

Community Scrutiny Committee 3rd November 2016

Annual Monitoring Report 2015/16 Carmarthenshire Local Development Plan

To consider and comment on the following issues:

To consider the Authority's first Annual Monitoring Report for the Carmarthenshire Local Development Plan – as required for submission to the Welsh Government.

Reasons:

To receive and accept the content of the report and the appended Annual Monitoring Report 2015/16 as part of the Council's duty to comply with Planning and Compulsory Purchase Act 2004 and the Local Development Plan (LDP) Regulations 2005.

To note the outcomes and baseline data as part of ongoing LDP monitoring.

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

Directorate

Environment

Name of Head of Service:

Llinos Quelch

Report Author:

Ian R Llewellyn

Designations:

Head of Planning

Forward Planning Manager

Tel Nos. 01267 228659

E Mail Addresses:

L.Quelch@carmarthenshire.gov.uk

IRLlewelyn@carmarthenshire.gov.uk

EXECUTIVE SUMMARY

3rd November 2016

Annual Monitoring Report 2015/16 Carmarthenshire Local Development Plan

1. BRIEF SUMMARY OF PURPOSE OF REPORT.

- 1.1 This Report follows the adoption of the Carmarthenshire Local Development Plan and presents its first 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.
- 1.2 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.
- 1.3 A copy of the draft AMR is appended as part of this report.

2. Background

- 2.1 As part of the requirement to monitor the implementation and effectiveness of the its adopted Local Development Plan (LDP) Carmarthenshire County Council is required by the Welsh Government to produce and submit an Annual Monitoring Report (AMR).
- 2.2 This represents the first AMR following the LDP's formal adoption on the 10th December 2014 and is to be submitted by 31st October with its preparation an integral component of the statutory development plan process.
- 2.3 Covering the period of 1st April 2015 to 31st March 2016 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 and 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. In so doing the AMR utilises Chapter 7: Implementation and Monitoring as the mechanism in measuring the implementation of the Plan.

2.4 As this represents the first AMR the impacts of the Plan are at this stage largely limited in nature and any conclusions can only be preliminary. The outcomes provide a baseline for future comparative analysis from which successive AMRs will be able to evidence emerging trends.

3. Content and Structure

3.1 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.

3.2 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, through the AMR, assists in improving the transparency of the planning process, and keeps stakeholders, the community and business groups informed of development plan issues.

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

4. LDP Monitoring Framework

4.1 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

4.2 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 qualified through an understanding of the accompanying explanatory narrative to assess the respective success or failure against each indicator with the following options available in responding 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 indicators (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 Policy:** Where monitoring indicators suggest that amendments to the LDP would be beneficial, the Council will consider modifying the Plan as appropriate.

5. LDP Review

5.1 The Council is required to undertake a full review of its LDP at intervals not longer than every 4 years from initial adoption of the Plan, unless AMR outcomes indicate otherwise. Any such review should draw upon: the content of the published AMRs; updated evidence and surveys; and, pertinent contextual indicators, including relevant changes to national policy.

6. Summary of Key Outcomes

6.1 The following provides an overview of the key findings from the first AMR:

- The 2016 Joint Housing Land Study (JHLAS) indicates that 516 new homes were completed during the monitoring period 1st April 2015 to 31st March 2016;
- The 2016 JHLAS indicates that the Council has a housing land supply of 4.1 years. This represents an improvement on the previous study which indicated a land supply of 3.7 years;
- In relation to affordable housing 217 dwellings have been permitted during this first AMR period;
- Planning permission was granted for 4.99 Ha on employment land allocated within the LDP during this first AMR period.
- Vacancy rates within the identified Retail Frontage's are as follows:

Carmarthen	-	7%
Llanelli	-	17%
Ammanford	-	5%

- As a result of the requirement of the Housing (Wales) Act 2014 a Gypsy and Traveller Accommodation Assessment has been undertaken to identify if there is a need for a Gypsy and Traveller site. This assessment, will on receiving Welsh Government approval, require the local authority to meet any identified need by exercising its powers under Section 56 of the Mobile Homes (Wales) Act 2013, so far as may be necessary to meet those needs;
- In relation to the Welsh language no planning permissions were granted contrary to the provisions of Policy SP18.
- With regard to the Caeau Mynydd Mawr SAC and its relationship with growth requirements, by the end of the AMR period, 32.27ha of land in good condition was being managed on 14 different sites. A further 42.86ha of land was also rated in good condition giving a total of 75.13ha (source: PIMS Action progress reports 2015-2016).
- 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 45.79 MW of renewable energy within the County; and
- Minerals data indicates that the current hard rock landbank for Carmarthenshire is 55 years with a sand and gravel landbank of 18.3 years.

7. AMR Conclusions

7.1 In considering all the available evidence and the outcomes of the monitoring indicators set out within the LDP monitoring framework, it is in general considered that the Plan is moving in the right direction in terms of the achieving its objectives. It is recognised that challenges remain in relation to the delivery of housing growth and housing land supply, with the downturn in the economy having had a significant and lasting effect on house building both nationally and locally.

7.2 Therefore, it is concluded that the LDP Strategy remains sound, albeit delivery is slower than anticipated; however there is no need for intervention at this time, in the form of either a partial or full review.

7.3 At this time the first review remains for late 2018 in accordance with the requirements for such a review 4 years after adoption.

8. Next Steps

8.1 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.

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: Llinos Quelch

Head of Planning

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

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 the **Integrated Community Strategy for Carmarthenshire 2012-17**. In this respect the as components of the LDP, are key factors in the delivery of the outcomes, particularly **Supporting Opportunities for the Building of Economically Viable and Sustainable Communities**. Through land use planning policies, the LDP seeks 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 is 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 and Future Generations Act and the implications for the LDP.

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 the 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.

3. Finance

Financial costs are covered through the financial provisions in place - including reserves. Should an early review of the Plan be required as a result of future AMR's then additional financial provision may be required to meet the ongoing costs associated with legislative requirements arising from its production, including evidence gathering and examination costs

CONSULTATIONS

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

Signed: Llinos Quelch

Head of Planning

(Please specify the outcomes of consultations undertaken where they arise against the following headings)

1. Local Member(s) - None

2. Community / Town Council - None

3. Relevant Partners - None

4. Staff Side Representatives and other Organisations - None

Section 100D Local Government Act, 1972 – Access to Information

List of Background Papers used in the preparation of this report:

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Carmarthenshire Local Development Plan		http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/local-development-plan/
Supplementary Planning Guidance		http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/supplementary-planning-guidance/#.V06h-JwrKUk