

**FIRST CARDIFF LOCAL DEVELOPMENT PLAN ANNUAL  
MONITORING REPORT**

**STRATEGIC PLANNING & TRANSPORT (COUNCILLOR CARO  
WILD)**

**AGENDA ITEM: 9**

---

**DIRECTOR OF CITY OPERATIONS**

**Reason for this Report**

1. To outline the purpose of the Local Development Plan (LDP) Annual Monitoring Report (AMR) process and to seek the endorsement of the first Cardiff LDP AMR for submission to the Welsh Government by 31<sup>st</sup> October 2017.

**Background**

2. The Cardiff Local Development Plan (2006 to 2026) was formally adopted by the Council on 28<sup>th</sup> January 2016. As part of the statutory development plan process the Council is required to prepare an Annual Monitoring Report (AMR) and submit to Welsh Government by the 31<sup>st</sup> October each year after Plan adoption.
3. This is the first AMR to be prepared since the adoption of the plan and is based on the period 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017. The AMR consists of the following sections:
  - Executive Summary
  - Introduction
  - Contextual Information – changes to policy framework at a national or local level.
  - LDP Monitoring Process – explains the monitoring process undertaken.
  - LDP Monitoring Indicators – reporting on the 107 LDP monitoring indicators which were agreed during the LDP examination process and set out in the Inspectors Report.
  - Sustainability Appraisal Monitoring – reporting on the 28 sustainability monitoring indicators.
  - Conclusions and recommendations – setting out an overall overview of all indicators and Plan performance in the first year following adoption.

4. This is the first year the LDP has been operative and this is the first AMR to be prepared. Therefore, this year's AMR provides a short term position statement and baseline data for future comparative analysis in successive AMRs.
5. Future monitoring over a longer period will enable trends to be identified and firmer conclusions drawn. It will help inform the extent to which the LDP strategy, objectives and policies are being achieved. It also allows the Council to assess the impact of the LDP on the social, economic and environmental well-being of the city and identify any significant contextual changes.
6. The findings of this work over coming years will directly help to inform the LDP review process as the Council is required to undertake a major review of the LDP 4 years after adoption.

#### The AMR Report

7. As set out above it is important to note that this is the first AMR to be prepared and this year's AMR provides a short term 1 year position statement and baseline data for future comparative analysis in successive AMRs.
8. Overall the findings of the first AMR for year 1 are generally positive with the majority of the indicators shown as green indicating that the majority of LDP policies are being implemented effectively. For example:
  - Significant progress in meeting the 50:50 modal shift for all journey purposes by 2026 over the monitoring period has been made and the targets set out in the AMR have been exceeded for all journey purposes.
  - Employment land take up over the monitoring period has been strong and targets set out in the AMR have been achieved.
  - Significant progress that has been made in producing a programme of new Supplementary Planning Guidance (SPG) to support the policies in the adopted Plan and the Cardiff Infrastructure Plan has been updated. Work on this SPG programme will continue through the next twelve months and will be evidenced in the next AMR.
9. There are a few indicators not shown as green and these represent areas where further work is being undertaken to fully understand and address relevant issues.
10. For example, housing completions from Strategic Sites allocated in the LDP have not been coming forward at the rates originally set out by Developers. Reasons for this vary from site to site, but it has become evident that there is a lag between LDP adoption and new houses being completed – in part reflective of land ownership/legal technicalities between Developers and landowners and also the complexity of securing planning consents and accompanying Section 106 Agreements which fully deliver the Council's aspirations as set out in the LDP.

11. However, significant work has already been undertaken in addressing this issue in order to stimulate an enhanced trajectory of provision. Proactive dialogue is already taking place with all relevant Developers with the aim of enabling and bringing forward new homes within the master-planning and infrastructure planning framework set out in the LDP. The current situation is more encouraging with a number of planning consents now issued and on-going Development Management activity on a range of Strategic Sites and different outlets within the sites. It is therefore considered that this proactive approach will, over-time, secure enhanced delivery rates in future years and the matter will remain an on-going priority. Future AMR's will provide formal regular annual updates.
12. In addition work in progressing on the identification of sites to meet the evidenced need for permanent and transit Gypsy and Traveller sites has been delayed due to the need to undertake additional detailed site investigations. These site investigations have now reached an advanced stage. It is anticipated that this work will help inform considerations of the way forward in the near future.

## **Conclusions**

13. Section 7 of the AMR provides the conclusions and recommendations of this first AMR which sets out short term position statement for year 1 and baseline data for future comparative analysis in successive AMRs. The key conclusion is that while it is difficult to determine definitive trends in policy performance in the first year of reporting, good progress is being made in delivering the identified targets and monitoring outcomes. Importantly, on-going work demonstrates a positive response to areas where further attention is required. There is no evidence to suggest the need for a full or partial review of the LDP at this early stage of plan implementation.
14. It is recommended that this AMR be submitted to the Welsh Government in accord with statutory requirements. Continued monitoring in future AMRs will help to identify any definitive trends in the performance of the Plan's strategy and policy framework.

## **Next Steps**

15. The second AMR in respect of the Cardiff LDP will be presented to Cabinet at the same time next year, with the broad structure of the AMR remaining the same from year to year in order to provide ease of analysis between successive reports. The AMR reports will be used to help inform the review of the LDP which the Council is required to undertake four years after Plan adoption.
16. The AMR will be placed on the Council's website for information.

## **Reason for the Recommendation**

17. To comply with provisions in the Planning Compulsory Purchase Act (2004) and Welsh Government guidance which require the Council to produce an AMR for submission to the Welsh Government at the end of October each year following adoption.

## **Legal Implications**

18. The annual monitoring of the LDP is part of the wider statutory LDP process. Section 76 of the Planning and Compulsory Purchase Act 2004 requires authorities to prepare an Annual Monitoring Report covering the preceding financial year from 1 April to 31 March. It must be submitted to the Welsh Government by 31 October each year and published on the authorities' website, in accordance with Regulation 37 of the Town and Country Planning (Local Development Plan)(Wales) Regulations 2005 (as amended). Those regulations and the LDP Manual Edition 2 August 2015 specify what the AMR is required to include. The AMR and associated documents have been prepared in accordance with the body of the report.

## **Financial Implications**

19. There are no direct financial implications arising from this report with the preparation of the LDP AMR being completed using existing resources.

## **RECOMMENDATION**

Cabinet is recommended to endorse the first LDP AMR for submission to the Welsh Government by 31<sup>st</sup> October 2017.

**ANDREW GREGORY**

Director

15 September 2017

*The following Appendix is attached:*

Appendix A - Cardiff LDP 1<sup>st</sup> Annual Monitoring Report, October 2017