Community Scrutiny

3 October 2019

Annual Monitoring Report 2018/19

Adopted Carmarthenshire Local Development Plan

To consider and comment on the following issues:

- To consider the fourth Annual Monitoring Report for the adopted Carmarthenshire Local Development Plan (LDP) – as required for submission to the Welsh Government by 31 October 2019.

Reasons:

- To receive and accept the content of the report and the appended Annual Monitoring Report 2018/19.
- To note the outcomes and baseline data as part of ongoing LDP monitoring and as evidence in respect of the emerging Revised LDP 2018 - 2033.
- To inform the preparation of the Revised LDP 2018 – 2033.
- To provide an opportunity for comments to be submitted on its content.

To be referred to the Executive Board / Council for decision: YES

EXECUTIVE BOARD MEMBER PORTFOLIO HOLDER:- Cllr Mair Stephens

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EXECUTIVE SUMMARY
Community Scrutiny
3 October 2019

Annual Monitoring Report 2018/19

Adopted Carmarthenshire Local Development Plan

1. BRIEF SUMMARY OF PURPOSE OF REPORT.

This report follows the adoption of the Carmarthenshire Local Development Plan (LDP) and presents its fourth Annual Monitoring Report (AMR). The AMR has been prepared in accordance with the provisions of the Planning and Compulsory Purchase Act 2004 and the Local Development Plan (LDP) Regulations 2005.

The Planning and Compulsory Purchase Act 2004 requires each Local Planning Authority to prepare an Annual Monitoring Report (AMR) on its LDP following adoption and to keep all matters under review that are expected to affect the development of its area. In addition, under section 76 of the Act, the Council has a duty to produce information on these matters in the form of an Annual Monitoring Report for submission to the Welsh Government, and publication on the Carmarthenshire County Council's website by 31st October each year following plan adoption.

Members will recall that following consideration of the 2016/17 AMR it was resolved to prepare a Review Report into the LDP, and that this was considered at the meeting of Full Council on the 10th January 2018, wherein it was resolved to prepare a Revised LDP 2018 – 2033. Whilst, the preparation of the Revised LDP is underway the Council is still required to prepare AMR's with the information and data produced used as evidence in the preparation of the Revised Plan.

A copy of the emerging draft AMR is appended as part of this report. It should be noted that the content of the AMR and this report will develop as further evidence and data becomes available ahead of reporting to County Council.

2. **Background**

As part of the requirement to monitor the implementation and effectiveness of the adopted LDP, Carmarthenshire County Council is required by the Welsh Government to produce and submit an Annual Monitoring Report (AMR).

This represents the fourth AMR following the LDP's formal adoption on the 10th December 2014 and is to be submitted by the 31st October with its preparation an integral component of the statutory development plan process.

Covering the period of 1st April 2018 to 31st March 2019 this AMR assesses the progress in implementing LDP policies and proposals. It provides the basis for monitoring the effectiveness of the LDP and determines whether any revisions to the Plan are necessary. This AMR, and any subsequent AMR's will aim to demonstrate the extent to which the LDP strategy and objectives are being achieved and whether the Plan's policies are operating and functioning effectively. It also assesses the impact the LDP is having on the social, economic and environmental well-being of the County and identifies any significant contextual changes that may influence the Plan's implementation or future review.

3. Content and Structure

The AMR is the main mechanism for measuring the success in implementing the Plan's policies and will report on issues which impact upon the Plan's objectives.

In recognition that measuring implementation is a continuous part of the plan making process, the monitoring of the Plan provides the connection between: evidence gathering; plan strategy and policy formulation; policy implementation; evaluation, and plan review. It also assists in improving the transparency of the planning process, and keeps stakeholders, the community and business groups informed of development plan issues.

The AMR also includes an analysis of the Strategic Environmental Assessment/ Sustainability Appraisal.

4. LDP Monitoring Framework

The LDP Monitoring Framework identifies a series of targets and indicators with defined triggers for further action. The has been developed in accordance with Welsh Government Regulations and guidance and was subject to consideration at the Examination into the Carmarthenshire LDP and within the Inspector's Report

The AMR utilises a traffic light system in monitoring its policies which allow for a visual interpretation on the success, or otherwise. However this is supported by the accompanying explanatory narrative which assesses the respective success or failure against each indicator, with the following options available to respond to any emerging issues:

- **Continue Monitoring:** Where indicators are suggesting that LDP policies are being implemented effectively and there is no cause for a review.
- **Officer / Member Training required:** Where indicators associated with planning applications suggest that policies are not being implemented as they were intended, and further officer or Member training is required.
- **SPG / Development Briefs required:** Whilst the Council will be preparing SPG and Development Briefs throughout the Plan period, indicators may suggest that further guidance should be provided to developers on how a policy should be properly interpreted. Additionally, should sites not be coming forward as envisaged, the Council will actively engage with developers / landowners to bring forward Development Briefs on key sites to help commence the development process.

- **Policy Research / Investigation:** Where monitoring indicators suggest the LDP policies are not

being as effective as intended, further research and investigation, including the use of contextual indictors (as outlined above) and comparisons with other local authorities and national statistics where appropriate will be undertaken to inform any decision to formally review the policy.

- **Review:** Where monitoring indicators suggest that amendments to the LDP would be beneficial, the Council may consider modifying the Plan as appropriate. Note: a LDP Review Report has been prepared and considered by County Council on the 10th January 2018. In this respect the preparation of the Revised LDP has commenced with the outcomes of this and other AMR's representing an important indicator in the scope and content of the emerging revised Plan.

4. Summary of Key Outcomes

An overview of the key findings from the 2018/19 AMR is set out below:

- The 2019 Joint Housing Land Study (JHLAS) indicates that 277 new homes were completed on large sites during the monitoring period 1st April 2018 to 31st March 2019.
- The 2019 JHLAS (as identified within the Draft Statement of Common Ground) calculates that the Council has a housing land supply of 3.5 years. This represents a decrease on the previous study which indicated a land supply of 3.8 years. This would constitute the sixth JHLAS where the housing land supply has been below the 5 year supply of land for housing requirement identified within Technical Advice Note 1;
- 84.8% of all housing developments permitted were on allocated sites. This represents a slight decrease from the previous AMR which exhibited 87.5%.
  The distribution of these planning permissions are largely focused on Growth Areas at 54.9% with Service Centres 2.6%, Local Service Centres 9.8% and Sustainable Communities 32.8%.
- Small site completions (sites of 4 and under dwellings) have contributed 117 dwellings to the overall supply, showing an increase from the 105 dwellings in 2017/18.
- The total number of dwellings permitted during the monitoring period is 866, with 737 on large sites (5 or more units) and 129 on small sites (4 or less units).
- Windfall sites (large sites not allocated within the Plan) has seen a reduction in permissions from the 784 dwellings during 2015/16 to 112 within this AMR.
- In relation to affordable housing, 122 dwellings have been permitted during this AMR period which is a reduction on the 216 during the previous AMR period. Note this doesn't include the 12% affordable housing requirement for the site at West Carmarthen.
- Employment sites allocated within the Plan with planning permission has increased to 30.76ha during this AMR period.
- Vacancy rates within the identified primary Retail Frontages are as follows:
  Carmarthen - 13%
  Llanelli - 15.3%
  Ammanford - 4.8%
- A Local development Order for Llanelli Town Centre has been introduced as a reflection of a living town centre approach integrating with other regeneration based initiatives.
- Welsh Language – All planning applications approved for residential development within linguistic sensitive areas have included the necessary mitigation to support and promote the interests of the Welsh language.
- Caeau Mynydd Mawr SAC – 40.46 ha of land in good condition was being managed on 24 sites. A further 37.96 ha (subject to confirmation) of land was also rated in good condition giving a total of 78.42 ha (source: PIMS Action progress reports 2018-2019).
- No planning permissions for 'highly vulnerable' developments were permitted within the C1

or C2 flood zones as identified on the (TAN15) Development Advice Maps where it was contrary to Natural Resources Wales advice.

- Planning permission has been granted for schemes that have the potential to contribute a total of 0.69 MW of renewable energy within the County.
- Minerals data indicates that the current hard rock landbank for Carmarthenshire is at least 92 years. The apportionments and allocations for land-based sand & gravel within Carmarthenshire have been combined with Pembrokeshire, the Pembrokeshire Coast National Park and Ceredigion. The combined landbank is at least 12 years supply.

5. AMR Conclusions and Recommendations

Whilst it is considered that progress has been made in implementing many of the adopted Plan's policies and objectives, there are elements and components which are not delivering as intended. In this respect the findings of this AMR are consistent with that of previous AMRs and the content of the LDP Review Report. In this respect they will be matters addressed through the preparation of the Revised LDP 2018 – 2033.

6. Next Steps and Review Process

The AMR will in accordance with the Council's statutory duty be submitted to the Welsh Government, and published on the Council's website by 31st October. This publication will be accompanied by an informal consultation which will afford interested parties the opportunity to comment on the key issues raised. Whilst not a statutory requirement, such a consultation provides an important opportunity for views to be submitted, and where appropriate for those views to contribute to the content of subsequent AMR's.

The content of this AMR along with that of the previous three documents will be used to inform the preparation of the Revised LDP 2018 – 2033 and its associated evidence base.

Note: The Revised LDP Preferred Strategy and its supporting documents are available on the Councils Website. Also available is the Delivery Agreement which sets out the timetable for the preparation of the Revised LDP and the methods and timing of communication and consultations over the Plan's preparatory period.

DETAILED REPORT ATTACHED?	**YES**

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: **L Quelch** **Head of Planning**

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
YES	**YES**	**YES**	**YES**	**NONE**	**YES**	**YES**

1. Policy, Crime & Disorder and Equalities

The AMR in monitoring the implementation of the LDP's policies and provisions builds on the links and strategic compatibility between it and Carmarthenshire County Council's well-being objectives. It also ensures alignment with the national Well-being Goals set out within the Well-being of Future Generations Act 2015. Through its land use planning policies, the Revised LDP will seek to promote the principles of sustainability and sustainable development by facilitating the creation of communities and local economies which are more sustainable, providing access to local services and facilities and reducing the need to travel.

The integration of sustainability as part of the preparation of the LDP is reflected in the undertaking of a Sustainability Appraisal and Strategic Environmental Assessment reflecting national and international legislative requirements. The AMR in considering matters of sustainability, further monitors the outcomes of the Plan in light of the Sustainability Appraisal indicators.

The AMR considers key national legislative changes including the requirements emanating from the Wellbeing of Future Generations Act and the Council's Well-being Objectives and the implications for the LDP. In this respect, the AMR undertakes a compatibility analysis of the LDP and the National and local Well-being Objectives. It is also noted that the LDP review will need to ensure the requirements emanating from the Act are fully and appropriately considered with the Plan.

2. Legal

The preparation and publication of the AMR ensures the Council meets its requirements in respect of the Planning and Compulsory Purchase Act 2004 which requires each Local Planning Authority to prepare an Annual Monitoring Report (AMR) on its LDP. It also fulfils the requirements of section 76 of the Act in keeping all matters under review that are expected to affect the development of its area. The Council has a duty to produce information on these matters in the form of an Annual Monitoring Report for submission to the Welsh Government, and publication on the Carmarthenshire County Council's website by 31st October each year following plan adoption.

Section 69 of the 2004 Act requires an LPA to undertake a review of an LDP and report to the Welsh Government at such times as prescribed (Regulation 41).

3. Finance

Financial costs to date are covered through the financial provisions in place - including reserves. Should Planning Division Budget not be in a position to provide further funding necessary to meet the statutory requirements to review and prepare a development plan then an application will be made for growth bid.

4. ICT

Requirements in relation to ICT will seek to utilise existing resources.

6. Physical Assets

Reference is made to the potential for the submission of Council owned sites and properties through the call for 'Candidate Sites' and the call for sites in relation to Gypsy and Traveller need.

Whilst not a consideration in respect of the content of the AMR its monitoring outcomes in informing the preparation of the Revised LDP will impact on Council land and property holdings through their inclusion or otherwise for potential development purposes. This will have implications on potential disposal and land valuations and consequently capital receipts.

7. Staffing Implications

It is anticipated that the ongoing monitoring of the LDP and the preparation of the Revised LDP will be accommodated in the main by utilising the existing staff structure.

Provision will be required for a Programme Officer for the Examination into the LDP (anticipated 2020/21). This is subject to the content of a growth bid for funding to facilitate and enable the adoption of the Revised LDP.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: L Quelch **Head of Planning**

1.Local Member(s)

The content of the AMR will be reported to Council for consideration. Members will be engaged throughout the preparation of the revised LDP. The content of the AMR will be subject to an informal consultation process.

2.Community / Town Council

Town/Community Council(s) will be a specific consultee at statutory stages throughout the preparation of the revised LDP. The content of the AMR will be subject to an informal consultation process.

3.Relevant Partners

A range of partners will be specific and general consultees throughout the preparation of the revised LDP. The content of the AMR will be subject to an informal consultation process.

4.Staff Side Representatives and other Organisations

Internal contributions will be sought throughout the preparation of the revised LDP

Section 100D Local Government Act, 1972 – Access to Information List of Background Papers used in the preparation of this report: THESE ARE DETAILED BELOW		
Title of Document	**File Ref No.**	**Locations that the papers are available for public inspection**
Adopted Carmarthenshire Local Development Plan		https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/local-development-plan-2006-2021/#.W1XnH-aouUk
LDP Review Report		https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/ldp-review-report/#.W1XnReaouUk
Supplementary Planning Guidance		https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/supplementary-planning-guidance-spg/#.W1XnW-aouUk
Annual Monitoring Reports		https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/annual-monitoring-report-amr/#.XS9DuuhKiUk
Revised LDP 2018 – 2033 Pre-Deposit Preferred Strategy		https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/preferred-strategy-pre-deposit-public-consultation/#.XS9D_-hKiUk
Revised LDP – Sustainability Appraisal and Habitat Regulations Assessment		https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/sustainability-appraisal-and-habitats-regulations-assessment/#.XS9EQ-hKiUk
Delivery Agreement – Revised LDP 2018 - 2033		https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/delivery-agreement/#.W1XnsOaouUk