

## CYNGOR GWYNEDD – Report to a meeting of Cyngor Gwynedd Cabinet

<b>Item Title:</b>	<i>Annual Monitoring Report Local Development Plan 2023-2024</i>
<b>Cabinet Member:</b>	<i>Councillor Dafydd Meurig – Cabinet Member Environment</i>
<b>Contact Office:</b>	<i>Gareth Jones</i>
<b>Date of the meeting:</b>	<i>15 October 2024</i>

### 1.0 The decision sought

That the Cabinet accept the Annual Monitoring Report 6 (Appendix 1) and agree to submit the AMR to the Government by the end of October 2024.

### 2.0 Reason for the need for a decision:

The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 set out the need to monitor the Local Development Plan (LDP) annually and to submit an Annual Monitoring Report to the Welsh Government by 31st October each year.

Members of the Cabinet will be aware that the joint working arrangement with the Isle of Anglesey County Council on planning policy matters came to an end on 31 March 2023 and that a new policy team was established for Cyngor Gwynedd. Since the co-working arrangements has come to an end, AMR 6 reports on the evidence which is specifically relevant to Gwynedd only. The conclusions of this AMR and the previous AMRs will form part of the evidence base that will contribute to the preparation of the new Local Development Plan for the Gwynedd Local Planning Authority Area.

The purpose of this report is to present the sixth Annual Monitoring Report for the period 1 April 2023 - 31 March 2024. Along with the AMR a overview of the comments received from the Planning Policy Working Group are included for consideration by the Cabinet.


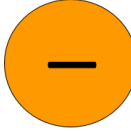
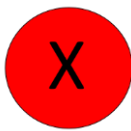
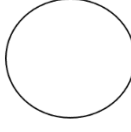
### 3.0 Introduction and rationale

#### 3.1 Background

##### **The Monitoring Framework (Chapter 7 in the Plan)**

3.1.1 The AMR provides an important evidence base for the review of the Joint LDP and over time AMRs 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. As the joint working arrangement has come to an end this AMR 6 reports on evidence specific to Gwynedd Local Planning Authority only. The information presented in this Report will inform the evidence base in relation to the preparation of the Gwynedd LDP.

3.1.2 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.	28
	The policy target is currently not achieved as anticipated but this is not leading to concerns regarding policy implementation.	21
	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
Number of indicators no longer reported (relevant to the Isle of Anglesey Local planning Authority Area)		3

3.1.3 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 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

\*Not reported on, as they specifically apply to the Isle of Anglesey County Council's Local Planning Authority Area.

3.1.4 Other indicators seen in the Monitoring Framework of the Joint Local Development Plan are specific to the area of the JLDP.

3.1.5 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	42
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

### 3.1.6 Key findings of the AMR:-

1. Permission granted for 208 new residential units (including applications to reconsider or extend expiry date of existing permissions) during 2023/24. See the distribution of these permissions in Appendix 2. 137 units (65.9%) were for affordable housing.
2. 137 homes were completed during the monitoring period.
3. 67 affordable housing units completed in 2023-24 which is 48.9% 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 2475 units have been completed in the Gwynedd Planning Authority area between the base date (2011) and 2023/24, whilst the trajectory (conveyed for the Gwynedd Planning Authority area) notes a figure of 3238 units. This is therefore 23.6% lower than the figure in the trajectory.
5. 18.3% of the housing units<sup>1</sup> permitted during the AMR period are within the Sub-regional Centre and Urban Service Centres. 49.0% of units have been permitted within the Local Service Centres with a further 32.7% permitted in Villages, Clusters and Open Countryside.
6. In the AMR period (2023-24), 9.5% of housing units completed in the Gwynedd Planning Authority area are located on sites allocated for housing.
7. Average density of new housing permissions in the Gwynedd Planning Authority area during the AMR period is 24.7 units per hectare.
8. Three affordable housing exception sites permitted in the Gwynedd Planning Authority area during this AMR period (26 units permitted on these sites).
9. No new local market units given planning permission during AMR period. One local market unit was completed during the AMR period.
10. In the last year, over 65% of 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 included the expected level of affordable housing on the site. Of the 5 sites that were permitted in 2023- 2024 that are 11+ units in size, 4 sites are for 100% affordable housing with one other site providing the expected level of affordable housing.
11. Out of the units granted permission and completed since the Plan's adoption the percentage of affordable housing is 49%.

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

12. The Council received 24 Appeals during the Monitoring Period. 66.7% of these were dismissed. None of the appeals allowed undermined the policies contained in the Plan. The appeals approved related to issues such as design, local need and landscape impacts. 2 were for residential use, 3 for householders applications, 1 for holiday accommodation and 2 for caravan sites.
  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 a range of employment uses including existing publishing workshop, home dog breeding business, pick your own enterprise.
  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 2024 only 92.6 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. The permitted schemes have a potential for energy generated of 3,281.4GWh. This would achieve the target within the Plan however some of the proposals have had permission for some time. It is clear therefore that the failure to achieve the target within the Plan is in relation to the implementation of schemes rather than a failure of the Plan's Renewable Energy Policies.
  15. 3 applications were refused partly due to linguistic issues and 13 applications were granted permission with a planning condition for linguistic mitigation measures.
- 3.1.7 The conclusions from this AMR and the previous AMRs provide an important evidence base when preparing the new LDP. As is outlined above and within the AMR (as seen in appendix 1) some policy targets are not being met. However, these are 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. Where targets have not been met this is largely due to factors outside of the control of the JLDP. As set out in the conclusion of the Annual Monitoring Report all the issues that are discussed in the AMR will be considered when preparing the evidence base that will support the new policies of the Local Development Plan.

### **General opinion from Planning Policy Working Group**

#### 3.1.8 Comments were made :

- raising concern about the sites designated in the Joint LDP which had not received planning permission.
- expressing concerns about the indicators specifically relating to the Welsh language contained in the monitoring framework as reported in the Annual Monitoring Report. The indicators in their current form were not considered to allow effective monitoring of the impact of developments on the Welsh language.
- asking about the potential impact and implications of the Article Direction 4 on the new Local Development Plan, such as the need for housing allocations. It is envisaged that implementing the Article 4 Direction will have an impact on the

housing market and release more housing on the open market. This means that there would not necessarily be a need to provide as many houses to meet the need in the new Plan. The need to revise the existing policy to reflect the new Welsh Government legislation was identified along with the fact that Cyngor Gwynedd has now implemented the Article 4 Direction.

### **Action following the Working Group meeting**

3.1.9 The discussion during the meeting of the Working Group did not result in the need to undertake further revisions to the content of AMB 6.

### **3.2 Rationale and justification for recommending the decision**

3.2.1 As set out in part 2 of this report the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 set out the need to monitor the Local Development Plan (LDP) annually and to submit an Annual Monitoring Report to the Welsh Government by 31st October each year. The Annual Monitoring Report contains factual information about the performance of the Joint Local Development Plan from 1 April 2023 to 31 March 2024. Further it forms an important part of the evidence base for the preparation of the new Local Development Plan.

### **3.3 Next Steps**

3.3.1 Following any changes that may result from the discussion or any editorial changes which may be required for accuracy, a final version of the Annual Monitoring Report will be prepared and then submitted to the Welsh Government by 31/10/2024.

## **4.0 The views of the statutory officers**

### **4.1 Head of Finance**

“Nothing to add from the perspective of financial propriety.”

### **4.2 Monitoring Officer**

“ No comments to add from a proprietary perspective”

## **Appendices:**

Appendix 1– Joint Local Development Plan Annual Monitoring Report 2023-2024.