


<b>MEETING</b>	<b>Joint Local Development Plan Committee</b>
<b>DATE</b>	8 October 2021
<b>NAME</b>	<b>Joint Local Development Plan Annual Monitoring Report April 2019 – March 2020</b>
<b>PURPOSE</b>	Present the 2nd JLDP Annual Monitoring Report 2020
<b>RECOMMENDATION</b>	The Joint Planning Policy Committee is asked to accept the Annual Monitoring Report (Appendix 1) and approve for submission to the Welsh Government by the end of October 2021
<b>AUTHOR</b>	Joint Planning Policy Service Manager,

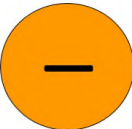
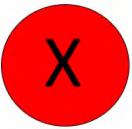
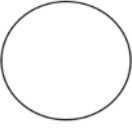
## 1 Background

- 1.1 As members are aware, the Local Development Plan (LDP) is required to be monitored annually and the report must usually be submitted to the Welsh Government by 31st October each year. Last year however as a result of the COVID 19 Pandemic Julie James MS that LPAs would not be required to submit their Annual Monitoring Reports (AMR) this October. A draft version of the AMR was presented to members at a meeting of the Panel in October last year for discussion. Due to Julie James MS announcement the Annual Monitoring Report was not presented to the Committee as no decision was needed to forward the report to the Welsh Government. This Report is intended to present the second Annual Monitoring Report which relates to the period 1 April 2019 - 31 March 2020 to obtain the Committee's agreement to submit to the Welsh Government. Some minor amendments have been made to the AMR that was present to members last year.

## 2 The Monitoring Framework (Chapter 7 in the Plan)

- 2.1 The AMR provides an important evidence base for the review of the Joint LDP and over time AMR can show trends, identify any policies that are delivering or not, and highlight if there is any policy void or omission. The Gwynedd and Anglesey LDP has a monitoring framework which was agreed with the Inspector during the Examination. The Monitoring Framework can be found in Chapter 7 of the Joint LDP. There are 70 indicators, which report on the 5 themes in the JLDP.
- 2.2 As a visual aid when monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are shown in the table below:-

<b>Symbol</b>	<b>Description</b>	<b>Number of Indicators</b>
	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.	32

	The policy target is currently not achieved as anticipated but this is not leading to concerns regarding policy implementation.	31
	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation.	1
	There is no conclusion - available data is scarce.	1

2.3 Since Annual Monitoring Report 1 was submitted the Local Development Plan Manual (Welsh Government) has been revised and there have been some changes to the indicators which are required to be included within the Annual Monitoring Report. There is no longer a need to monitor whether or not the Plan has a 5-year housing land supply since TAN 1 has been deleted.

2.4 There is also an expectation that every monitoring framework includes core indicators related to the following:

Core indicator	Reference in the Monitoring Framework
The spatial distribution of housing development	D25
The annual level of housing completions monitored against the Anticipated Annual Build Rate (AABR).	D47
Total cumulative completions monitored against the anticipated cumulative completion rate.	D44
Number of affordable housing constructed compared to the target in the Plan;	D47
The type of affordable housing constructed (tenure);	Not currently being monitored
Employment land take-up against allocations.	D32 & D33
Market viability for housing developments.	D50
Housing development rate on allocations.	D45 & D46
Developing key infrastructure projects.	Not currently being monitored
Gypsy and Travellers accommodation sites that are developed;	D56, D57 & D58
Scale / type of highly vulnerable development permitted within C2 flood risk areas.	D18

2.5 Other indicators seen in the Monitoring Framework of the Joint Local Development Plan are specific to the area of the JLDP e.g. indicators for Wylfa Newydd.

2.6 The table below provides the actions available in the Monitoring Framework. Other actions could be relevant, depending on the circumstances, e.g. amending adopted

supplementary planning guidance. An action has been identified against each indicator in the AMR as part of the analysis. A few indicators have a grey colour as the indicator has been achieved e.g. adoption of SPG. The table below outlines a summary of the actions following the assessment of the Monitoring Framework indicators:-

Assessment	Action	Number of indicators in the category.
Where indicators suggest that LDP policies are effectively implemented	No further action needed with the exception of continuing to monitor	60
Assessment of decisions on planning applications suggests that policies are not being implemented as intended	Perhaps an Officer and / or Member needs to be trained	0
Assessment suggests that additional further guidance is needed for those identified in the Plan in order i) to explain how policy should be implemented correctly, or ii) to facilitate the development of specific sites.	Publish an additional Supplementary Planning Guidance, that could include the development briefs of specific sites, work closely with the private sector and infrastructure providers, where relevant.	0
Assessment suggests that policy is not as effective as expected.	Further research and investigation required, which includes examining contextual information about the Plan area or topic field.	0
Assessment suggests that policy is not being implemented	Review the policy in accordance with that	0
Assessment suggests that the strategy is not being implemented	Reviewing the Plan	0
Target has been met	No further action required	5

- 2.7 The performance of policies will need to be carefully considered due to the period mentioned for indicators and triggers. Some refer to an annual period while others are relevant to a period of two or three consecutive years, therefore it will not be possible to identify any trends.

## AMR Key Findings

- Permission granted for 507 new residential units (including applications to reconsider or extend expiry date of existing permissions) during 2019/20. 217 units (43%) were for affordable housing.
- 453 homes were completed during the monitoring period. Due to the regulations relating to the Covid-19 pandemic, it was not possible to visit 68 sites to assess whether housing units had been completed or not (8% of all the relevant sites).
- It is noted that 3564 units have been completed in the Plan area between the base date (2011) and 2019/20, whilst the trajectory notes a figure of 3828 units. This is therefore 6.9% lower than the figure in the trajectory.
- The need to maintain a 5-year housing land supply was removed with the revocation of Technical Advice Note 1 on the 26 March 2020. New indicators introduced on monitoring the Plan's housing delivery against its Housing Trajectory.
- 51% of the housing units<sup>1</sup> permitted during the AMR period are within the Sub-regional Centre and Urban Service Centres. 21% of units have been permitted within the Local Service Centres with a further 28% permitted in Villages, Clusters and Open Countryside.
- In the AMR period (2019-20), 36.6% of housing units completed in the Joint Local Development Plan area are located on sites allocated for housing.
- Average density of new housing permissions in Plan area during the AMR period is 32.3 units per hectare.
- 124 affordable housing units completed in 2019-20 which is 27% of the total completions for this year. Note these figures do not include housing that is affordable due to its location, and size as the case may be in certain areas within the Plan area. Due to the regulations relating to the Covid-19 pandemic, it was not possible to visit 2 sites with extant permission for affordable housing.
- 4 affordable housing exception sites permitted during the AMR period (45 units permitted on these sites).
- 2 local market units given planning permission during AMR period. One local market unit completed.
- Since adoption the Councils have adopted 7 Supplementary Planning Guidance and another 4 are close to adoption or underway.
- The Councils received 28 Appeals during the Monitoring Period. 65% of these were dismissed.
- In June 2018, Horizon submitted a Development Consent Order application in order to develop a new nuclear power plant, and a public inquiry was held.
- Hitachi announced its intention to delay the proposal of developing the new Nuclear Power Station; however, Horizon confirmed that it would continue to allocate resources to ensure that the process of examining the application is completed. Due to the Covid-19 pandemic the decision on the DCO application has been delayed, a decision is now expected at the end of September 2020.
- The JLDPs strategic objective to diversify the area's rural economy has been achieved during AMR with applications for various uses including for example a mechanic workshop, blinds production company and art glass workshop being approved (Policy CYF 6).
- Planning Permissions have been granted for renewable schemes that have the potential to contribute a total of 0.03GWh within the JLDP area.

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<sup>1</sup> New housing permissions or permissions to re-assess and to extend expiry date of prior permissions

2.8 The conclusions from this and the previous AMR provide an important evidence base when reviewing the JLDP. As this is only the second annual monitoring report conclusions are preliminary at this early stage of monitoring of the plan. This AMR will provide a baseline for future comparative analysis, showing evidence of emerging trends.

### **3. Recommendation**

3.1 The Joint Planning Policy Committee is asked to accept the Annual Monitoring Report (Appendix 1) and agree for it to be submitted to the Welsh Government by the end of October 2021.

#### **Appendix 1 Annual Monitoring Report April 2019 – March 2020.**