

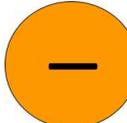
<b>MEETING</b>	<b>Joint Local Development Plan Committee</b>
<b>DATE</b>	21 October 2022
<b>NAME</b>	<b>Joint Local Development Plan Annual Monitoring Report April 2021 – March 2022</b>
<b>PURPOSE</b>	Present the 4th JLDP Annual Monitoring Report 2022
<b>RECOMMENDATION</b>	The Joint Planning Policy Committee is asked to accept the Annual Monitoring Report (Appendix 1) and approve for submission to the Welsh Government by the end of October 2022
<b>AUTHOR</b>	Joint Planning Policy Service Manager.

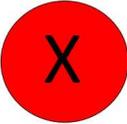
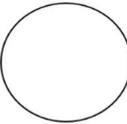
## 1 Background

- 1.1 As members are aware, the Local Development Plan (LDP) is required to be monitored annually and the report must be submitted to the Welsh Government by 31st October each year. The purpose of this report is to present a draft of the fourth Annual Monitoring Report, which reports on the period 1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2022.

## 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 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.
- 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.	31
	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
Number of Indicators that have been achieved		11

2.3 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

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	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

## 2.6 AMR Key findings

1. Permission granted for 456 new residential units (including applications to reconsider or extend expiry date of existing permissions) during 2021/22. See the distribution of these permissions in Appendix 2. 257 units (56%) were for affordable housing. The affordable housing percentage increases to 62% 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 (226 affordable units out of 367 new units).
2. 347 homes were completed during the monitoring period.
3. 115 affordable housing units completed in 2021-22 which is 33% 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 4271 units have been completed in the Plan area between the base date (2011) and 2020/21, whilst the trajectory notes a figure of 5098 units. This is therefore 16.2% 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. 51% of the housing units<sup>1</sup> permitted during the AMR period are within the Sub-regional Centre and Urban Service Centres. 27% of units have been permitted within the Local Service Centres with a further 21% permitted in Villages, Clusters and Open Countryside.
6. In the AMR period (2021-22), 36.3% 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 29.2 units per hectare.
8. Two affordable housing exception sites permitted during the AMR period (24 units permitted on these sites).
9. 1 new local market unit given planning permission during AMR period. No local market unit was 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 Government are considering a similar national policy.
10. In the last year, over 70% of new 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 been for affordable housing. Of the 10 sites that were permitted in 2021- 2022 that are 11+ units in size, 4 of these are on sites allocated for housing in the Plan with another 5 sites, which were not allocated for housing, will provide for 100% affordable housing. The 1 other site provided higher proportion of affordable housing provision than that expected by Policy TAI 15.
11. Out of the units granted permission and completed since the Plan's adoption the percentage of affordable housing is 47%.
12. The Councils received 22 Appeals during the Monitoring Period. 60% of these were dismissed. A large proportion of appeals related to householder applications or applications where there were planning issues associated with amenity/design. None of the permitted appeals undermined the policies contained in the Plan.
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 employment uses which include, for

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

example, raising egg packing building, storage in connection with a plumbing business, artisan workshops and alterations/extensions to a commercial garage

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 2022 only 56.6 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.
15. 13 applications were refused partly due to linguistic issues and 6 applications were granted permission with a planning condition for linguistic mitigation measures.

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 a Review Report was prepared and a public consultation was undertaken during November and December 2021. The Review Report detailed and assessed all the evidence relevant to the Joint LDP and concluded that a full revision of the Local Development Plan should be undertaken, that is a new plan prepared. The Review Report did not detail any changes that should be made to the plan. The Review Report was presented to meetings both Full Councils in March 2022 where it was agreed to publish the Report and submit it to the Welsh Government.

- 3.2 Since the publication of the Review Report a decision has been made by both Councils (at a meeting of the Gwynedd Council Cabinet) and The Isle of Anglesey County Council Executive) to end the Joint Working arrangement and establish new Planning Policy Services which will mean preparing Local Development Plans for each individual planning authority area. The Joint Working Arrangement has been extended until 31<sup>st</sup> March 2023 in order to give a reasonable period for meeting the requirements of human resources, and preparing for the separation. As preparing an Annual Monitoring Report and submitting it to the Welsh Government is a statutory requirement joint working arrangements will be in place to ensure that this statutory requirement is met by both Councils until 2026 which is the end of the plan period.

#### **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 2022.

#### **Appendix 1: Annual Monitoring Report April 2021 – March 2022.**