



COUNCIL - 10TH OCTOBER 2017

SUBJECT: CAERPHILLY COUNTY BOROUGH LOCAL DEVELOPMENT PLAN UP TO 2021 – ANNUAL MONITORING REPORT 2017 (INCLUDING THE 3RD ANNUAL COMMUNITY INFRASTRUCTURE LEVY REPORT)

REPORT BY: CORPORATE DIRECTOR - COMMUNITIES

1. PURPOSE OF REPORT

- 1.1 For members to consider the findings and recommendations of the Caerphilly County Borough Local Development Plan 2017 Annual Monitoring Report.
- 1.2 To recommend that the 2017 Annual Monitoring Report be approved by Council.
- 1.3 To recommend that the 2017 Annual Monitoring Report be submitted to the Welsh Government (WG) by 31 October 2017, in order to satisfy the Council's statutory requirements.
- 1.4 Glossary of terms used in this Report

LDP	Caerphilly County Borough Local Development Plan 2010 up to 2021(Adopted 2010)
CCBC	Caerphilly County Borough Council
AMR	Annual Monitoring Report
WG	Welsh Government
Regional Cabinet	City Region Joint Cabinet
CIL	Community Infrastructure Levy
Local Councils	Town Councils and/or Community Councils
Well Being Act	Well-Being of Future Generations (Wales) Act 2015
Environment Act	Environment Wales Act 2016
HE Act	Historic Environment (Wales) Act 2016
LB	Listed Building
SAM	Scheduled Ancient Monument
PPW	Planning Policy Wales
TAN 24	Technical Advice Note 24: The Historic Environment
TAN 4	Technical Advice Note 4: Retailing and Town Centres
SDP	Strategic Development Plan
JHLAS	Joint Housing Land Availability Studies
TAN 21	Technical Advice Note 21: Waste
MTAN	Minerals Technical Advice Note
MW	Megawatts
TAN 8	Technical Advice Note 8: Renewable Energy
SEWSPG	South East Wales Strategic Planning Group

2. SUMMARY

- 2.1 It is a statutory requirement that the Council submits an Annual Monitoring Report to the Welsh Government (WG) that monitors whether or not the Caerphilly County Borough Local Development Plan up to 2021 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 sixth Annual Monitoring Report to be prepared for Caerphilly County Borough Local Development Plan up to 2021 (LDP) and it monitors the period from 1st April 2016 to 31st March 2017. The Council is required to submit the 2017 Annual Monitoring Report to WG by the 31st October 2017.
- 2.3 An overview of the data for the 2017 monitoring period provides an interesting insight into the implementation of the LDP over the last year. Of particular note for 2017 is the following:
- The annual house building rate in this AMR dropped sharply from 414 to 187 (based on 2016 Joint Housing Land Availability Study figures).
 - The housing land supply figure was 1.5 years. It should be noted that the AMR uses the data from the previous year's JHLAS. Therefore, the 2017 AMR uses the 2016 JHLAS information that covers the period 1 April 2015 to 31 March 2016. *[NB the 2017 JHLAS has now been agreed and the housing land supply has risen to 2.1 years. However, this is still well below the 5-year requirement. This figure will be reflected in the 2018 AMR Report]*
 - Average house price for the county borough rose a further 9% from £111,890 to £121,879.
 - The annual unemployment rate went down from 8.6% to 6.5%.
 - The number of residents in employment rose again from 79,500 to 82,100.
 - 7 hectares of employment land was developed (at Hawtin Park and Western Industrial Estate Caerphilly)
 - Of the principal town centres only Blackwood realised a reduction in vacancy rate from 12.4% to 11.2%, whilst Caerphilly (9%) and Ystrad Mynach (7.8%) remained the same. Risca increased to 12% and Bargoed rose to 21.5% from 20.6%.
 - Footfall in Caerphilly decreased by 90,000, whilst footfall increased in both Bargoed (209,000) and Blackwood (440,000), although the large increase in Blackwood is partly because of failing counters affecting the 2016 AMR figure.
 - Customer satisfaction with the country parks increased from 85% to 87% whilst visitor numbers increased by just over 400,000 to 1,565,016 visitors
- 2.4 The 2017 AMR also includes the annual monitoring statement for the Council's implementation of its Community Infrastructure Levy. This is the third year the AMR Report has included this. The 2017 CIL Monitoring identified that just over £228,000 had been collected in CIL revenue, whilst just under £31,000 had been passed to the Town and Community Councils (Local Councils) and a little over £11,000 has been used to cover the costs of preparing and implementing CIL. Just under £215,000 remains in the CIL pot to assist in funding appropriate infrastructure.
- 2.5 The pressure for the Council to commence work on a Replacement LDP is strengthening, given:
- There is a statutory requirement to move to review after four years;
 - The passage of time since the 2013 AMR identified the need to prepare a new plan;
 - The increasing risk that the county borough will not have development plan coverage post 2021;
 - The urgent need to increase the housing land supply; and
 - The likelihood of further unplanned development being allowed on appeal in the short term.

- 2.6 Work on a Strategic Development Plan is more advanced in South East Wales than in other parts of Wales. An options report has been prepared by South East Wales Strategic Planning Group (SEWSPG), and officers are of the unanimous view that the preparation of a statutory Strategic Development Plan (SDP) is necessary to shape the region's future growth. This options report is expected to be considered by the City Region Joint Cabinet (Regional Cabinet) before the end of the year, when a formal decision in respect of the preparation (or otherwise) of the Strategic Development Plan will be made.
- 2.7 The White Paper on Local Government Reform is expected to be published on 31st January 2018, which is expected to mandate strategic planning on a regional footprint i.e. Cardiff Capital Region. It is inevitable in the longer term therefore that strategic planning will be undertaken on a regional basis.
- 2.8 In the absence of a decision to commence work on the SDP, the issue of whether the Council should embark on the preparation of a further Replacement LDP still remains to be considered. The Regional Cabinet will consider and decide whether a SDP will be prepared for the Cardiff Capital Region by the end of the year. Following the decision a further report will be presented to council to either outline the preparation process for the SDP, if approved, or to consider options in respect of reviewing the Adopted LDP if the decision is taken not to pursue a SDP.
- 2.9 The 2017 Annual Monitoring Report concludes and recommends that:
- Substantial progress should continue to be made in the delivery of the majority of the Adopted Development Plan, which is realising benefits to the environment.
 - The Council continue to seek the preparation of the Strategic Development Plan for the Cardiff Capital Region.
 - The Council will need to continue to address the shortfall in the five year housing land supply through proactive action, including:
 - To 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;
 - To lobby Welsh Government to establish funding mechanisms to incentivise sites in low viability areas and promote remediation of suitable brownfield sites for development;
 - To utilise the innovative funding model to bring forward Council owned sites with viability issues;
 - To lobby the Welsh Government to make changes in respect of the housing land availability process.
 - A further report is presented to council, following consideration of the SDP by the Regional Cabinet, to consider our approach to the need to review the LDP.

3. LINKS TO STRATEGY

- 3.1 The Well-being of Future Generations Act (Wales) 2015 comprises seven well being goals as follows:
- A prosperous Wales
 - A resilient Wales
 - A healthier Wales
 - A more equal Wales
 - A Wales of cohesive communities
 - A Wales of vibrant culture and thriving Welsh language
 - A globally responsible Wales

- 3.2 Sustainable Development has been at the heart of the planning system, its policies and practices since the introduction of Planning Policy Wales in 2002. Therefore the seven well being goals and five governance principles of the Act are already enshrined in the Caerphilly County Borough Local Development Plan up to 2021 through the plan preparation process and implemented when decisions on planning applications are made. The LDP embodies the land-use proposals and policies of the Council and will contribute to the Well-being Goals within the Well-being of Future Generations Act (Wales) 2015.
- 3.3 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).
- 3.4 The submission of the 2017 AMR 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 Welsh Government (WG). The 2017 AMR monitors the period from 1st April 2016 to 31st March 2017 and it is required to be submitted to WG by the 31st October 2017.
- 4.2 The 2017 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 prepared and adopted.

Annual Monitoring Requirements

- 4.3 The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) and the LDP Manual Edition 2 specify that the 2017 AMR is required to include the following:
- An Executive Summary.
 - A review of changes to national and regional policy and guidance and their implications for the LDP.
 - The SEA/SA Monitoring based on the SEA/SA Monitoring Framework (LDP Appendix 18).
 - The LDP Monitoring based on the LDP Monitoring Framework (LDP Appendix 19).
 - The required Statutory Indicators.
 - The recommendations on the course of action in respect of policies and the LDP as a whole.
- 4.4 Copies of the full 2017 AMR entitled "Caerphilly County Borough LDP 6th Annual Monitoring Report 2017 (including the 3rd Annual CIL Report)" 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

- 4.5 External Changes need to be considered as part of the AMR and consideration be given to how external factors are impacting upon how the LDP policies are being implemented. These include changes to national policy or legislation; external conditions; and local considerations. There are 7 changes that are considered in the 2017 AMR.
- 4.6 Two technical advice notes have been amended/introduced during this period as follows:
- Technical Advice Note 24: The Historic Environment, May 2017
 - Revision of Technical Advice Note 4: Retail and Commercial Development , May 2017 2014
- 4.7 The Introduction of TAN 24 provides guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and listed building applications. It supplements the provisions set out in the Historic Environment (Wales) Act 2016. The Revision to TAN 4 revises the guidance in relation to WGs retail objectives.

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

- 4.8 The aim of the Well-being Act is to improve the social, economic, environmental and cultural well-being of Wales by changing the way local authorities and public bodies think, act and make decisions. The overall objective being to create a Wales where we want to live in both now and in the future. It sets out 7 goals, which public bodies must work together to achieve, the goals being:
- A prosperous Wales
 - A resilient Wales
 - A healthier Wales
 - A more equal Wales
 - A Wales of cohesive communities
 - A Wales of vibrant culture and thriving Welsh language
 - A globally responsible Wales.
- 4.9 The Well-Being Act also sets the duty of public bodies to ensure all that they do is in accordance with the sustainable development principle (the needs of the present are met without compromising the ability of future generations to meet their own needs). In delivering the sustainable development principle the Well-Being Act sets out 5 elements required in decisions making, the elements being:
- Long Term
 - Prevention
 - Integration
 - Collaboration
 - Involvement.
- 4.10 Public bodies are required to be transparent in how they are applying the sustainable development principle and must prepare statements and plans that set out the relevant well-being objectives.
- 4.11 The Well-Being Act will have significant impacts upon the way that the local authority operates and works, which in turn has implications for how they are planned in the future. However, the Well-Being Act is not applied retrospectively to adopted development plans and, as such, will not have a direct impact on the implementation of the LDP. It should also be noted that

the LDP process includes the requirements for SEA and, together, the overall process of plan preparation ensures that the requirements of the Well-being Act have been taken into account in Adopted Plans. Whilst future plan preparation will require the process to be amended to demonstrate this transparently, the evidence and content of the LDP will remain largely unchanged, as plan preparation already addresses the Well-being Act requirements. Therefore, there are no implications arising from the Well-Being Act that would require any change to the adopted plan.

Environment (Wales) Act 2016

- 4.12 The Environment Act sets out legislation in respect of the environment and climate change. The principal issue within the Environment Act for the development plan is the requirement for local authorities to maintain and enhance biodiversity. The LDP sets out the policy framework that protects and seeks to enhance biodiversity throughout the county borough. As such the LDP already seeks to maintain and protect biodiversity and, as such, already meets this requirement.
- 4.13 There are no implications arising from the Environment Act that would require a change to the LDP.

Historic Environment (Wales) Act 2016

- 4.14 The Historic Environment (Wales) Act 2016 (HE Act), enacted on 21 March 2016, amends two existing pieces of legislation, namely the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The EH Act has 3 main aims:
- to give more effective protection to listed buildings and scheduled monuments;
 - to improve the sustainable management of the historic environment; and
 - to introduce greater transparency and accountability into decisions taken on the historic environment.
- 4.15 The key implication for the LDP would be giving more protection to Listed Buildings (LB) and Scheduled Ancient Monuments (SAM). The LDP relies largely on national guidance in respect of the historic environment and, as such, these changes will not have a significant impact on the LDP. As such no changes are required in this respect.

Planning Policy Wales (PPW): Edition 9, November 2016

- 4.16 This review of PPW was prepared to take account of the provisions of the Well-Being Act, The Environment Act and the HE Act. As there is no requirement for change as a result of the Acts themselves, there are no further significant impacts arising from the revision to PPW and as such there is no requirement for change arising from this document. of revisions since 2014. Overall the changes do not impact directly on the monitoring of the Adopted LDP.

Good Practice Guidance for the Historic Environment

- 4.17 As part of the revision of the legislation and guidance relating to the historic environment a suite of good practice guidance documents have been produced to provide detailed guidance on specific historic environment matters. These documents are:
- Managing Change in World Heritage Sites in Wales
 - Managing Change to Listed Buildings in Wales
 - Managing Conservation Areas in Wales
 - Heritage Impact Assessment in Wales
 - Managing Lists of Historic Assets of Special Local Interest in Wales
 - Managing Listed Buildings at Risk in Wales
 - Setting of Historic Assets in Wales

- Managing Change to Registered Historic Parks and Gardens in Wales
- Managing Historic Character in Wales

4.18 These documents provide detailed guidance from the HE Act and do not require any changes to the LDP.

The Cardiff Capital Region

4.19 Following the signing of the City Deal agreement work has continued towards the delivery of the City Deal projects, research and financial planning. The key implication for the LDP is the issue of whether a SDP will be prepared for the Capital Region, as this would set the framework for any replacement plan.

4.20 In June 2016 the Growth and Competitiveness Commission was tasked to look at the challenges and opportunities for inclusive economic growth and competitiveness across the city-region, and concluded that the region required a spatial perspective and a longer term strategic plan should be prepared. The need for a strategic planning level was also endorsed in Welsh Government's white paper "Reforming Local Government: Resilient and Renewed", which was published in January 2017. Both reports recommend a regional approach to planning for the Cardiff Capital Region, which accords with the preparation of a SDP for the region. It is anticipated that the Regional Cabinet will shortly consider the proposal for a SDP and once considered a further report will be presented, setting out how the council should proceed with the review of the LDP.

In conclusion

4.21 Whilst there have been a number of changes to legislation and guidance since the 2016 AMR, none of the changes directly affect the delivery of the Adopted LDP. As a result there are no significant implications arising from the changing circumstances for the Adopted LDP.

Strategic Environmental Assessment/Sustainability Appraisal Monitoring

4.22 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.

4.23 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.

4.24 Overall, the SEA/SA Monitoring showed that the plan continues to have positive impacts on the environment, although the 2017 results indicate a slightly negative step from the previous year, but this has not eroded the significant positive effects that have taken place since 2011.

LDP Policy Monitoring

4.25 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.

4.26 An overview of the LDP Monitoring Data for the 2017 AMR period provides an interesting insight into the implementation of the LDP over the past 12 months. Of particular note for 2017 is the following:

- The annual house building rate in this AMR dropped sharply from 414 to 187 (based on 2016 Joint Housing Land Availability Study figures).

- The housing land supply figure reduced from 1.9 years to 1.5 years (*It should be noted that the AMR uses the data from the previous year's JHLAS, due to the fact that the JHLAS is generally agreed after the AMR Report. Therefore, the 2017 AMR uses the 2016 JHLAS information that actually covers the period 1 April 2015 to 31 March 2016*) using the WG preferred method of calculation - the residual method. *[NB the 2017 JHLAS has been agreed and the housing land supply has risen slightly to 2.1 years. However, this is still well below the 5-year requirement. This figure will be reflected in the 2018 AMR Report]*
- Average house price for the county borough rose a further 9% from £111,890 to £121,879.
- The annual unemployment rate went down from 8.6% to 6.5%.
- The number of residents in employment rose again from 79,500 to 82,100.
- 7 hectares of employment land was developed.
- Of the principal town centres only Blackwood realised a reduction in vacancy rate from 12.4% to 11.2%, whilst Caerphilly (9%) and Ystrad Mynach (7.8%) remained the same. Pontymister/Risca increased to 12% and Bargoed rose to 21.5% from 20.6%.
- Footfall in Caerphilly decreased by 90,000, whilst footfall increased in both Bargoed (209,000) and Blackwood (440,000), although the large increase in Blackwood is partly because of failing counters affecting the 2016 AMR figure.

Customer satisfaction with the country parks increased from 85% to 87% whilst visitor numbers increased by just over 400,000 to 1,565,016 visitors

- 4.27 Notably the 2017 AMR identifies that the housing land availability figure has fallen further to 1.5 years, which is significantly below the required 5-year housing land supply (*It should be noted that the AMR uses the data from the previous year's JHLAS, due to the fact that the JHLAS is generally agreed after the AMR Report. Therefore, the 2017 AMR uses the 2016 JHLAS information that actually covers the period 1 April 2015 to 31 March 2016*). The 2017 JHLAS has now been agreed and the housing land figure for the county borough has risen to 2.1 years, although this remains significantly below the 5-year requirement. The 2017 JHLAS figure will be reflected in the 2018 AMR.
- 4.28 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 It should be noted that, following the preparation of the 2013 AMR Report, the council commenced a review of the Adopted LDP. The Replacement LDP progressed through to its Deposit Stage before the council resolved to withdraw it at the council meeting on 19 July 2016. Following discussions with Welsh Government Ministers and senior officials, the council formally withdrew the Replacement LDP at the council meeting on 11 October 2016, as part of the resolution to agree the 2016 Annual Monitoring Report.
- 4.30 Since that decision 3 applications for residential development, on sites that are not in accordance with the Adopted LDP, have been allowed on appeal, with the lack of a 5-year land supply being the key factor in the determination of the appeals. It is evident from these decisions that the Planning Inspectorate and Welsh Government both consider the 5-year land supply issue to be a significant material consideration in determining proposals for residential development. Whilst the council is seeking to address this matter, in part, through the release or relevant public sector land in the short term, the issue of the lack of a 5-year land supply will continue to be a significant issue for the council in the short term. In the longer term the preparation of a SDP would address the longer term housing supply as well as identifying broad spatial locations for development and growth.
- 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 – 3rd 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 2017 AMR also comprises the 3rd Annual Community Infrastructure Levy Monitoring 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 2016 to 31 March 2017.
- 4.36 During the monitoring period a total of £228,330.49 was received in CIL receipts. In accordance with the CIL Regulations a total of £30,820.36 was passed to the 8 Community Councils (Local Councils) within which CIL receipts had been received. A further £3,325.72 has been retained for areas not covered by a Town or Community Council. In addition to this £11,416.52 was used to cover the costs of the preparation and implementation of the CIL. Total expenditure for the year was, therefore, £49,047.31. The amount available in the CIL pot for assisting in the delivery of the infrastructure in accordance with the development plan is £214,600.27.
- 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 2018/2019 budget considerations later in 2017. The 2018 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, for inclusion in the annual CIL report. The annual local council CIL reports are set out in Appendix 5 of the 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 had an adverse impact on the levels of affordable housing being delivered through the planning system.
- 4.40 The pressure for the Council to commence work on a Replacement LDP is strengthening, given:
- There is a statutory requirement to move to review after four years;
 - The passage of time since the 2013 AMR identified the need to prepare a new plan;
 - The increasing risk that the county borough will not have development plan coverage post 2021;
 - The urgent need to increase the housing land supply; and
 - The likelihood of further unplanned development being allowed on appeal in the short term.

- 4.41 Work on a Strategic Development Plan is more advanced in South East Wales than in other parts of Wales. An options report has been prepared by South East Wales Strategic Planning Group (SEWSPG), and officers are of the unanimous view that the preparation of a statutory Strategic Development Plan is necessary to shape the region's future growth. This options report is expected to be considered by the Regional Cabinet before the end of the year, when a formal decision in respect of the preparation (or otherwise) of the Strategic Development Plan will be made. Once the matter has been considered by the Joint Cabinet, a further report will be presented to address the considerations with regard to the review of the LDP.
- 4.42 The White Paper on Local Government Reform is expected to be published on 31st January 2018, and is expected to mandate strategic planning on a regional footprint i.e. Cardiff Capital Region. It is inevitable in the longer term therefore that strategic planning will be undertaken on a regional basis.
- 4.43 In the absence of a decision to commence work on the SDP, the issue of whether the Council should embark on the preparation of a further Replacement LDP still remains to be considered. The Regional Cabinet will consider and decide whether a SDP will be prepared for the Cardiff Capital Region by the end of the year. Following the decision a further report will be presented to council to either outline the preparation process for the SDP, if approved, or to consider options in respect of reviewing the Adopted LDP if the decision is taken not to pursue a SDP.
- 4.44 The 2017 Annual Monitoring Report concludes and recommends that:

- R1 Substantial progress should continue to be made in the delivery of the majority of the Adopted Development Plan, which is realising benefits to the environment.**
- R2 The Council continue to seek the preparation of the Strategic Development Plan for the Cardiff Capital Region.**
- R3 The Council will need to continue to address the shortfall in the five year housing land supply through proactive action, including:**
- **To 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;**
 - **To lobby Welsh Government to establish funding mechanisms to incentivise sites in low viability areas and promote remediation of suitable brownfield sites for development;**
 - **To utilise the innovative funding model to bring forward Council owned sites with viability issues;**
 - **To lobby the Welsh Government to make changes in respect of the housing land availability process.**
- R4 A further report is presented to council, following consideration of the SDP by the Regional Cabinet, to consider our approach to the need to review the LDP.**

5. WELL-BEING OF FUTURE GENERATIONS

- 5.1 This report contributes to the Well-being Goals as set out in Section 3 above.

6. EQUALITIES IMPLICATIONS

- 6.1 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.

7. FINANCIAL IMPLICATIONS

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

8. PERSONNEL IMPLICATIONS

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

9. CONSULTATIONS

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

10. RECOMMENDATIONS

10.1 To consider and note the findings of the 2017 Annual Monitoring Report and the implications of the recommendations contained therein.

10.2 To recommend to Council that the 2017 Annual Monitoring Report (Including the 3rd Annual CIL Report) be submitted to the Welsh Government before the deadline of 31 October 2017.

11. REASONS FOR THE RECOMMENDATIONS

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

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

12. STATUTORY POWER

12.1 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.

12.2 The Local Government Act 1998. The Local Government Act 2003. The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005.

Author: Dave Lucas, Principal Planner, Strategic & Development Plans
Consultees: Cllr David Poole Leader
Cllr. Eluned Stenner, Cabinet Member for Environment & Public Protection
Chris Burns, Interim Chief Executive
Christina HARRY, Corporate Director Communities
Nicole Scammell, Acting Director Corporate Services and S151 Officer
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 2017

[made available in the resource library]

Caerphilly County Borough LDP Annual Monitoring Report 2017 – Background Tables

[made available in the resource library]

Council Report - Deposit Replacement Caerphilly County Borough Local Development Plan Up To 2031 (19 July 2016)

Council Report - Caerphilly County Borough Local Development Plan up to 2021 - Annual Monitoring Report 2016 (Including the 2nd Annual Community Infrastructure Levy Report) (11 October 2016).