

APPENDIX B – CHAPTER 8 & APPENDICES

Chapter 8 – Monitoring and Implementation

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)	Justification
NF 99	8.3	1065	The indicators have been developed in accordance with Welsh Government guidance on monitoring and where possible are based on indicators referred to in the “Local Development Plan Manual”, <u>nationally prescribed Sustainable Development indicators (where appropriate)</u> as well as other indicators considered to be useful to assess the effectiveness of policies.	For clarity
NF 100	8.5 & 8.6	1064, 1065	<p>The Sustainability Appraisal/Strategic Environmental Assessment (SA/ SEA) Scoping Report identifies the indicators that will be used to monitor progress on sustainability issues and more specifically sustainable development. These are set out in <u>the Sustainability Appraisal Report</u> a separate framework which will be used as a tool for monitoring sustainable development in the plan area. Once the Plan is adopted these indicators will also be monitored <u>and where possible have been integrated into the framework set out in the Plan.</u></p> <p>The information gathered through the monitoring framework <u>set out below</u> and the SA/SEA monitoring framework will be reported in the annual monitoring report (AMR). Local planning authorities are required to produce AMR’s following the adoption of LDPs in order to review the plan’s progress and to assess the effectiveness of its policies and proposals. The AMR will identify actions that need to be taken to resolve any issues raised through</p>	For clarity

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			the monitoring process. This could include amendments to policies in order to improve their effectiveness, and in more extreme cases could result in a review of part or of the whole plan. The AMR will report information covering the preceding financial year and will be submitted to the Welsh Government by 31 October each year and will be available to view on each Council's website.							
NF 101	Chapter 8 Theme 1: Support and create safe, healthy, distinctive and vibrant communities	1699, 1700, 1696, 1697, 1702, 1703	<table border="1"> <thead> <tr> <th>Indicators</th> <th>Policy Targets</th> <th>Trigger Level</th> </tr> </thead> <tbody> <tr> <td>D8A Number of windfall sites restricted due to issues that relate to infrastructure.</td> <td>Remove barriers that would restrict development of windfall sites.</td> <td>Sites throughout a settlement not gaining consent due to issue relating to infrastructure that cannot be overcome in any one year.</td> </tr> </tbody> </table>	Indicators	Policy Targets	Trigger Level	D8A Number of windfall sites restricted due to issues that relate to infrastructure.	Remove barriers that would restrict development of windfall sites.	Sites throughout a settlement not gaining consent due to issue relating to infrastructure that cannot be overcome in any one year.	To ensure consistency
Indicators	Policy Targets	Trigger Level								
D8A Number of windfall sites restricted due to issues that relate to infrastructure.	Remove barriers that would restrict development of windfall sites.	Sites throughout a settlement not gaining consent due to issue relating to infrastructure that cannot be overcome in any one year.								
NF 102	Theme 1	1065	<p>D1 % Welsh speakers in 2021</p> <p><u>D1A Housing units built on sites in settlements where Policy PS1 and New Policy TAIX requires that the development is phased</u></p> <p><u>D1B Number of Welsh Language Schemes published as a result of development</u></p>	For clarity and maintain internal consistency						

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NF 103	Theme 1	847	D3 Levels of private car ownership	Stable or declining number of private car ownership levels	Increase in private car ownership levels	For clarity
			D5 Average journey times	A decrease in average car journey times from the plan baseline date	An increase in year on year average car journey times	
			D6 Frequency of bus services	Increased frequency of bus services	No increase in frequency of bus services	
NF 104	Theme 1	847, 1065	<u>D4A Development permitted where there is an outstanding objection from Transportation Service with regard to over reliance on</u>	<u>Increase sustainable forms of transport by encouraging walking, cycling and public transport</u>	<u>1 (or more) planning permission granted where there is an outstanding objection from the Transportation Service on the</u>	For clarity

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			<u>the private car and/or lack of sustainable transport initiatives</u>		<u>grounds of development being unsustainable.</u>	
NF 105	Theme 2	1065	<p><u>D11 Protected Open space—The area of public open space (ha) that would be gained or lost as a result of development granted planning permission</u></p> <p><u>D11A The total financial contributions (£) agreed from new development</u></p>	<p>No net loss of public protected open space.</p> <p><u>That sufficient recreational open space is provided to cater for new residential development</u></p> <p><u>No policy target</u></p>	<p>Loss of protected open space without the proposal satisfying the criteria in policy ISA4 in any one year</p> <p><u>Lack of recreational open space to address the needs of new residential development which doesn't meet the requirements of the Plan in any one year</u></p>	

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			<u>granted planning permission for the provision of community infrastructure</u>			
NF 106	Theme 2	1065	<p>D12 Number of sensitive development (as defined by TAN15) permitted in C1 and C2 floodplain not meeting all TAN15 tests (paragraph 6.2 i-v)</p> <p>D13 Housing units provided on previously developed land <u>or utilises existing buildings</u></p>	<p>No development permitted that conflicts with TAN15 (not including those considered exceptions in TAN15)</p> <p>Housing units on previously developed land <u>or utilising existing buildings</u> = 25% of all housing development</p>	<p>1 or more developments permitted in any one year in C1 and C2 floodplain not meeting all TAN15 tests</p> <p>Less than 20% housing units provided on previously developed land <u>or utilising existing buildings</u> in any one year</p>	For clarity

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)			Justification
			<p>D14 Number and type of stand-alone renewable energy and low carbon schemes that receive planning consent on annual basis</p> <p><u>D14A Planning permission granted for renewable and low carbon energy development, per technology and total energy output (MW)</u></p> <p>D15 Prepare and adopt a Supplementary</p>	<p>No policy target</p> <p>Prepare and adopt a Supplementary Planning Guidance on design matters within 12 months of adoption</p>	<p>Less than 1 development annually for 3 consecutive years</p> <p>Supplementary Planning Guidance not adopted with 12 months of adoption</p>	

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			<p>Planning Guidance on design matters</p> <p>D16 New housing built or with planning consent in accordance with the plan wide percentage distribution by the end of the Plan period</p>	<p>No more than 55% in the Regional Sub-centre and the Urban Service Centres;</p> <p>At least 20% in the Local Service Centres;</p> <p>No more than 25% in the Villages and the Clusters</p>	<p>Less than the identified % in any one year</p>	
NF 107	Theme 3	1065	<p>D17 Amount of employment land (use class B1, B2 and B8) and floor space lost to other uses.</p>	<p>No loss of employment land/floor space unless in accordance with Policy CYF2 or Policy CYF4.</p>	<p>Any loss of 1 or more premises or an area of land within use class B1, B2 or B8 that does not accord with Policy CYF2 or Policy CYF4</p>	For clarity

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			<p>D18 Amount of employment development permitted on allocated sites as a % of total employment development permitted.</p> <p>D18A The floorspace (Sq m) granted and refused planning permission for new economic development on allocated employment sites</p> <p>D18B The number of jobs created within the Plan area</p>	<p>That employment land allocations meet employment land needs (in terms of quantity, quality and location) and that development is located in accordance with the JLDP's Spatial Strategy.</p> <p><u>That the number of jobs created within the Plan align with the Employment Land Review</u></p>	<p>The development of non-allocated sites for major employment proposals.</p> <p><u>Job creation rates fall below the cumulative expected levels for 2 consecutive years 2018 onwards</u></p>	

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			<p>D19 Amount of retail, office and leisure development permitted (sq m) permitted within and outside established town centre boundaries in town centres as a % of all development permitted.</p>	<p>That development is located in accordance with the JLDP's Retail Hierarchy (policy MAN1) ensuring vital and viable town centres.</p>	<p>1 or more retail, office or leisure development permitted outside of established designated town centre boundaries contrary to policy MAN1.</p>	
NF 108	Theme 4	1065, 479	<p>D25 Supply of land that is available for housing</p> <p>D25A Total housing</p>	<p>Maintain a 5 year housing land supply</p> <p>Align with Policy</p>	<p>Housing land supply falling below the 5 year requirement, <u>taken from the current Housing Land Availability Study</u></p>	For clarity

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)		Justification	
			<u>units permitted on allocated sites as a % of overall housing provision</u>	<u>TAI 14 – TAI 16</u>		
NF 109		1065, 479	permissions given and new housing completed annually <u>The number of net additional open market housing built in the Plan area</u>	That enough units receive planning permission annually to maintain a sufficient supply of housing in the landbank. That the Plan provides 2,604 units between 2011 and 2018 and 5,298 between 2018 and 2026 (i.e. units that have been completed). The rate of development does not exceed the 2,604 units in the 2011 to 2018 period.	<u>Housing land supply falling below the 5 year requirement, taken from the current Housing Land Availability Study</u> Less than 250 units receive planning permission for two consecutive years. Growth level less than 372 units per annum for two consecutive years for 2011-18 or 662 units per annum for 2018-26. More than 500 units completed for two consecutive years	

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)			Justification
					for the period 2011 to 2018.	
			D27 Number of affordable housing units that receive planning permission per annum.	No target in the policy	Less than 45 new affordable units receiving planning permission for two consecutive years.	
			D28 Number of net affordable housing units built completed annually	At least 1,400 affordable housing units on land identified within the Plan.	Growth level less than 65 affordable units per annum for two consecutive years for 2011-18 or 117 units per annum for 2018-26.	
			D31 Work to identify permanent and temporary pitches to meet the demand by Gypsies and Travellers. <u>Number of Gypsy/ Traveller pitches for residential accommodation</u>	Identify appropriate pitches to meet the need within the Plan area.	<u>No residential pitches provided up to 2020</u> That appropriate pitches have been identified within a year of adopting the Plan. <u>No temporary stopping pitches provided to 2020</u>	
			<u>D31</u> Number of <u>Gypsy/ Traveller temporary stopping</u>			

Ref	Section	Rep. ID	Proposed Focussed Change (see maps)			Justification
			<u>pitches</u>			
NF 110	Theme 5	1065, 361	<p>D35 Amount of development permitted which could adversely affect the features of a protected site for nature conservation.</p> <p><u>D35A Development granted permission that leads to the loss of a LNR or a WS that doesn't meet the requirements of the Plan's policies</u></p> <p><u>D35B Development granted permission that leads to the loss of a LBAP habitat that doesn't meet the requirement of the</u></p>	<p>No development will take place that could adversely affect the features of a protected site for nature conservation.</p> <p><u>No net loss of area of LNR or WS to development (unless it is in accordance with the Plan)</u></p> <p><u>No net loss of area of LNR or WS to development (unless it is in accordance with the Plan)</u></p>	<p>1 or more developments permitted where there is an outstanding objection from the Authority's Biodiversity Unit and/or NRW.</p> <p>1 or more developments permitted where there is an outstanding objection from the Authority's Biodiversity</p>	For clarity

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			<u>Plan's policies</u>		Unit/Landscape Officer and/ or NRW.	

Appendices

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NF 111	Glossary of Terms	Council, 776, 184 & 185 186 & 187 190 & 193, 598, 743	TERM	ACRONYM (where appropriate)	Description	To ensure clarity To ensure that the policy can be easily interpreted.
			Affordable housing		<p>Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to the price of general market housing.</p> <p><u>Housing provided to those whose needs are not met by the open market.</u></p> <p><u>Affordable housing should:</u></p> <ul style="list-style-type: none"> <u>meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and</u> 	

				<ul style="list-style-type: none"> • <u>include provision for the home to remain affordable for future eligible households.</u> <p><u>This term breaks down into two sub-categories:</u></p> <ul style="list-style-type: none"> • <u>social rented housing - provided by local authorities and registered social landlords where rent levels have regard to the Welsh Government’s guideline rents and benchmark rents; and</u> • <u>intermediate housing - where prices or rents are above those of social rented housing but below market housing prices or rents.</u> 	
			<u>Open Market Housing</u>	<p><u>Housing for rent or sale where the price is set by the open market. Such units will meet the housing needs of those within the Plan area who are not eligible to live in affordable housing.</u></p>	
			<u>Local Market Housing</u>	<p><u>Housing units within defined settlements where evidence shows that severe problems exist within the housing market, that are only eligible to be inhabited by people who demonstrate a particular local connection. Further information can be seen in paragraph 7.4.40 in the explanation to Policy TAI5.</u></p>	

			<u>Shared house</u> (see policy TAI 2)		<u>Can be either a household living as a family or consists of no more than 6 people sharing the facilities (i.e. bathroom and kitchen) and the management of the household (i.e. paying rent and eating together).</u>
			<u>Shared homes</u> (see policy TAI 3)		<u>Homes with shared facilities occupied by more than 1 household and more than 2 people who share one or more basic amenities without sharing the management (i.e. paying rent and eating together) of the household.</u>
			<u>Non-shared residential accommodation</u> (see policy TAI 2)		
			<u>Self-contained flat</u>		<u>A flat is a separate and self-contained premises constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is divided horizontally</u>
			<u>Unacceptable harm</u>		<u>Where the harm from a proposed development on specific matters e.g. visual amenity, landscape character, cumulative impact etc. are at an unacceptable level that cannot be mitigated to an acceptable level to allow for the proposal to be supported.</u>
			<u>Secured by Design</u>		<u>An initiative with the objective of designing out crime during the planning process and can be retrofitted to existing housing stock.</u>
			<u>Previously Developed Land</u>		<u>Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings)</u>

					<p><u>and associated fixed surface infrastructure. The curtilage (see note 1 below) of the development is included, as are defence buildings, and land used for mineral extraction and waste disposal where provision for restoration has not been made through development management procedures.</u></p> <p><u>Excluded from the definition are:</u></p> <ul style="list-style-type: none"> • <u>land and buildings currently in use for agricultural or forestry purposes;</u> • <u>land in built-up areas which has not been developed previously, for example parks, recreation grounds and allotments, even though these areas may contain certain urban features such as paths, pavilions and other buildings;</u> • <u>land where the remains of any structure or activity have blended into the landscape overtime so that they can reasonably be considered part of the natural surroundings;</u> • <u>previously developed land the nature conservation value of which could outweigh there-use of the site; and</u> • <u>previously developed land subsequently put to an amenity use.</u> <p>(PPW, Edition 8, January 2016, Figure 4.4)</p>	
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