

<b>Report to</b>	Planning Committee
<b>Date of meeting</b>	16th December 2020
<b>Lead Member / Officer</b>	Cllr M Young, Lead Member for Planning, Public Protection and Safer Communities
<b>Report author</b>	Karsten Brußk, Planning Officer
<b>Title</b>	Denbighshire Local Development Plan 2006 – 2021: Annual Monitoring Report 2020

## **1. What is the report about?**

- 1.1. This report is about the Denbighshire Local Development Plan 2006 – 2021 (LDP): Annual Monitoring Report (AMR) 2020.

## **2. What is the reason for making this report?**

- 2.1. To inform Members of the Planning Committee of progress with implementing the adopted Denbighshire Local Development Plan 2006 – 2021.

## **3. What are the Recommendations?**

- 3.1. That Members note the content of the AMR 2020, see Appendix 1, and are aware of its subsequent publication on the Denbighshire County Council website.

## **4. Report details**

- 4.1. The Council is duty bound to produce an Annual Monitoring Report (AMR) for the adopted Denbighshire Local Development Plan 2006 – 2021 (LDP) under the obligations of Section 76 of the Planning and Compulsory Purchase Act 2004 and Section 37 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005. Legal requirements include the submission of the finalised AMR to Welsh Government (WG) by the 31st of October each year and publication of the document on the Council's website.

- 4.2. Acknowledging the difficulties that local authorities and communities are facing in the current Covid19 pandemic, the Minister for Housing and Local Government wrote on the 7th of July 2020: "...I will not require Annual Monitoring Reports (AMR) to be submitted this October. I strongly encourage LPAs to continue with data collection, as this will help shape and inform policy and plan development. If LPAs wish to publish an AMR, they can of course do so. I will expect the next formal AMR submission in October 2021." (Copy of the letter is attached to AMR 2020 document in Appendix 4.)
- 4.3. The draft AMR 2020 was reported to the Strategic Planning Group meeting on the 25th October 2020 where following the document discussion it was proposed that the AMR should be reported to Planning Committee and published on the Council's website but not formally submitted to Welsh Government. The reasoning behind this approach is the lack of data and detailed information for every local policy and Sustainability Appraisal objective. All AMRs, which were produced for the adopted LDP, will however be part of the evidence base for the replacement LDP, and, hence, be part of the submission documents to the Planning Inspectorate and Welsh Government for examination at a later stage in the plan-making process.
- 4.4. The outbreak of the 'SARS-CoV-2' virus in March 2020 had a significant impact on the availability of data. Local authorities and national bodies have focussed all available resources on dealing with the pandemic rather than continuing 'business as usual'. Due to health and safety concerns, there were no field surveys carried out in April and May 2020.
- 4.5. Looking ahead to the 2021 AMR, it may even become more difficult to comply with the formal process and document submission because there could be prolonged gaps in recording all necessary information. The impact of the pandemic did not take full effect before the end of March 2020 which means that the majority of data for the current monitoring period was already collected and recorded by individual departments.
- 4.6. Compared with the results of previous years, there has not been a change in the overall performance of individual policies. Many 'under-performing' policies have previously been highlighted, and are linked to strategic elements of the Denbighshire Local Development Plan. These policies will continue to be

identified as ‘under-performing’, unless the Council successfully completes the LDP review process. Just like the policies contained in the LDP, the monitoring framework can only be changed as part of the LDP Review. Being able to align existing targets or objectives to new evidence and requirements will enable a better assessment of local policy performance.

4.7. Table 1: ‘Under-performing’ local policies

Local Policy	Comment
BSC 1 – Meeting the housing needs of the County.	As set out in the LDP Review Report (2017), the LDP Growth Strategy and delivery of market and affordable houses fails on the (mathematical) poor delivery of dwellings. Delivery targets were set on the basis of Welsh Government ‘Population and Household Projections’ that have been shown to be greatly over-estimated figures. The Draft Preferred Strategy for the next LDP 2018 – 2033 sets out an annual figure of 218 units; compared to 750 units for Period 3 in the adopted LDP.
BSC 4, 8, 9 – Increase the number of new affordable dwellings built in the County.	
BSC 10 – Meeting the needs of Gypsy and Travellers.	The Council carried out a Gypsy and Traveller Accommodation Needs Assessment (GTANA), which was approved by Welsh Government on the 28 <sup>th</sup> of March 2017. Following the refusal of planning permission for a residential site in

	<p>March 2020, there is still a need for sites for residential and transit use. A new Gypsy and Traveller Accommodation Needs Assessment (GTANA) must be carried out and submitted to WG. However, WG have advised that work cannot currently progress due to Covid-19 pandemic restrictions. Any needs identified will have to be addressed by the Council.</p>
<p>PSE 6, 8, 9 – Maintain and enhance the vitality and viability of town centres.</p>	<p>Planning Policy Wales, Edition 10 (2018) encourages local authorities to identify new regeneration initiatives and strategies to raise the vitality and viability of our town centres; looking beyond retail as the single form of land use. Local policy was however developed in 2009/10, before the severe decline of retail use. Policy review trigger is linked to vacancy rates of 15% or above for three consecutive years in any town centre. Planning can assist the reduction of vacant premises by considering alternative proposals that do not undermine local and national policy objectives.</p>

## 5. How does the decision contribute to the Corporate Priorities?

- 5.1. This item does not seek a decision. The adopted DCC Local Development Plan does however contribute towards the following Corporate Priorities through setting out where and how much new development will be taken place in the County up to 2021: Developing the local economy; Ensuring access to good quality housing; and Modernising the Council to deliver efficiencies and improve services for our customers.

## 6. What will it cost and how will it affect other services?

- 6.1. There are neither costs nor any effects on other services from noting the content of this report.

## **7. What are the main conclusions of the Well-being Impact Assessment?**

7.1. A Well-being Impact Assessment has not been carried out because no decision is sought on Council policy, strategy, work procedure or programme. Members are only being asked to note the content. The Annual Monitoring Report is a statistical document reflecting local policy performance as part of the adopted LDP.

## **8. What consultations have been carried out with Scrutiny and others?**

8.1. Members of the Strategic Planning Group discussed the Draft AMR 2020, and noted the content on the 25th October 2020.

## **9. Chief Finance Officer Statement**

9.1. There are no budget implications arising from the LDP Annual Monitoring Report of 2020

## **10. What risks are there and is there anything we can do to reduce them?**

10.1. There are no risks associated with noting the content of the AMR 2020.

## **11. Power to make the decision**

11.1. This report does not seek a decision. The statutory duty to produce an AMR is laid out in the Planning & Compulsory Purchase Act 2004, Section 76.

11.2. Part 7 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 sets out the requirement to submit the finalised AMR to Welsh Government.

11.3. Please note the Welsh Minister's letter, see AMR 2020 Appendix 4, regarding the cancellation of the requirement to submit the AMR 2020 to Welsh Government by the end of October 2020.