

Report to	Planning Committee
Date of meeting	8 th November 2023
Lead Member / Officer	Cllr W Mullen-James, Lead Member for Local Development and Planning
Head of Service	E Jones, Head of Planning, Public Protection and Countryside Services
Report author	K Brußk, Senior Planning Officer
Title	Local Development Plan 2006 – 2021: Annual Monitoring Report 2023

1. What is the report about?

- 1.1. This report is about the Denbighshire County Council (DCC) Local Development Plan (LDP) 2006 – 2021 Annual Monitoring Report (AMR) 2023, see Appendix 1.

2. What is the reason for making this report?

- 2.1. To provide Members of Planning Committee with information regarding the delivery of the adopted LDP; especially local policy performance.

3. What are the Recommendations?

- 3.1. That Members note the content of the AMR 2023.

4. Report details

- 4.1. Local Planning Authorities (LPAs) are duty bound to produce an AMR for their respective LDPs 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. Every AMR has

Mae'r ddogfen hon ar gael yn Gymraeg. This document is available in Welsh.

to be submitted to Welsh Government by the 31st October of each year and must be published on the Council's webpage.

- 4.2. AMRs are an important instrument to assess the achievement of LDP Objectives, performance of local policy as well as progress with delivering development on allocated sites. Monitoring frameworks are a fundamental part of the LDP and equally subject to an LDP examination. Besides monitoring local policy performance, AMRs also report on the impact of national policy changes on development in local areas.
- 4.3. The Denbighshire County Council (DCC) LDP 2006 – 2021 was adopted on the 4th June 2013. Although being beyond the plan period, Welsh Government (WG) confirmed in September 2020 that the adopted LDP remains relevant to decision making in Development Management and planning appeals until it is replaced by a new LDP; see 'Letter from Welsh Government' in DCC LDP AMR 2021 Appendix 1.
- 4.4. The Council has prepared AMRs since 2014. There is no significant change in local policy performance in comparison to previous monitoring periods. Local policies primarily need to be subject to 'review' where they are linked to strategic elements of the adopted LDP, for example, annual volume of housing delivery, or not in accordance with changes to national policy, for example, approach to town centre development. There is limited expectation that the performance of those local policies will change until the adopted LDP is superseded by the replacement LDP.
- 4.5. Table 1: Local policies to be reviewed based on performance.

Local Policy	Commentary
BSC 1 – Meet 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
BSC 4, BSC 8, BSC 9 – Increase the number of new affordable	'Population and Household Projections' that have been shown to be greatly over-estimated figures. The Preferred Strategy (May 2023) for the next LDP 2018 – 2033 sets out

Local Policy	Commentary
dwellings built in the County.	<p>an annual figure of 218 units; compared to 750 units for Period 3 in the adopted LDP.</p> <p>It must however be noted that the Council delivers affordable houses through a number of mechanisms other than the LDP. This includes, for example, the use of social housing grant for bringing empty homes back into use and working with our housing partners.</p>
BSC 10 – Meeting the needs of Gypsies and Travellers.	<p>The Council carried out a Gypsy and Traveller Accommodation Needs Assessment (GTANA), which was approved by Welsh Government on the 28th of March 2017. A new GTAA has been prepared and approved by the Council. It was submitted to Welsh Government at the end of 2021 and still awaits its approval.</p>
PSE 6, PSE 8, PSE9 – Maintain and enhance the vitality and viability of town centres.	<p>Future Wales – The National Plan 2040 (2021) and Planning Policy Wales, Edition 11 (2021) introduced a change in national policy regarding the principle of town centre development; addressing the decline in retail uses by strongly supporting complementary uses. Local policy was adopted in 2013, with a focus primarily on the protection of retail where an increase in non-retail uses was regarded as undesirable.</p>
BSC 5 – Deliver the Key Strategic Site.	<p>Outline planning permission expired in March 2021.</p>
BSC 7 – Houses in Multiple Occupation & Self-Contained Flats	<p>Three planning applications for the creation of HMOs were granted permission retrospectively in June 2022.</p>

Local Policy	Commentary
VOE 1 – Direct inappropriate development away from the flood plain	Planning permission was granted for a highly vulnerable development that did not meet all TAN15 tests; against advice from Natural Resources Wales.

4.6. In line with legal requirements, the DCC AMR 2023 will be submitted to WG by the 31st October 2023 and publicised on the Council's webpage.

5. How does the decision contribute to the Corporate Plan 2022 to 2027: The Denbighshire We Want?

5.1. This report does not seek a decision. It is an information item.

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 the AMR 2023.

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.

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

8.1. DCC LDP AMR 2023 was discussed with Members of the Strategic Planning Group on 11th September 2023. Members focussed on how to address local policy performance and provide suggestions to Officers for future local policy amendments. The content of the AMR 2023 was noted at the end of the discussion.

9. Chief Finance Officer Statement

9.1. This report is an information item.

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

10.1. There is no risk associated with noting the content of the AMR 2023.

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 and Section 37 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005.