


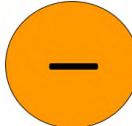
MEETING	Joint Local Development Plan Committee
DATE	8 October 2021
NAME	Joint Local Development Plan Annual Monitoring Report April 2020 – March 2021
PURPOSE	Present the 3rd JLDP Annual Monitoring Report 2021
RECOMMENDATION	The Joint Planning Policy Committee is asked to accept the Annual Monitoring Report (Appendix 1) and approve for submission to the Welsh Government by the end of October 2021
AUTHOR	Joint Planning Policy Service Manager,

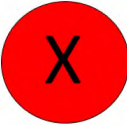
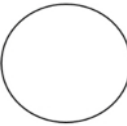
1 Background

- 1.1 As members are aware, the Local Development Plan (LDP) is required to be monitored annually and the report must be submitted to the Welsh Government by 31st October each year. The purpose of this report is to present the third Annual Monitoring Report, which reports on the period 1st April 2020 – 31st March 2021.

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:-

Symbol	Description	Number of Indicators
	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.	23

	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
Indicators that have been met		10

- 2.3 There is 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

- 2.4 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.
- 2.5 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	59
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	1

2.6 AMR Key findings

- Permission granted for 275 new residential units (including applications to reconsider or extend expiry date of existing permissions) during 2020/21. See the distribution of these permissions in Appendix 2. 92 units (34%) were for affordable housing. The affordable housing percentage increases to 39% for applications that addressed the threshold for the contribution of affordable housing i.e. 2 or more units within a development boundary or within a Cluster or for the conversion of a building in the countryside (82 affordable units out of 212 new units).
- 360 homes were completed during the monitoring period. Due to the regulations relating to the Covid-19 pandemic, it was not possible to visit 48

sites to assess whether housing units had been completed or not (6.5% of all the relevant sites).

- 104 affordable housing units completed in 2020-21 which is 29% 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 1 sites with extant permission for affordable housing.
- It is noted that 3924 units have been completed in the Plan area between the base date (2011) and 2020/21, whilst the trajectory notes a figure of 4475 units. This is therefore 12.3% 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. An assumption of housing provision for the remainder of the plan life is made in the AMR.
- 25% of the housing units¹ permitted during the AMR period are within the Sub-regional Centre and Urban Service Centres. 25% of units have been permitted within the Local Service Centres with a further 50% permitted in Villages, Clusters and Open Countryside.
- In the AMR period (2020-21), 31.1% 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 25.8 units per hectare.
- 3 affordable housing exception sites permitted during the AMR period (10 units permitted on these sites).
- 1 local market units given planning permission during AMR period. No local market unit was completed during the AMR period. The Joint LDP is the only Plan in Wales to include this policy and it is understood that the Government are considering a similar national policy.
- In the last year, over 60% of new housing permissions that meet the relevant threshold have been for affordable housing. Of the 6 sites that are 11+ units in size, 2 of these are on sites allocated for housing in the Plan with another 2 sites, which were not allocated for housing, will provide for 100% affordable housing. The other 2 sites provided an element of affordable housing provision in line with the requirements of Policy TAI 15.
- Out of the units granted permission and completed since the Plan's adoption the percentage of affordable housing is just below 50%.
- Since adoption the Councils have adopted 9 Supplementary Planning Guidance.
- The Councils received 33 Appeals during the Monitoring Period. 67% of these were dismissed. A large proportion of appeals related to householder

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

applications or applications where there were planning issues associated with amenity/design. None of the permitted appeals undermined the policies contained in the Plan.

- 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.
- On 22 September, 28 September and 18 December 2020 Horizon sent correspondence to the Secretary of State requesting the postponement of the decision of the Wylfa Newydd Development Consent Order Application. It was noted that the reason for requesting a postponement was due to the ongoing discussions with third parties who had expressed an interest in developing a new nuclear power station.
- On the 27th January 2021 Horizon Nuclear Power withdrew Development Consent Order application. The application was withdrawn due to a lack of investors in the project and a lack of a new funding policy by the Government.
- 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 granted for employment uses which include, for example, the creation of caravan storage businesses and food processing and packaging businesses (Policy CYF 6).
- Planning Permissions have been granted for renewable schemes that have the potential to contribute a total of 3.9GWh within the JLDP area.
- 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 2021 only 52.4 GWh for electricity and no GWh for heat has been prepared. Therefore, the target of 50% the renewable energy potential for heat and electricity being delivered by 2021 has not been achieved.

2.7 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. There have been a number of major contextual changes since the adoption of the JLDP which partly or wholly relate to the policy targets which have not been met, such as the withdrawal of the DCO application, the global pandemic, Brexit and the publication of Future Wales. These are all important issues and will be reviewed alongside the other policy targets as part of the Review Report and will subsequently be addressed in the revision of the JLDP. As can be seen from the key findings in para 2.6 the JLDP is still delivering for the plan area despite some policy targets not being met and it is

considered the JLDP continues to provide a sound planning framework for determining planning applications and meeting the needs of the plan area. There are no other concerns with regards to the monitoring indicators and the performance of the JLDP will continue to be monitored.

3. Reviewing the Plan

- 3.1 As members will be aware July 2021 marked 4 years since the adoption of the JLDP and therefore in line with Welsh Government guidance the Joint Planning Policy Service are currently finalising the Review Report with the aim of presenting to a meeting of the Joint Planning Policy Panel early this month. AMR3 and the previous Annual Monitoring Reports are an important evidence base for the review of the JLDP as they include information about how the Plan has performed since adoption. The Review Report must come to a conclusion about the type of revision that will need to be undertaken, a short form revision or a full revision i.e. that is a new plan.
- 3.2 When a decision is made on what type of review is necessary, **steps set out in the Regulations will need to be followed, which include preparing a draft, a public consultation and a public examination before the new plan or amended plan can be adopted.**

4. Recommendation

- 4.1 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 2020 – March 2021.