

WIRRAL COUNCIL

CABINET – 25 NOVEMBER 2010

REPORT OF THE INTERIM DIRECTOR OF CORPORATE SERVICES

LOCAL DEVELOPMENT FRAMEWORK FOR WIRRAL – ANNUAL MONITORING REPORT 2009/10

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 2009/10, 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 2009/10 is attached to this report.
- 3.2 The Annual Monitoring Report 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.
- 3.3 This year's Annual Monitoring Report has, however, been prepared in a context of significant uncertainty. The Secretary of State has announced the intention to rapidly abolish Regional Strategies and to replace the list of data that local government is expected to provide.
- 3.4 In the absence of additional advice, the Regional Spatial Strategy has been retained for indicators to 31 March 2010, alongside the national Output Indicators last published in July 2008. Other indicators have also been retained to maintain the format of the information provided in previous Annual Monitoring Reports.
- 3.5 In terms of the findings of this year's Annual Monitoring Report, a number of indicators now fully reflect the scale and local impact of the national recession.
- 3.6 Gross housing completions in 2009/10 were 60% below the market peak in 2007/08. While the net figure for 2007/08 was 564, the net figure for 2009/10 was 200, well below the annual average target of 500 net additional dwellings set out in the Regional Spatial Strategy and the target for the delivery of the Mersey Heartlands Growth Point of 600 net additional dwellings and was primarily maintained by publicly supported projects.
- 3.7 The amount of completed employment floorspace was over 90% lower than in 2008/09 (AMR Table 4.15 refers). While the amount of completed retail floorspace had more than doubled since 2008/09, this was still well below the amount completed in 2007/08 (AMR, Table 4.18 refers).
- 3.8 While the delivery of new homes has stalled in response to market conditions, the supply of land with planning permission and other deliverable sites is still significant, with planning permissions existing for over 3,400 units at March 2010 (AMR, Appendix 2 refers) and additional sites with a remaining capacity of up to 2,200 units identified from the first five years of the Council's Strategic Housing Land Availability Assessment (Cabinet 2 September 2010, Minute 121 and AMR, Table 4.23 refer).
- 3.9 Progress on the preparation of the Core Strategy for Wirral was reported to Cabinet in July and September 2010 (Minutes 89 and 143 refer). Consultation on the Preferred Options for the Core Strategy is currently underway with comments to be submitted by 7 January 2011. The target date for the adoption of the final Core Strategy is now expected to be February 2012.

- 3.10 The preparation of a site-specific Site Allocations Development Plan Document will follow the completion of the Core Strategy with a target date for adoption in February 2014.
- 3.11 Consultation on the Preferred Options for the Joint Waste Development Plan Document being prepared by the Merseyside Environmental Advisory Service on behalf of the Merseyside Districts and Halton took place in May 2010. The need for additional consultation, to reflect further adjustments to the list of sites to be included in Halton, Liverpool, Sefton and St Helens, will be reported to Cabinet on 9 December 2010. The target date for the adoption of the final document is now expected to be October 2012.

4 Financial Implications

- 4.1 There are no financial implications arising directly from this report.

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 Annual Monitoring Report does, however, include information on indicators relating to life expectancy, health, educational attainment and gypsies and travellers.

7 Community Safety Implications

- 7.1 There are no community safety implications arising from this report. The Annual Monitoring Report does, however, include information on indicators relating to housing conditions, crime rates and flooding.

8 Local Agenda 21 Implications

- 8.1 There are no Local Agenda 21 implications arising from this report. The Annual Monitoring Report does, however, include information on indicators relating to travel patterns, environmental quality, energy and waste management.

9 Planning Implications

- 9.1 The findings of the AMR are capable of being a material consideration in the determination of individual planning applications.

10 Anti-Poverty Implications

- 10.1 There are no anti-poverty implications arising directly from this report. The Annual Monitoring Report does, however, include information on indicators relating to jobs, affordable housing, economic activity, household income, gross weekly pay and key benefits.

11 Human Right Implications

- 11.1 There are no human rights implications arising from this report.

12 Social Inclusion Implications

- 12.1 There are no social inclusion implications arising directly from this report. The Annual Monitoring Report does, however, include information on a wide range of indicators relating to social, economic and environmental needs and disparities.

13 Local Member Support Implications

- 13.1 This report has no Ward-specific Member implications.

14 Background Papers

- 14.1 Planning and Compulsory Purchase Act 2004 can be viewed at www.opsi.gov.uk/acts/acts2004/20040005.htm
- 14.2 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
- 14.3 Planning Policy Statement 12: Local Spatial Planning (CLG, 2008) can be viewed at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/pps12lsp.pdf>
- 14.4 Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005) can be viewed at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/147438.pdf>
- 14.5 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>
- 14.6 Cabinet 14 January 2010 - Local Development Framework for Wirral – Approval of Amended Local Development Scheme can be viewed at <http://democracy.wirral.gov.uk/mgConvert2PDF.aspx?ID=11379>
- 14.7 Cabinet 22 July 2010 – Local Development Framework for Wirral – Core Strategy Development Plan Document – Preferred Options Report can be viewed at <http://democracy.wirral.gov.uk/mgConvert2PDF.aspx?ID=14499>
- 14.8 Cabinet 2 September 2010 – Local Development Framework for Wirral - Strategic Housing Land Availability Assessment can be viewed at <http://democracy.wirral.gov.uk/mgConvert2PDF.aspx?ID=14911>
- 14.9 Cabinet 23 September 2010 – Local Development Framework for Wirral – Core Strategy Development Plan Document – Public Consultation on Preferred Options can be viewed at <http://democracy.wirral.gov.uk/mgConvert2PDF.aspx?ID=15338>

RECOMMENDATION

That the Local Development Framework Annual Monitoring Report for 2009/10, attached to this report, is approved for formal submission to the Secretary of State and is placed on the Council's website for public inspection.

K Adderley

Interim Director of Corporate Services

This report has been prepared by Laura Myles and Hannah Whitfield in the Forward Planning Section of Strategic Development who can be contacted on 691 8225.