The Annual Monitoring Report must report on the progress made in implementing the Local Development Scheme and must report on the extent to which the policies set out in individual Local Development Documents are being achieved. In particular it must:
 - record the stage that each Local Development Document has reached against the key milestones set out in the approved Local Development Scheme;
 - provide a statement of the reasons for any delay in the preparation of an individual Document and outline the steps that will be taken to prepare the document in the future;

- monitor actual performance against any annual number or other number set out in a policy within the Regional Spatial Strategy or a Development Plan Document, from the date the policy was adopted or approved, particularly for housing; and
- identify any policy that the Council is not implementing, alongside the reasons for not implementing it, together with the steps that the Council will take to amend or replace the policy.

2.4 Annual Monitoring Reports must also provide a list of local development orders, made under Section 61A of Town and Country Planning Act 1990 as amended, setting out the reason for the order, its actual effects, and a record of any revocations.

2.5 The Council is required to make the Annual Monitoring Report available for public inspection on the Council's website as soon as reasonably practicable after the Report has been formally submitted to the Secretary of State.

3 Draft Annual Monitoring Report

3.1 The draft Annual Monitoring Report for Wirral for 2008/09 is attached to this report.

3.2 The Report provides an overview of the main challenges facing the Borough. It records the Borough's performance against national Core Output Indicators for business development and town centres, housing, environmental quality, minerals and waste, and sets out the Council's progress on the production of Local Development Documents. It also begins to draw out the implications of the Borough's performance against these indicators for future policy development.

3.3 Revised national Output Indicators were published in July 2008 and this year's Annual Monitoring Report is the first to take account of the new data requirements. A number of indicators are now beginning to reflect the scale and impact of the global and national recession.

3.4 For example, gross housing completions in 2008/09 were 27% lower than in 2007/08. While the net figure for 2007/08 was 515, the net figure for 2008/09 was 334. This was 33% below the target of 500 net new dwellings set out in the Regional Spatial Strategy and 44% below the target for the delivery of the Mersey Heartlands Growth Point of 600 net new dwellings.

3.5 Estimates at the end of Quarter 2 indicate that completions may, again, be more than 30% below the RSS target by the end of 2009/10. The number of dwellings started in 2008/09 was also 30% lower than in 2007/08. Starts have declined markedly since the middle of 2008/09 and estimates at the end of Quarter 2 indicate that they may be over 70% lower in 2009/10 than in 2007/08, with implications for completions in later years.

3.6 The number of new houses completed is a delivery target for the Local Area Agreement. The Director of Regeneration is currently seeking to negotiate a reduction in the LAA target of 500 net new dwellings each year between 2008/09 and 2010/11, to reflect the national downturn in the housing market in response to an invitation from Government Office for the North West. Any alteration to the LAA target will be subject to the approval of the Secretary of State.

- 3.7 A revised Local Development Scheme setting out the future programme for the preparation of the Council's Local Development Framework was submitted to the Secretary of State on 10 August 2009 (Cabinet 23 July 2009, Minute 63 refers). A final response is still awaited.
- 3.8 Progress on the preparation of the Core Strategy was reported to Cabinet on 26 November 2009 (Item 10 refers). A Spatial Options Report will be published for public consultation towards the turn of the Year. The target date for the adoption of the final Core Strategy is now expected to be June 2011.
- 3.9 The timetable for additional site-specific Development Plan Documents is dictated by progress on the preparation of the Core Strategy. The target date for the adoption of a Site Allocations Development Plan Document is now expected to be June 2013.
- 3.10 A revised timetable for the preparation of the Joint Merseyside Waste Development Plan Document, being prepared by the Merseyside Environmental Advisory Service on behalf of the Merseyside Districts and Halton, was submitted to the DPD Steering Group in October 2009. The target date for adoption is now expected to be April 2012.

4 Financial Implications

- 4.1 There are no financial implications arising directly from this report.
- 4.2 Performance against the programme of plan preparation set out in the Council's approved Local Development Scheme is an assessment measure for the future award of Housing and Planning Delivery Grant.
- 4.3 National Indicator 154 – Net Additional Dwellings, is a delivery target for the Local Area Agreement.

5 Staffing Implications

- 5.1 There are no staffing implications arising directly from this report.

6 Equal Opportunities Implications

- 6.1 There are no implications for equal opportunities arising directly from this report. The publication of Issues and Objectives for the Core Strategy had been held back to allow consultation with under-represented groups.

7 Community Safety Implications

- 7.1 There are no community safety implications arising from this report. The Local Development Framework for Wirral will, however, include policies that will seek to protect and improve community safety.

8 Local Agenda 21 Implications

- 8.1 There are no Local Agenda 21 implications arising from this report. The Council has a legal duty to prepare the Local Development Framework with a view to contributing to the promotion of sustainable development. Documents prepared as part of the

Local Development Framework will be subject to a statutory sustainability appraisal and formal assessment under the Habitats Regulations.

9 Anti-Poverty Implications

9.1 There are no anti-poverty implications arising directly from this report. The Local Development Framework will, however, include policies that will seek to promote opportunities for wealth creation.

10 Social Inclusion Implications

10.1 There are no social inclusion implications arising directly from this report. The Local Development Framework will, however, include policies that will seek to support and promote social inclusion.

11 Local Member Support Implications

11.1 This report has no Ward Member implications.

12 Background Papers

12.1 Planning and Compulsory Purchase Act 2004 can be viewed at www.opsi.gov.uk/acts/acts2004/20040005.htm

12.2 Town and Country Planning (Local Development)(England) Regulations 2004 (SI 2004, No.2204) can be viewed at www.opsi.gov.uk/si/si2004/20042204.htm

12.3 Planning Policy Statement 12: Local Spatial Planning (CLG, 2008) can be viewed at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/pps12lsp.pdf>

12.4 The Plan Making Manual can be viewed at <http://www.pas.gov.uk/pas/core/page.do?pagelId=51391>

12.5 Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005) can be viewed at <http://www.communities.gov.uk/publications/planningandbuilding/localdevelopmentframework>

12.6 Regional Spatial Strategy and Local Development Framework Core Output Indicators (Update 2/2008) (CLG, July 2008) can be viewed at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/coreoutputindicators2.pdf>

12.7 Cabinet 23 July 2009 - Local Development Framework for Wirral Review of Local Development Scheme can be viewed at [http://democracy.wirral.gov.uk/Published/C00000121/M00000727/AI00005270/\\$LocalDevelopmentFrameworkforWirralReport.docA.ps.pdf](http://democracy.wirral.gov.uk/Published/C00000121/M00000727/AI00005270/$LocalDevelopmentFrameworkforWirralReport.docA.ps.pdf)

12.8 Cabinet 26 November 2009 – Local Development Framework for Wirral – Core Strategy Development Plan Document – Public Consultation on Spatial Options can be viewed at

[http://democracy.wirral.gov.uk/Published/C00000121/M00000732/AI00006824/\\$CABCS091126FraserREP2.docA.ps.pdf](http://democracy.wirral.gov.uk/Published/C00000121/M00000732/AI00006824/$CABCS091126FraserREP2.docA.ps.pdf)

RECOMMENDATIONS

- (1) That the Local Development Framework Annual Monitoring Report for 2008/09, attached to this report, is approved for formal submission to the Secretary of State; and**
- (2) That the Local Development Framework Annual Monitoring Report for 2008/09, as submitted, is placed on the Council's website for public inspection.**

J Wilkie
Deputy Chief Executive/Director of Corporate Services

This report has been prepared by the Forward Planning Section who can be contacted on 691 8222.