



## CABINET – 30TH SEPTEMBER 2015

**SUBJECT: LOCAL DEVELOPMENT PLAN 2015 ANNUAL MONITORING REPORT**

**REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND SECTION 151 OFFICER**

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- 1.1 The attached report was considered by the Regeneration and Environment Scrutiny Committee on 15th September 2015, prior to its presentation to Cabinet and thereafter Council. It outlines the findings and recommendations of the Caerphilly County Borough Local Development Plan (LDP) 2015 Annual Monitoring Report (AMR).
- 1.2 Members were asked to note the overview of the LDP Monitoring Data for the 2015 AMR, which provides an oversight into the implementation of the LDP over the monitoring period. For the first time, the AMR also provides information on the implementation of the Community Infrastructure Levy (CIL), which was introduced on 1st July 2014. Due to this recent introduction, only planning applications approved after that date would be CIL liable and only those that have commenced on site would have generated income. Therefore no income was raised in the monitoring period 1st April 2014 to 31st March 2015 and consequently no schemes have been undertaken.
- 1.3 The 2015 AMR concludes that substantial progress has been made in implementing the LDP up to 2021. However, the 2013 AMR triggered the first review of the LDP in October 2013 as a result of these findings, and these issues remain the same for the 2015 AMR. The lack of a five-year supply is a matter of concern that needs to be addressed, as evidence indicates that it is unlikely that this position will improve in the next few years. There could be a need to release limited greenfield sites in the short term to address the supply issue. The review of the LDP will further address the land supply issue through the allocation of sites that are capable of being delivered in viable parts of the county borough.
- 1.4 The 2015 Annual Monitoring Report recommendations are as follows:-
  - R1 The 2015 Annual Monitoring Plan has indicated that substantial progress has been made over the plan period in implementing the Caerphilly County Borough Local Development Plan up to 2021.
  - R2 The 2015 Annual Monitoring Report has indicated that there is a continuing need to release limited greenfield sites in the short term to address the lack of a five year housing land supply.
- 1.5 During the course of the debate, discussion took place in respect of the use of those brownfield sites previously identified for development, prior to the consideration of any future greenfield allocations. Alternative sources of land supply were also suggested by Members. Officers outlined the reasons why the brownfield sites identified were not currently a feasible source of land supply, and gave assurances that all potential releases would be determined on their individual merit following a detailed assessment of the sites against the Caerphilly County Borough Local Development Plan and taking into account all other planning and material considerations.

1.6 Following discussion on the content of the report, Members considered and noted the findings of the 2015 Annual Monitoring Report and the implications of the recommendations detailed therein. By a show of hands and the majority present (and in noting there were 3 against) the Regeneration and Environment Scrutiny Committee recommended to Cabinet (and thereafter Council) that:-

- (i) the findings of the 2015 Annual Monitoring Report and the implications of the recommendations contained therein be noted;
- (ii) the 2015 Annual Monitoring Report be approved;
- (iii) the 2015 Annual Monitoring Report be submitted to the Welsh Government before the deadline of 31st October 2015.

1.7 Members are asked to consider these recommendations.

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Appendices:

Appendix 1 Report to Regeneration and Environment Scrutiny Committee on 15th September 2015 – Agenda Item 8