

CYNGOR GWYNEDD – Report to a meeting of Cyngor Gwynedd Cabinet

Item Title:	<i>Annual Monitoring Report Local Development Plan 2022-2023</i>
Cabinet Member :	<i>Councillor Dafydd Meurig – Cabinet Member Environment</i>
Contact Office:	<i>Gareth Jones</i>
Date of the meeting:	<i>10 October 2023</i>

1.0 The decision sought

That Cabinet receive Annual Monitoring Report 5 (Annex 1) and agree to submit to Government by the end of October 2023.

2.0 Reason for the need for a decision:

The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 set out the need to monitor the Local Development Plan (LDP) annually and to submit an Annual Monitoring Report to the Welsh Government by 31st October each year.

Cabinet decided in June 2022 to conclude the joint working arrangement on planning policy issues with the Isle of Anglesey County Council. This decision meant that the Joint Planning Policy Committee which made decisions on planning policy matters, including the Annual Monitoring Report, was also ended. A report was submitted to Cabinet in June 2023 when new Governance Arrangements for the new Local Development Plan and other Planning Policy matters were agreed. As a result of this decision the Annual Monitoring Report has been presented to the new Planning Policy Working Group for comments for the Cabinet to consider. This Report is therefore intended to present the fifth Annual Monitoring Report for the period 1 April 2022 - 31 March 2023 and the comments of the Working Group, for comments and a Cabinet decision to submit the Report to Welsh Government by 31 October 2023


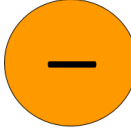
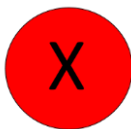
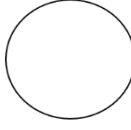
3.0 Introduction and rationale

3.1 Background

The Monitoring Framework (Chapter 7 in the Plan)

3.1.1 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 JLDP has a monitoring framework which was agreed with the Inspector during the Examination in Public. 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.

3.1.2 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:-

Symbol	Description	Number of Indicators
	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.	33
	The policy target is currently not achieved as anticipated but this is not leading to concerns regarding policy implementation.	21
	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation.	5
	There is no conclusion - available data is scarce.	0
Number of Indicators that have been achieved		11

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

Core indicator	Cyfeirnod yn y Fframwaith Fonitro
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 included within the adopted Monitoring framework and not currently 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 included within the adopted Monitoring framework and not currently 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

3.1.4 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.

3.1.5 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	46
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.	13
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	11

3.1.6 Key findings of the AMR:-

1. Permission granted for 315 new residential units (including applications to reconsider or extend expiry date of existing permissions) during 2022/23. See the distribution of these permissions in Appendix 2. 163 units (52%) were for affordable housing.
2. 298 homes were completed during the monitoring period.
3. 122 affordable housing units completed in 2022-23 which is 41% 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.
4. It is noted that 4569 units have been completed in the Plan area between the base date (2011) and 2021/22, whilst the trajectory notes a figure of 5663 units. This is therefore 19.3% lower than the figure in the trajectory. This is because economic growth has not been at the expected scale, large scale infrastructure projects have not progressed as expected, consequences of the pandemic and housing demand in some areas of the Plan area has not been at the expected rate.
5. 43.2% of the housing units¹ permitted during the AMR period are within the Sub-regional Centre and Urban Service Centres. 29.8% of units have been permitted within the Local Service Centres with a further 27.0% permitted in Villages, Clusters and Open Countryside.
6. In the AMR period (2022-23), 25.8% of housing units completed in the Joint Local Development Plan area are located on sites allocated for housing.
7. Average density of new housing permissions in Plan area during the AMR period is 28.5 units per hectare.
8. Five affordable housing exception sites permitted during the AMR period (33 units permitted on these sites).
9. Four new local market units given planning permission during AMR period. Three local market units were completed during the AMR period. The Joint LDP is the only Local Plan in Wales to include this policy and it is understood that the Welsh Government are considering a similar national policy.
10. In the last year, over 50% of housing permissions on new sites (not including those applications to reconsider or extend the date on which the current permissions expire) that meet the relevant threshold have included the expected level of affordable housing on the site. Of the 6 sites that were permitted in 2022- 2023 that are 11+ units in size, 4 sites are for 100% affordable housing with one other site providing the expected level of affordable housing. Following a viability assessment it was agreed, due to the nature of the proposal, that it was not viable to have affordable units on one site.
11. Out of the units granted permission and completed since the Plan's adoption the percentage of affordable housing is 48%.

¹ New housing permissions or permissions to re-assess and to extend expiry date of prior permissions

12. The Councils received 29 Appeals during the Monitoring Period. 53% of these were dismissed. None of the permitted appeals undermined the policies contained in the Plan. The approved appeals related to issues such as highway suitability, design and effects of landscape. There were also appeals relating to householder applications and agricultural developments
 13. One of the strategic objectives of the Joint LDP is to facilitate diversity in the rural economy, that objective has been successful during the AMR period, with permissions having been given for a range of employment uses including a shed for fish rearing breeding, dog grooming parlour, storage units and timber framed structure for a spinal clinic.
 14. Indicator D21 sets targets for achieving the potential renewable energy resources identified in the Plan. It was expected that 50% of this of 1,113.35 GWh for electricity and 23.65 GWh for heat would have been achieved by 2021. However up to 2023 only 70.6 GWh in addition to the figures in tables 7 and 8 in the joint LDP has been provided. Therefore, the target of 50% the renewable energy potential for heat and electricity being delivered by 2021 has not been achieved. The permitted schemes have a potential for energy generated of 3,281.4GWh. This would achieve the target within the Plan however some of the proposals have had permission for some time. It is clear therefore that the failure to achieve the target within the Plan is in relation to the implementation of schemes rather than a failure of the Plan's Renewable Energy Policies.
 15. 8 applications were refused partly due to linguistic issues and 13 applications were granted permission with a planning condition for linguistic mitigation measures.
- 3.1.7 The conclusions from this and the previous AMRs provide an important evidence base when reviewing the JLDP. As is outlined above and within the Report in appendix 1 some policy targets are not being met, these are however related to matters which are outside of the control of the JLDP. The JLDP provides a policy framework to support appropriate developments within the plan area. The policy targets which have not been met relate to the economic activity and development; the Wylfa Newydd DCO, employment land take up, the number of people commuting out of Anglesey for work and renewable energy targets. These are targets cannot be met by the JLDP alone. As set out in the conclusion of the Annual Monitoring Report all the issues that are discussed in the AMR will be considered when preparing the evidence base that will support the new policies of the Local Development Plan.

Reviewing the Plan

- 3.1.8 In accordance with national guidance, Plans must be reviewed every four years and a Revised Plan prepared. The current Plan was adopted on 31 July 2017 and therefore a Review Report was prepared. The conclusion of the Review Report was to carry out a Full Review of the Joint Local Development Plan which constitutes the preparation of a new Plan. Following this it was decided in a meeting of the Cyngor Gwynedd Cabinet and a meeting of the Executive of the Isle of Anglesey County Council to bring the joint working arrangement between the two Councils to an end

and prepare separate Local Development Plans. The joint working arrangement ended on 31 March 2023 and planning policy teams were established for the Council. The conclusions of the AMRs will form part of the evidence base that will contribute to the preparation of new Local Development Plans for both Councils. Although there was a decision to prepare a separate LDP for the two Councils, this AMR follows the same format as the previous ones because it reports on the performance of the Joint Local Development Plan. The information presented in the Report will be useful as evidence to both Councils for the preparation of their individual Local Development Plans.

General opinion from Planning Policy Working Group

- Need to ensure that further work is done on the sustainability aspects and renewable energy targets.

3.2 Rationale and justification for recommending the decision

3.2.1 The Annual Monitoring Report contains factual information about the performance of the Joint Local Development Plan from 1/4/2023 to 31/3/23 forming part of the evidence base for the preparation of a new Local Development Plan. As set out in part 2 of this report the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 set out the need to monitor the Local Development Plan (LDP) annually and to submit an Annual Monitoring Report to the Welsh Government by 31st October each year.

3.3 Next Steps

3.3.1 Following any changes that may result from the discussion or any editorial changes which may be required for accuracy, a final version of the Annual Monitoring Report will be prepared and submitted to the Welsh Government by 31/10/2023.

4.0 The views of the statutory officers

4.1 Head of Finance

Nothing to add to the report from the perspective of financial propriety

4.2 Monitoring Officer

Nothing to add in terms of propriety

Appendices:

Appendix 1– Joint Local Development Plan Annual Monitoring Report 2022-2023.