



## COUNCIL - 11TH OCTOBER 2016

**SUBJECT: CAERPHILLY COUNTY BOROUGH LOCAL DEVELOPMENT PLAN UP TO 2021 – ANNUAL MONITORING REPORT 2016 (INCLUDING THE 2ND ANNUAL COMMUNITY INFRASTRUCTURE LEVY REPORT)**

**REPORT BY: CORPORATE DIRECTOR - COMMUNITIES**

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### 1. PURPOSE OF REPORT

- 1.1 For members to consider the findings and recommendations of the Caerphilly County Borough Local Development Plan 2016 Annual Monitoring Report (2016 Report).
- 1.2 To recommend that the 2016 Annual Monitoring Report be approved by Council.
- 1.3 To recommend that the 2016 Annual Monitoring Report be submitted to the Welsh Government (WG) by 31 October 2016, in order to satisfy the Council's statutory requirements.
- 1.4 For members to formally withdraw the Replacement Deposit LDP in line with the requirements of Regulation 26 of the Town and Country Planning Local Development Plan (Wales) Regulations 2005 (as amended).
- 1.5 Glossary of terms used in this Report

LDP	Caerphilly County Borough Local Development Plan up to 2021 (Adopted November 2010)
WG	Welsh Government
SEA/SA 2016 Report	Strategic Environmental Assessment /Sustainability Appraisal Caerphilly County Borough Local Development Plan 2016 Annual Monitoring Report
2015 Report	Caerphilly County Borough Local Development Plan 2015 Annual Monitoring Report
CIL Replacement LDP	Community Infrastructure Levy Deposit Replacement Caerphilly County Borough Local Development Plan up to 2031
Local Councils LDP Regulations	Town and Community Councils Town and Country Planning Local Development Plan (Wales) Regulations 2005 (as amended).

### 2. SUMMARY

- 2.1 It is a statutory requirement that the Council submits an Annual Monitoring Report to the WG that monitors whether or not the LDP is being implemented successfully. The overall purpose of the AMR is to identify whether the LDP Strategy, or any the Strategy Policies are not being implemented and if they are not identify steps to rectify this.
- 2.2 This is the fifth AMR to be prepared for Caerphilly County Borough Local Development Plan up to 2021 (LDP) and it monitors the period from 1st April 2015 to 31st March 2016. The Council is required to submit the 2016 AMR to WG by the 31st October 2016.

- 2.3 An overview of the data for the 2016 monitoring period provides an interesting insight into the implementation of the LDP over the last year. Of particular note for 2016 is the following:
- The annual house building rate dropped sharply this year to 187, from 414 in the 2015 Report.
  - The housing land supply figure reduced from 1.9 years in the 2015 Report to the current position of 1.5 years (using the WG preferred method of calculation – the residual method).
  - Average house price for the county borough rose 13% from £98,881 in 2015 to the current figure of £111,890.
  - The annual unemployment rate went down from 8.6% to 6.5%.
  - The number of residents in employment rose from 76,600 to 79,500.
  - 12.89 hectares of employment land was developed.
  - Vacancy rates in the principal towns reduced, with the exception of Caerphilly which remained the same.
  - Footfall in Bargoed and Blackwood fell but this was due to issues with the footfall counters in these areas, specifically periods where the cameras were out of operation. Footfall in Caerphilly dropped by 5% on last year.
  - Customer satisfaction with the country parks increased from 83% to 85% whilst visitor numbers increased by just under 200,000 to 1,157,704 visitors.
- 2.4 The 2016 Report also includes the annual monitoring statement for the Council's implementation of its Community Infrastructure Levy. This is the second year the AMR Report has included this. The 2016 CIL Monitoring identified that just over £39,000 had been collected in CIL revenue, whilst just under £5,900 had been passed to the Town and Community Councils (Local Councils) and just under £2,000 has been used to cover the costs of preparing and implementing CIL. Just over £31,000 remains in the CIL pot to assist in funding appropriate infrastructure.
- 2.5 The 2016 Report concludes that the plan continues to have positive effects on the overall environment and that substantial progress continues to be made in implementing the vast majority of the LDP and recommends the following actions:
- Substantial progress should continue to be made in the delivery of the Adopted Development Plan which is realising positive benefits to the environment.
  - The Council should seek to progress the early preparation of the Strategic Development Plan for the Cardiff Capital Region in partnership with other local planning authorities within the region.
  - The Council will need to address the shortfall in the five year housing land supply through proactive action as follows:
    - Consider proposals for new residential development on their relative planning merits on a site-by-site basis and have due regard for the need to increase the housing land supply in line with national planning policy and guidance;
    - Lobby Welsh Government to establish funding mechanisms to incentivise sites in low viability areas and promote remediation of suitable brownfield sites for development;
    - Utilise the Model For Increasing Affordable Housing Provision (agreed by Cabinet on 21<sup>st</sup> January 2015) to bring forward Council owned sites with viability issues;
    - Lobby the Welsh Government to make changes in respect of the housing land availability process.

### **Update on the withdrawal of the Deposit Replacement LDP**

- 2.6 In line with the Council Resolution of 19 July 2016, the Leader, together with the Cabinet Member for Planning & Regeneration, the AM for Caerphilly, the Chief Executive Officer and the Corporate Director Communities held a meeting with the Welsh Government Minister and senior civil servants on 28 September 2016. The aim of the meeting was as follows:

- To seek Ministerial approval for the withdrawal of the Deposit Replacement LDP and seek agreement for the early commencement of the preparation of a Strategic Development Plan (SDP);
- To discuss issues surrounding the five-year housing land supply and lobby the WG to amend Technical Advice Note 1 Joint Housing Land Availability Studies;
- To discuss possible funding sources to incentivise brownfield development and the development of sites in less viable areas.

2.7 It was confirmed at the meeting that Ministerial approval for plan withdrawal is not presently a requirement of the LDP Regulations and that the decision to withdraw the Replacement LDP is a matter for the Council to determine. No formal objection was raised by the Welsh Government Minister to the proposed withdrawal of the plan, although concerns were raised regarding the Council's exposure to planning through appeal during this period.

2.8 With regard to the five-year land supply and possible funding to incentivise brownfield development and development in less viable areas, it was agreed that a further meeting be scheduled between the Corporate Director Communities and senior civil servants from the Welsh Government to discuss the issues further.

2.9 In order to ensure the LDP Regulations are complied with, the Council is now required to pass an explicit resolution to formally withdraw the Replacement LDP. The plan will then be withdrawn in line with the requirements of Regulation 26 of Town and Country Planning Local Development Plan (Wales) Regulations 2005 (as amended).

### **3. LINKS TO STRATEGY**

3.1 The Council has a statutory duty to prepare and review a Local Development Plan for its area to provide the policy framework for the development and use of land within the County Borough. On 23 November 2010, the Council formally adopted the Caerphilly County Borough Local Development Plan up to 2021(LDP) and has since been monitoring the progress of the plan through its Annual Monitoring Report (AMR).

3.2 The submission of the 2016 Report to WG is a statutory procedure associated with the Adopted LDP. The LDP has, through its preparation, incorporated the Council's land use objectives and the AMR monitors whether the LDP, and therefore the Council's Land Use Objectives, are being successfully implemented.

### **4. THE REPORT**

#### **Background**

4.1 The Council formally adopted the Caerphilly County Borough Local Development Plan (LDP) on the 23 November 2010. Following the adoption of its LDP, 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. Further, 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. The 2016 Report monitors the period from 1st April 2015 to 31st March 2016 and it is required to be submitted to WG by the 31st October 2015.

4.2 The 2016 Report once again considers whether the Development Strategy that underpins the LDP remains valid; and 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 until such time as a replacement LDP is adopted.

- 4.3 It is important to note that consideration of the findings of the 2013 AMR in October 2013, led to the commencement of the review of the LDP. Consultation on the Preferred and Alternative Strategies for the Replacement LDP was undertaken at the beginning of 2015 and the Deposit Replacement LDP was the subject of formal consultation between 11 February and 22 April 2016. On 19<sup>th</sup> July 2016, the Council resolved to withdraw the Replacement LDP (subject to Ministerial approval) and seek support for the early preparation of the Strategic Development Plan (SDP) for the Cardiff Capital Region.
- 4.4 In line with this resolution, the Leader, together with the Cabinet Member for Planning & Regeneration, the AM for Caerphilly, the Chief Executive Officer and the Corporate Director Communities held a meeting with the Welsh Government Minister and senior civil servants on 28 September 2016. The aim of the meeting was as follows:
- To seek Ministerial approval for the withdrawal of the Deposit Replacement LDP and seek agreement for the early commencement of the preparation of a Strategic Development Plan (SDP);
  - To discuss issues surrounding the five-year housing land supply and lobby the WG to amend Technical Advice Note 1 Joint Housing Land Availability Studies;
  - To discuss possible funding sources to incentivise brownfield development and the development of sites in less viable areas.
- 4.5 It was confirmed at the meeting that Ministerial approval for plan withdrawal is not presently a requirement of the LDP Regulations and that the decision to withdraw the Replacement LDP is a matter for the Council to determine. No formal objection was raised by the Welsh Government Minister to the proposed withdrawal of the plan although concerns were raised regarding the Council's exposure to planning through appeal during this period. With regard to the five-year land supply and possible funding to incentivise brownfield development and development in less viable areas, it was agreed that a further meeting be scheduled between the Corporate Director Communities and senior civil servants from the Welsh Government to discuss the issues further.
- 4.6 In order to ensure that the LDP Regulations are complied with, the Council is now required to pass an explicit resolution to formally withdraw the Replacement LDP. The plan will then be withdrawn in line with the requirements or Regulation 26 of the Town and Country Planning Local Development Plan (Wales) Regulations 2005 (as amended).

### **Annual Monitoring Requirements**

- 4.7 The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) and the LDP Manual Edition 2 (available on the WG web site) specify what the 2016 AMR is required to include as follows:
- An Executive Summary.
  - 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 Appendix 18).
  - LDP Monitoring based on the LDP Monitoring Framework (LDP Appendix 19).
  - Statutory Indicators.
  - Recommendations on the course of action in respect of policies and the LDP as a whole.
- 4.8 Copies of the full 2016 AMR entitled "Caerphilly County Borough LDP Annual Monitoring Report 2016" together with the background statistical tables have been placed in the resource library for members' information.

### **Report of Findings**

#### **Changes in National, Regional and Local Policy Context**

- 4.9 Changes in the policy context for the plan would have been addressed by the Replacement LDP in due course. However the Council's resolution to withdraw the Replacement LDP

means that policy changes from 2014 to 2016 now need to be considered through the 2016 AMR process.

4.10 Four technical advice notes have been amended/introduced during this period as follows:

- Revision of Technical Advice Note 21: Waste, February 2014.
- Technical Advice Note 23: Economic Development, February 2014.
- Revision of Technical Advice Note 1: Joint Housing Land Availability Studies (JHLAS), January 2015.
- Revision of Technical Advice Note 12: Design, March 2016.

4.11 In general, the changes in guidance relate to the plan preparation process and therefore they do not impact on the monitoring of the adopted LDP. However the revision of TAN 1 in 2015 has had a significant impact on monitoring the implementation of the plan. Specifically, TAN 1 has been revised to indicate that the only method to be used to calculate the annual housing land supply figure is the residual method. Perversely, this method realises low housing land availability during periods of low building rates, such as those associated with the economic downturn. Previously, TAN 1 included the ability to use the past building rates method (which uses an averaged past house build rate to calculate the 5-year land supply). By contrast the past building rates method does not, by nature, realise reduced land availability levels. It should be noted that whilst the county borough has not had a 5-year land supply using the residual method since the 2012 AMR Report (the level now stands at 1.9 years) using the past building rate method the land supply only dropped below 5 years in 2015 and is only just below the 5-year level at 4.5 years in 2016. This issue was raised at the Ministerial meeting and will continue to be discussed in further detail with senior civil servants.

#### The Planning (Wales) Act, July 2015

4.12 The Act was published following a review of the planning system in Wales and includes 6 key issues:

- Provision for the preparation of a National Development Framework (NDF);
- Provision to designate strategic planning areas within which a Strategic Development Plan (SDP) will be required to be prepared;
- Requirement for local authorities to consider a review of their plans upon publication of the NDF or SDP;
- Requirement for pre-application engagement for planning applications;
- Provision for applications to be submitted directly to WG in certain circumstances;
- Introduction of trigger events that prevent the registration of Town or Village Green, including where allocated in a development plan.

4.13 These changes do not directly affect the Adopted Plan. However, as part of the resolution to withdraw the Replacement LDP, the Council will seek the early preparation of the SDP for the Cardiff Capital Region.

#### Local Development Plan Manual (LDP Manual): Edition 2, August 2015

4.14 The changes to the LDP Manual are largely to include the provisions of the Planning Wales Act 2015. However the revised Manual has reduced the number of national indicators that the WG requires to be monitored through the AMR from 10 to 4, all of which form part of the existing monitoring framework for the Adopted LDP in any event.

#### Planning Policy Wales (PPW): Edition 8, January 2016

4.15 PPW has been the subject of a number of revisions since 2014. Overall the changes do not impact directly on the monitoring of the Adopted LDP.

4.16 The following Acts were also enacted during the monitoring period but have not had opportunity to affect the Adopted LDP:

### Well-Being of Future Generations (Wales) Act 2015

- 4.17 This Act was enacted in July 2015. Whilst this is within the monitoring period, the Act provisions did not take effect until 1 April 2016, which is outside the monitoring period. This Act will, therefore, be reviewed as part of the 2017 AMR Report.

### Environment (Wales) Act 2016

- 4.18 This Act was enacted on 22 March 2016 that, whilst being within the monitoring period, is so late in the period that it is not likely to have been a factor in the implementation of the plan during the period. As a result this Act will be reviewed as part of the 2017 Report.
- 4.19 In addition to the changing national policy context outlined above, there have been significant changes to the regional context for LDPs over the period. In June 2015 the Cabinet agreed to support the development of a plan for the City Deal and in March 2016 the council signed the City Deal agreement, along with the other 9 local authorities, the First Minister for Wales and the Chief Secretary to the Treasury. This agreement sets out the participation of the 10 local authorities in the creation of a Strategic Development Plan for the Cardiff Capital Region. As part of its resolution to seek the withdrawal of the Replacement LDP the council also resolved to seek the early preparation of the SDP and this will be a subject of discussion at the Ministerial meeting scheduled for 28 September 2016.
- 4.20 In due course the SDP will form a part of the statutory development plan framework for the area and will address strategic issues associated with, amongst other things, transport, housing and employment. When the SDP is formally published the Council will need to consider whether a review of the Adopted LDP is required in order to ensure that the LDP is in accordance with the SDP.

### Local Considerations

- 4.21 The 2013 AMR recommended that an early review be instigated in light of the following significant local considerations. Specifically:
- The lack of a five-year housing land supply is a matter of concern that needs to be addressed, as the evidence available indicates that it is unlikely that this position will improve in the next few years; and
  - The need to identify suitable sites for new schools as a consequence of the Council's ambitious school rationalisation programme.
- 4.22 The Deposit Replacement LDP was the subject of formal consultation between 11 February and 22 April 2016. On the 19 July 2016 the Council resolved that for the reasons contained in the Council Report, that:-
- Option 2 for progressing work on the development plan for Caerphilly County Borough as set out in paragraph 4.50 of the report be approved;
  - the Council seek further discussions with WG and local authorities within the Cardiff Capital Region regarding the possible development of a Strategic Development Plan;
  - subject to Ministerial Approval, the Deposit Replacement Caerphilly County Borough Local Development Plan up to 2031 be formally withdrawn;
  - the Council seek an urgent meeting with the WG Minister to advise on the intention to withdraw the Deposit Replacement LDP, seek support for the preparation of the SDP as a matter of urgency and discuss the importance of Welsh Government funding to help unlock the remaining brownfield sites across the county borough;
  - Welsh Government is formally requested to remove the aggregated formula used in the calculation of the 5 year housing land supply.
- 4.23 Paragraphs 4.4 to 4.7 of this report provide an overview of the issues discussed at the Ministerial meeting

### **Strategic Environmental Assessment/Sustainability Appraisal Monitoring**

- 4.24 The Strategic Environmental Assessment Directive requires local authorities to undertake Strategic Environmental Assessment (SEA) as part of the preparation of the LDP. In addition to this the LDP Regulations requires a Sustainability Appraisal (SA) to be undertaken. In preparing the LDP the council undertook joint SEA and SA and produced and published its SEA/SA Report in conjunction with the LDP.
- 4.25 The SEA Directive also requires that the council monitor the state of the environment through monitoring the sustainability objectives set out in the SEA/SA Report. This forms an integral part of the AMR and is contained in Section 4.

### **LDP Policy Monitoring**

- 4.26 The LDP Monitoring considers each of the 22 Strategy Policies against the LDP Monitoring Framework to identify whether the policies are being effective and to identify any policies that are not being implemented.
- 4.27 An overview of the LDP Monitoring Data for the 2016 AMR period provides an interesting insight into the implementation of the LDP over the past 12 months. Of particular note for 2016 is the following:
- The annual house building rate dropped sharply this year to 187, from 414 in the 2015 Report.
  - The housing land supply figure reduced from 1.9 years in the 2015 Report to the current position of 1.5 years (using the WG preferred method of calculation – the residual method).
  - Average house price for the county borough rose 13% from £98,881 in 2015 to the current figure of £111,890.
  - The annual unemployment rate went down from 8.6% to 6.5%.
  - The number of residents in employment rose from 76,600 to 79,500.
  - 12.89 hectares of employment land was developed.
  - Vacancy rates in the principal towns reduced, with the exception of Caerphilly which remained the same.
  - Footfall in Bargoed and Blackwood fell but this was due to issues with the footfall counters in these areas, specifically periods where the cameras were out of operation. Footfall in Caerphilly dropped by 5% on last year.
  - Customer satisfaction with the country parks increased from 83% to 85% whilst visitor numbers increased by just under 200,000 to 1,157,704 visitors.
- 4.28 Notably the 2016 Report identifies that the housing land availability figure has fallen further to 1.5 years, significantly below the 5-year housing land supply. Where the land supply is less than 5 years, TAN 1 requires local authorities to take steps to increase the supply of housing land, which may include reviewing the development plan, releasing land in its ownership, expediting planning applications or securing the provision of infrastructure to release constrained sites.
- 4.29 Following the meeting held on 28 September 2016 the Council will now formally withdraw the Replacement LDP. Therefore, reviewing the plan is no longer an option to address this issue in the short to medium term. Whilst the issue of the five-year land supply was also discussed at the meeting, a further meeting between the Corporate Director Communities and senior civil servants from the Welsh Government is scheduled to discuss the issues further.
- 4.30 It is evident from the decisions of The Planning Inspectorate and Welsh Government that the housing land supply will be a material consideration in the determination of planning applications. The Council is already addressing this matter through the release of public sector land in the short term, such as Pontllanfraith House, and over the longer term total housing numbers and their land locations will need to be considered over a regional footprint via the SDP and the associated LDPs that will underpin it.

- 4.31 Overall the LDP Monitoring finds that broadly speaking the plan is being implemented within acceptable parameters, except for the single issue of housing delivery.

#### **Statutory (Mandatory) Indicators**

- 4.32 LDP Manual: Edition 2 has revised the number of statutory or mandatory indicators from the original 10, to just 4. There are also 2 statutory indicators required through TAN1: Joint Housing Land Availability Studies, which remain unchanged. Appendix 1 to this report sets out the plans performance against those monitoring figures that are required by WG.

#### **Community Infrastructure Levy – 2<sup>nd</sup> Annual Report**

- 4.33 The Community Infrastructure Levy CIL was introduced in Caerphilly County Borough on 1 July 2014. It is a mandatory charge that is levied against all new qualifying development.
- 4.34 In order to ensure that the implementation of the Community Infrastructure Levy is open and transparent, the Council must prepare an annual report on CIL. The 2016 AMR Report also comprises the 2<sup>nd</sup> Annual Community Infrastructure Levy Report (CIL Report).
- 4.35 The CIL Report must be published on the Council's website by 31 December each year, for the previous financial year, i.e. in this instance for the reporting period 1 April 2015 to 31 March 2016.
- 4.36 During the monitoring period a total £39,046.14 was received in CIL payments. In accordance with the CIL Regulations a total of £4,826.78 was passed to the three Community Councils (Local Councils) within which CIL receipts had been received and a further £1,952.31 was used to cover the costs of the preparation and implementation of the CIL. Total expenditure for the year was £6,779.08 and a further £1,030.13 has been retained for areas not covered by a Town or Community Council. The amount available in the CIL pot for assisting in the delivery of the infrastructure in accordance with the development plan is £31,236.92.
- 4.37 Bids for infrastructure funding from CIL will be considered and recommendations on what bids should receive funding will be reported to Council as part of the 2017/2018 budget considerations later in 2016. The 2017 Report will include details of all CIL spend for that year, as well as further income and expenditures.
- 4.38 The Regulations also require all Local Councils in receipt of CIL revenue to prepare annual reports on their CIL income and expenditure. As CIL revenue was only beginning to be received during this monitoring period, the Local Councils have only recently received their relative payments, which is outside the current monitoring period. As such Local Councils will need to prepare their CIL Reports for inclusion in the 2017 AMR Report.

#### **AMR Conclusions and Recommendations**

- 4.39 Overall the LDP Monitoring finds that generally the plan is being implemented within acceptable parameters, except for the single issue of housing delivery. Viability continues to be an issue in overall house building and this has an adverse impact on the levels of affordable housing being delivered through the planning system.
- 4.40 The lack of a 5-year land supply is a matter of concern that needs to be addressed, as the available evidence indicates that it is unlikely that this position will improve in the next few years. The Council will need to take action to try to secure the proper implementation of the LDP Policies to comply with the requirements of TAN1.
- 4.41 Therefore, the AMR makes the following recommendations:

- R1 Substantial progress should continue to be made in the delivery of the Adopted Development Plan, which is realising benefits to the environment.**
- R2 The Council seek to progress the early preparation of the Strategic Development Plan for the Cardiff Capital Region in partnership with other local planning authorities within the region.**
- R3 The Council will need to address the shortfall in the five year housing land supply through proactive action as follows:**
- **Consider proposals for new residential development on their relative planning merits on a site-by-site basis and have due regard for the need to increase the housing land supply in line with national planning policy and guidance;**
  - **Lobby Welsh Government to establish funding mechanisms to incentivise sites in low viability areas and promote remediation of suitable brownfield sites for development;**
  - **Utilise the Model For Increasing Affordable Housing Provision (agreed by Cabinet on 21st January 2015) to bring forward Council owned sites with viability issues;**
  - **Lobby the Welsh Government to make changes in respect of the housing land availability process.**

## **5. EQUALITIES IMPLICATIONS**

- 5.1 There are no direct implications associated with this report. However any future review of policies and proposals contained within the LDP will require an equalities impact assessment to be carried out.

## **6 FINANCIAL IMPLICATIONS**

- 6.1 There are no new financial implications as a consequence of this report.

## **7. PERSONNEL IMPLICATIONS**

- 7.1 There are no direct personnel implications as a result of this report.

## **8. CONSULTATIONS**

- 8.1 All comments have been taken into account in the Committee Report.

## **9. RECOMMENDATIONS**

- 9.1 To consider and note the findings of the 2016 Annual Monitoring Report and the implications of the recommendations contained therein.
- 9.2 To recommend to Council that the 2016 Annual Monitoring Report (Including the 2<sup>nd</sup> Annual CIL Report) be submitted to the Welsh Government before the deadline of 31 October 2016.
- 9.3 To recommend to Council that the Replacement Deposit LDP be formally withdrawn, in line with the requirements of Regulation 26 of the Town and Country Planning Local Development Plan (Wales) Regulations 2005 (as amended).

## **10. REASONS FOR THE RECOMMENDATIONS**

- 10.1 To comply with the requirements of the Planning and Compulsory Purchase Act 2004, the LDP Wales Regulations 2005 and the SEA Directive.

- 10.2 To comply with the requirements of the Planning and Compulsory Purchase Act 2004, the LDP Wales Regulations 2005 and the SEA Directive.
- 10.3 To comply with the requirements of the Town and Country Planning Local Development Plan (Wales) Regulations 2005 (as amended) by which the plan will be withdrawn.

## **11. STATUTORY POWER**

- 11.1 The Planning and Compulsory Purchase Act 2004 requires the Council to prepare and keep under review a Local Development Plan for the County Borough to act as a single framework for the control and use of land within its administrative boundary.
- 11.2 The Local Government Act 1998. The Local Government Act 2003. The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005.

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David Street, Corporate Director Social Services  
Gail Williams, Interim Head of Legal and Monitoring Officer  
Tim Stephens, Development Control Manager

### Background Papers:

Caerphilly County Borough LDP Annual Monitoring Report 2016

*[made available in the resource library]*

Caerphilly County Borough LDP Annual Monitoring Report 2016 – Background Tables

*[made available in the resource library]*