



COUNCIL - 21ST NOVEMBER 2017

SUBJECT: NOTICE OF MOTION - 5 YEAR LAND SUPPLY

REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES

1. PURPOSE OF REPORT

- 1.1 Council is asked to consider the Notice of Motion as set out in Paragraph 3 of the Report, and make an appropriate recommendation. In accordance with Rule 11(3) of the Constitution, the Mayor has agreed to allow the motion to be dealt with at Council, without being first discussed at an overview and scrutiny committee.

2. BACKGROUND

- 2.1 A Notice of Motion has been received from Councillor C.P. Mann and is supported by Councillors A. Angel, J. Taylor, J.E. Fussell, L. Binding, L.G. Whittle, P.J. Bevan, Mrs T. Parry and R. Gough.
- 2.2 The Notice of Motion meets the criteria set out in the Council's Constitution and in accordance with the Council's Rules of Procedure is now referred to Council for consideration.

3. REPORT

- 3.1 Councillor C. P. Mann requests in his Notice of Motion:-

That this council urges Welsh Government Secretary, Lesley Griffiths, to suspend for the time being the need for a 5-year land supply in Caerphilly County Borough.

- 3.2 The following information is provided by the Member in support of his notice of motion.

Planning applications for development outside areas designated for housing have been rejected under the local democratic process on the grounds of inadequate infrastructure, in particular roads and other facilities such as sufficient doctors' surgeries and other local facilities.

In spite of this appeals to Planning Inspectors and the Welsh Government have been overturned on four occasions, mainly on the basis of the absence of a 5-year land supply. These decisions alone could mean a total of around 700 extra homes, adding to the potential for gridlock.

Is it right that this one consideration should outweigh all other considerations? Surely the existing population of the area has the right to be able to access facilities within the area they live without being delayed on a regular basis making it very difficult to get to work, schools, etc.

One Inspector's report even claimed that there was no real increase in traffic over the last 10 years. Anyone with experience of the local area would never have reached this decision.

The present situation is totally untenable.

- 3.3 Members are reminded that at its meeting on 10th October 2017, while considering the Caerphilly County Borough Local Development Plan up to 2021 - Annual Monitoring Report 2017 (including the 3rd Annual Community Infrastructure Levy Report), Council noted that since the withdrawal of the Deposit Replacement LDP, Officers have continued to lobby Welsh Government regarding TAN 1, which sets out the methodology behind the calculations behind the 5 year housing land supply.
- 3.4 Following debate it was agreed at that time that Council write to the Cabinet Secretary for Environment and Rural Affairs to urge Welsh Government to place a moratorium on TAN 1 (i.e. the method upon which the 5 year housing land supply is calculated). This letter has been sent.

4. EQUALITIES IMPLICATIONS

- 4.1 There are no specific equalities implications that directly affect the Council arising from the report.

5. FINANCIAL IMPLICATIONS

- 5.1 There are financial implications associated with this report.

6. PERSONNEL IMPLICATIONS

- 6.1 There are personnel implications associated with this report.

7. CONSULTATIONS

- 7.1 There has been no consultation undertaken.

8. RECOMMENDATIONS

- 8.1 Council is asked to consider the Notice of Motion outlined in paragraph 3.1 above.

Author: Helen Morgan, Committee Services Officer