

REPORT TO DEVELOPMENT CONTROL COMMITTEE

27 OCTOBER 2016

INFORMATION REPORT OF THE CORPORATE DIRECTOR COMMUNITIES

2016 ANNUAL MONITORING REPORT (AMR) FOR THE BRIDGEND LOCAL DEVELOPMENT PLAN (LDP) 2006 - 2021

1. Purpose of Report

1.1 To report to Development Control Committee the findings of the Bridgend County Borough Local Development Plan 2016 Annual Monitoring Report (attached as Appendix 1).

2. Connection to Corporate Improvement Objectives/Other Corporate Priorities

2.1 The Bridgend Local Plan (LDP) is one of the high level strategies which must be prepared by the Council. The LDP sets out in land use terms those priorities in the Corporate Plan that relate to the development and use of land provided they are in conformity with national and international policy. The AMR monitors whether the LDP and therefore the Council's land use and regeneration objectives are being successfully implemented.

3. Background

3.1 Following the adoption of the Bridgend Local Development Plan in September 2013, the Council has a statutory obligation under section 76 of the Planning and Compulsory Purchase Act 2004 to produce an Annual Monitoring Report (AMR).

3.2 The 2016 Annual Monitoring Report (AMR) will be submitted to the Welsh Government prior to the 31 October 2016.

3.3 The main aim of the AMR is to assess the extent to which the LDP Strategy and Policies are being achieved. Therefore, the AMR has two primary roles; firstly to consider whether the policies identified in the monitoring process are being implemented successfully; and secondly to consider the plan as a whole against all of the information gathered to determine whether a complete or partial review of the plan is necessary.

The Requirement for Monitoring

3.4 In order to monitor the Local Development Plans performance, it needs to be considered against a set of monitoring aims and indicators. Chapter 7 of the LDP sets out the Monitoring Framework that forms the basis of the AMR and provides information that is required to be included by LDP Regulation 37.

3.5 In this context the AMR is required to identify policies that are not being implemented and for each such policy:

- Outline the reasons why the policy is not being implemented;
- Indicate steps that can be taken to enable the policy to be implemented;
- Identify whether a revision to the plan is required;
- Specify the housing land supply from the Housing Land Availability Report for that year, and for the full period since the adoption of the plan; and
- Specify the number of net additional affordable and general market dwellings built in the LPA area for that year, and for the full period since the adoption of the plan.

3.6 The LDP Manual supplements this requirement by setting out additional factors that should be assessed in the AMR:

- Whether the basic strategy remains sound (if not, a full plan review may be needed);
- What impact the policies are having globally, nationally, regionally and locally;
- Whether the policies need changing to reflect changes in national policy;
- Whether policies and related targets in the LDP have been met or progress is being made towards meeting them, including publication of relevant supplementary planning guidance (SPG);
- Where progress has not been made, the reasons for this and what knock on effects it may have;
- What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives; and
- If policies or proposals need changing, the suggested actions that is required to achieve them.

3.7 Monitoring the Plan also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/ SA).

4. Current Situation

4.1 The Council has a statutory obligation under section 61 of the Planning and Compulsory Purchase Act 2004 to keep all matters under review that are expected to affect the development of its area. In addition, section 76 of the Act requires the Council to produce information on these matters in the form of an 'Annual Monitoring Report' for submission to the Welsh Government. This is the second AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2015 to 31st March 2016 and is required to be submitted to Welsh Government by the end of October 2016.

4.2 There have been many changes since 2013 that will impact on the successful implementation of the LDP; the most notable are the changes in the Welsh Economy and the changes in the regional context. The AMR therefore considers whether the development strategy that underpins the LDP remains valid; and assesses whether or not the Strategy Policies contained in the LDP are being effective in delivering the Development Strategy and meeting the objectives of the plan.

4.3 The LDP Regulations and the LDP Manual specify what the AMR is required to include:

- An Executive Summary;
- A review of changes to national and regional policy and guidance and their implications for the LDP;
- SEA/SA Monitoring based on the SEA/SA Monitoring Framework;
- LDP Monitoring based on the LDP Monitoring Framework;
- Statutory Indicators; and
- Recommendations on the course of action in respect of policies and the LDP as a whole.

Key findings of the Annual Monitoring Process

4.4 An overview of the LDP Monitoring Data for the 2nd AMR period provides an interesting insight into the implementation of the LDP over the past 12 months. The key findings are set out below:

- The 2016 Joint Housing Land Availability Study (JHLAS) indicates that 520 new homes were completed during the monitoring period 1 April 2015 to 31 March 2016 and that 4,640 dwellings have been completed in total, during the LDP period;
- The 2016 JHLAS indicates that the Council has a housing land supply, assessed against the housing requirement of the Bridgend LDP of 5.1 years;

- Since 2009 1014 affordable units have been delivered;
- During the monitoring period 1 April 2015 to 31 March 2016 only 0.45 hectares of vacant employment land was developed. During the preceding year 1.63 ha of employment land was developed;
- Within Bridgend Town Centre of the 384 commercial properties surveyed 66 were vacant – representing a vacancy rate of 17.19%;
- Within Porthcawl Town Centre of the 207 commercial properties surveyed 16 were vacant – representing a vacancy rate of 7.73%;
- Within Maesteg Town Centre of the 166 commercial properties surveyed 12 were vacant – representing a vacancy rate of 7.2%;
- The requirement as to whether the Council will need to identify a Gypsy and Traveller Site is now however determined by the new requirements of the Housing (Wales) Act 2014. The Housing (Wales) Act 2014 requires each local authority in Wales to undertake a Gypsy and Traveller Accommodation Assessment to ensure that needs are properly assessed and planned for. An assessment was required to be submitted to Welsh Government by February 2016 with a statutory duty placed on local authorities to make provision for site(s) where an assessment identifies an unmet need. The GTAA covers the period 2016-2031 and estimates the additional pitch provision needed for Gypsies and Travellers in Bridgend. For the first 5 years of the GTAA plan period, there is no requirement for **additional pitches**, and for the remainder of the GTAA plan period, **a further 1 additional pitch is required**. This gives a total need for the whole GTAA plan period of 1 additional pitch.
- The County Borough is making a significant contribution to national renewable energy targets. The generating capacity within and immediately adjacent the refined SSA (north of Evanstown) is 65 MW (megawatts) which is considerably higher than the estimated capacity within the SSA of 31 MW.

4.5 Chapter 5 of the AMR provides a detailed analysis of the success of the plan to date against the monitoring indicators and factors in terms of delivering sustainable development.

Conclusions

4.6 There is no evidence to suggest there is a need for a full or partial review of the LDP at this time. Whilst the level of growth in some areas is slower than anticipated, evidence collected through the monitoring process clearly suggests that good progress is being made in the delivery of the majority of LDP targets, which must be seen as a positive. This may be attributed in part to the proactive approach the Council has taken to bringing forward its own land for development, accompanied by detailed development briefs, which considerably de-risks development for potential investors. Continued investment into the

local economy is required to stimulate the delivery of new employment land and mixed-use regeneration sites by taking a proactive approach with landowners and developers especially where development sites are in the Councils ownership and bring forward new schemes, masterplans and development briefs to facilitate development. The development which has taken place in the County Borough of Bridgend since the adoption of the LDP, together with the projected future investment from the public and private sector will ensure that the LDP is successfully delivered.

4.7 The findings of the Annual Monitoring Report for 2016 suggest that:

1. No full or partial review of the LDP is required at this time; and
2. The actions set out in the AMR will seek to address underperformance are implemented.

5. Effect upon Policy Framework & Procedure Rules

5.1 Following the adoption of the Bridgend LDP, the Council has a statutory obligation under section 76 of the Planning and Compulsory Purchase Act 2004 to produce an Annual Monitoring Report (AMR) to identify whether the policies identified in the monitoring process are being implemented successfully; and to consider the plan as a whole against all of the information gathered to determine whether a complete or partial review of the plan is necessary.

6. Equality Impact Assessment

6.1 There are no direct implications associated with this report. However, any future review of the policies and proposals contained within the Bridgend County Borough Local Development Plan will require an equalities impact assessment to be carried out.

7. Financial Implications

7.1 There are no immediate financial implications as a consequence of this report.

8. Recommendations

8.1 That Development Control Committee notes the report.

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Background documents

None.