



COUNCIL – 9TH OCTOBER 2018

SUBJECT: CAERPHILLY COUNTY BOROUGH LOCAL DEVELOPMENT PLAN UP TO 2021 – ANNUAL MONITORING REPORT 2018 (INCLUDING THE 4TH ANNUAL COMMUNITY INFRASTRUCTURE LEVY REPORT)

REPORT BY: INTERIM 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 2018 Annual Monitoring Report.
- 1.2 To recommend that the 2018 Annual Monitoring Report be approved by Council.
- 1.3 To recommend that the 2018 Annual Monitoring Report be submitted to the Welsh Government (WG) by 31 October 2018, 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
CCR	Cardiff Capital Region
Regional Cabinet	Cardiff Capital Region Cabinet
CIL	Community Infrastructure Levy
Local Councils	Town Councils and/or Community Councils
NDF	National Development Framework
PPW	Planning Policy Wales
TAN 1	Technical Advice Note 1: Joint Housing Land Availability Study
TAN 20	Technical Advice Note 20: Planning and the Welsh Language
TAN 24	Technical Advice Note 24: The Historic Environment
SDP	Strategic Development Plan
JHLAS	Joint Housing Land Availability Studies

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 of the Strategy Policies, are not being implemented and if they are not, identify steps to rectify this.

- 2.2 This is the seventh Annual Monitoring Report to be prepared for the Caerphilly County Borough Local Development Plan up to 2021 (LDP) and it monitors the period from 1st April 2017 to 31st March 2018. The Council is required to submit the 2018 Annual Monitoring Report to WG by the 31st October 2018.
- 2.3 An overview of the data for the 2018 monitoring period provides an interesting insight into the implementation of the LDP over the last year. Of particular note for 2018 is the following:
- The annual house building rate in this AMR has increased from 187 to 284 (based on 2017 Joint Housing Land Availability Study figures).
 - The housing land supply figure has increased from 1.5 years to 2.1 years using the residual method, following the approval of a number of major housing applications.
 - The average house price for the county borough increased by a further 7% from £121,879 to £129,928.
 - The annual unemployment rate increased slightly from 5.2% to 6.2%.
 - After successive rises in the number of residents in employment since the adoption of the plan, there was a small decrease this year from 82,100 to 80,700.
 - 25.7 hectares of employment land was granted planning permission.
 - Of the principal town centres, Blackwood, Risca-Pontymister and Bargoed all saw a decrease in vacancy rates, although vacancies in Bargoed are still over 20%. Ystrad Mynach and Caerphilly both saw a small increase in vacancy rates.
 - Footfall in all three principal towns with footfall counters (Caerphilly, Blackwood, Bargoed), decreased, but this was due to the footfall counters being out of action for a period of six weeks during the monitoring period.
 - There was a further increase in visitor numbers to countryside recreation facilities to 1.45 million visitors per annum, but customer satisfaction has decreased from 87% to 75%.
- 2.4 The 2018 AMR also includes the annual monitoring statement for the Council's implementation of its Community Infrastructure Levy. This is the fourth year the AMR has included this. The 2018 CIL Monitoring identified that £330,754 had been collected in revenue, whilst just under £46,600 has been passed to Local Councils (Town and Community Councils) and a little over £16,500 has been used to cover the costs of preparing and implementing CIL. A total of just over £480,000 remained in the CIL pot to assist in funding appropriate infrastructure.
- 2.5 The pressure for the Council to recommence work on a Replacement LDP remains strong as:
- 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;
 - The likelihood of further unplanned development being allowed on appeal in the short term; and
 - Welsh Government have written to local authorities with a 2021 LDP end date inviting them to prepare joint plans with neighbouring authorities.
- 2.6 However, there has been significant progress made on the SDP in the last year, with a decision from the Regional Cabinet to progress, and a series of discussion papers produced to seek agreement on key issues around governance, the strategic planning area, scope, content, resources and timescales. It is hoped by the end of the next monitoring year (2018-19) that the decision to progress, together with the details, will be approved by each of the full Councils in the region.
- 2.7 It is anticipated that the SDP will address issues such as population and household growth, strategic housing and employment sites, transport, retail, minerals and waste. Once the SDP is prepared for the region, the LDPs that follow (light touch LDPs) will only need to contain the non-strategic issues and therefore will be slimmer and more succinct, reducing preparation time and hopefully costing less.

- 2.8 The SDP will set out the strategy for the region, and it is essential that the preparation of an LDP, either individually or jointly with neighbouring authorities, is prepared in accordance with the SDP. There is concern that the preparation of a full LDP in advance of an SDP could conflict with the regional strategy on the location of growth. Furthermore, there are significant concerns about the resources available in the region to progress both an LDP, even at a joint level, and the SDP.
- 2.9 On this basis, the preparation of a light touch LDP following on from the preparation of the SDP would offer the best solution in respect of delivering regional objectives and the utilisation of resources.
- 2.10 The 2013 AMR and subsequent AMRs have clearly identified the need for a full replacement plan to be prepared. The findings of these reports together with the updated evidence base will form part of the evidence base for any future plan preparation, irrespective of whether this is a Replacement LDP or the SDP, together with a light touch LDP.
- 2.11 The 2018 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 should continue to work towards securing the preparation of the Strategic Development Plan for the Cardiff Capital Region at the earliest opportunity.
 - 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.
 - To identify schemes through the Regeneration Project Board where funding opportunities could be exploited to deliver regeneration projects, including for housing.

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 23rd 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 2018 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 2018 AMR monitors the period from 1st April 2017 to 31st March 2018 and it is required to be submitted to WG by the 31st October 2018.
- 4.2 The 2018 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.

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 2018 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 2018 AMR entitled "Caerphilly County Borough LDP 7th Annual Monitoring Report 2018 (including the 4th Annual CIL Report)" together with the background statistical tables have been placed in the resource library for members' information and on the Members' Portal.

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 needs to 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 a number of key changes that are considered in the 2018 AMR.

National Planning Context

- 4.6 Consultations have been carried out by Welsh Government in respect of two key parts of the planning policy framework:
- National Development Framework (NDF) – Issues, Options and Preferred Option ;
 - Planning Policy Wales (Edition 10).
- 4.7 The consultation on both of these documents was concluded outside of the monitoring period, and the outcomes of the consultation in respect of any changes to planning policy will be considered in detail as part of the 2019 AMR.
- 4.8 Two technical advice notes have been revised during this period, as follows:
- Technical Advice Note 20: Planning and the Welsh Language (2017);
 - Technical Advice Note 24: The Historic Environment (2017).
- 4.9 The updated TAN 20 provides local planning authorities, developers and communities with advice on how the Welsh language can be supported and protected by the planning system. TAN 24 replaces outdated Welsh Office circulars and provides further information and detailed planning guidance to fully reflect how the historic environment should be considered through the planning process.
- 4.10 Whilst outside of the monitoring period, it should be noted that WG has recently undertaken a consultation on the dis-application of Paragraph 6.2 of Technical Advice Note 1: Joint Housing Land Availability Studies. This paragraph indicates that where local planning authorities did not have a five year housing land supply, the need to increase the supply of housing should be given “considerable weight” when dealing with planning applications, provided they would otherwise comply with the development plan and national planning policies. Following this consultation, on 18th July 2018, WG made the decision to dis-apply Paragraph 6.2 of TAN 1, meaning that the paragraph is no longer applicable. Whilst “considerable weight” no longer needs to be given to increasing the housing supply, the housing land supply is still a material consideration and the weight to be attributed to it is a matter for the decision maker (i.e. the Local Planning Authority).

Regional Planning Context

- 4.11 In December 2017, the Cabinet Secretary for Energy, Planning and Rural Affairs wrote to a number of LAs in Wales, whose currently Adopted LDPs had end dates of 2021, inviting them to prepare joint LDPs with neighbouring authorities. Caerphilly was identified as part of a ‘South East Wales – West’ region, together with RCT and Bridgend.
- 4.12 In response to this letter the Leader has written to the Cabinet Secretary to advise that Caerphilly is committed to the early preparation of an SDP for the region, focusing resources on addressing strategic issues. It was advised in the letter that it was intended that Caerphilly progress work on a light touch LDP in tandem with the SDP, as this will ensure clear policy alignment for the emerging plan with both the SDP and with the policy aspirations of the CCR Joint Cabinet.
- 4.13 A Green Paper on ‘Strengthening Local Government: Delivering for People’ was published for consultation in March 2018. The Green Paper sought views on the reorganisation of local authorities in Wales by way of three options:
- Option 1 - Voluntary Merger by 2022;
 - Option 2 - A phased approach with early adopters merging by 2022 and all other authorities by 2026; or
 - Option 3 - A single comprehensive merger programme by 2022.

- 4.14 The Green Paper proposed the merger of Caerphilly County Borough Council with Newport City Council. If this merger were to proceed, this would have significant implications for development plan preparation at the local level due to the differences in plan periods of their respective LDPs and the nature of what are two very different geographical areas.
- 4.15 Caerphilly CBC raised an objection to the proposals, maintaining that the retention of Caerphilly as a stand-alone Authority would deliver the best outcome for its communities.
- 4.16 In July 2018, the Cabinet Secretary for Local Government and Public Services made a plenary statement indicating that, in light of responses to the public consultation, there would be no compulsory mergers but that legislation would be introduced in 2019 to enable voluntary mergers to proceed. The implication of this for future development plan preparation is that, as merging with Newport is not currently going to be mandated, there will also be no requirement to prepare a joint LDP with Newport.
- 4.17 Whilst there have been a number of changes to legislation and guidance since the 2017 AMR, none of the changes directly affect the delivery of the Adopted LDP. As a result there are no significant implications from the changing circumstances for the Adopted LDP.
- 4.18 In respect of future development plan preparation, significant progress has been made in the last year towards commencing the Strategic Development Plan (SDP) for the Cardiff Capital Region (CCR). On 29th January 2018, the Cardiff Capital Region Cabinet (Regional Cabinet) agreed that work should commence on an SDP for the region. Work is currently ongoing to secure agreement on the governance procedure, the responsible authority, the boundary for the strategic planning area and the scope, content, timescale and resources for the SDP. It is hoped that a report will be taken through each of the 10 CCR authorities in the near future to obtain agreement to formally commence the process for the preparation of the SDP.

Strategic Environmental Assessment/Sustainability Appraisal Monitoring

- 4.19 The Strategic Environmental Assessment Directive requires local authorities to undertake Strategic Environmental Assessments (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 a joint SEA and SA and produced and published its SEA/SA Report in conjunction with the LDP.
- 4.20 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.
- 4.21 This year's SEA monitoring identifies that several of the indicators are not performing as well as expected. However, these are far from significant enough to erode the positive effects delivered throughout the plan period. Many of the objectives that performed poorly in 2018 are different to those that were recorded as poorly performing in 2017, and overall there are no indicators that have consistently scored poorly in consecutive years since the adoption of the plan. The picture across all objectives is one of significant variation due to the site specific nature of certain indicators, the effect of external circumstances and the fact that many indicators are considered relative to national averages, rather than on a trend basis.

LDP Policy Monitoring

- 4.22 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.
- 4.23 An overview of the LDP Monitoring Data for the 2018 AMR period provides an interesting insight into the implementation of the LDP over the past 12 months. Of particular note for 2018 is the following:

- The annual house building rate in this AMR has increased from 187 to 284 (based on 2017 Joint Housing Land Availability Study figures).
- The housing land supply figure has increased from 1.5 years to 2.1 years using the residual method.
- The average house price for the county borough increased by a further 7% from £121,879 to £129,928.
- The annual unemployment rate increased slightly from 5.2% to 6.2%.
- After successive rises in the number of residents in employment since the adoption of the plan, there was a small decrease this year from 82,100 to 80,700.
- 25.7 hectares of employment land was granted planning permission.
- Of the principal town centres, Blackwood, Risca-Pontymister and Bargoed all saw a decrease in vacancy rates, although vacancies in Bargoed are still over 20%. Ystrad Mynach and Caerphilly both saw a small increase in vacancy rates.
- Footfall in all three principal towns with footfall counters (Caerphilly, Blackwood, Bargoed), decreased, but this was due to the footfall counters being out of action for a period of six weeks during the monitoring period.
- There was a further increase in visitor numbers to countryside recreation facilities to 1.45 million visitors per annum, but customer satisfaction has decreased from 87% to 75%.

- 4.24 Notably the 2018 AMR identifies that the housing land availability figure has increased from 1.5 years to 2.1 years, following the approval of a number of major housing applications. 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 preparation of the data for the AMR Report. Therefore, the 2018 AMR uses the 2017 JHLAS information that actually covers the period 1 April 2016 to 31 March 2017. The 2018 JHLAS has recently been agreed and the housing land supply has risen slightly to 2.3 years. However, this is still well below the 5-year requirement. This figure will be reflected in the 2019 AMR.
- 4.25 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.
- 4.26 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.
- 4.27 Since that decision there have been a number of applications for residential development, on sites that are not in accordance with the Adopted LDP, that have been allowed on appeal. The lack of a 5-year land supply was a 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.
- 4.28 The dis-application of TAN 1 from 18th July 2018 means that local authorities will no longer need to give "*considerable weight*" to the lack of a 5 year land supply when determining planning applications. It should be noted that there is still a need to consider the lack of the 5 year land supply, but the weight that is to be attributed to it will be for decision makers to determine. Future applications will therefore be considered on their merits. However, there still remains a significant shortfall in housing. 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 longer term the preparation of the SDP would address the future housing levels as well as identifying broad spatial locations for development and growth.

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

Statutory (Mandatory) Indicators

- 4.30 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 the AMR report sets out the plans performance against those monitoring figures that are required by the Regulations.

Community Infrastructure Levy – 4th Annual Report

- 4.31 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.
- 4.32 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 2018 AMR also comprises the 4th Annual Community Infrastructure Levy Monitoring Report (CIL Report).
- 4.33 The CIL Report covers the previous financial year, in this instance 1st April 2017 to 31st March 2018, and must be published on the Council's website by 31 December each year.
- 4.34 During the monitoring period a total of £330,754.22 in CIL receipts were received by the Council. A total of £46,598.11 was paid to 6 Local Councils in accordance with the CIL Regulations. In addition to this a further £2,082.14 is being retained for use within those areas of the county borough that are not covered by Local Councils.
- 4.35 In accordance with the CIL Regulations provisions the Council has taken £16,537.71 of the CIL receipts in admin fees to assist in covering the cost of implementing and operating the CIL. The admin fees amount to 5% of the total CIL receipts for the year.
- 4.36 It can be confirmed that no infrastructure payments have been received in lieu of CIL and no CIL receipts have been passed to third parties to provide infrastructure. Given the above, the remaining amount of CIL receipts available for expenditure on infrastructure items is £480,136.53.
- 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. The 2019 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 recommence work on a Replacement LDP remains strong as:
- 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;
- The likelihood of further unplanned development being allowed on appeal in the short term; and
- Welsh Government have written to local authorities with a 2021 LDP end date for LDPs inviting them to prepare joint plans with neighbouring authorities.

4.41 However, there has been significant progress made on the SDP in the last year, with a decision from the Regional Cabinet to progress and a series of discussion papers produced to seek agreement on key issues around governance, the strategic planning area, scope, content, resources and timescales. It is hoped that a report will be taken through each of the 10 CCR authorities in the near future to obtain agreement to formally commence the process for the preparation of the SDP.

4.42 It is anticipated that the SDP will address issues such as population and household growth, strategic housing and employment sites, transport, retail, minerals and waste. Once the SDP is prepared for the region, the LDPs that follow (light touch LDPs) will only need to contain the non-strategic issues and therefore will be slimmer and more succinct, reducing preparation time and costing less.

4.43 The SDP will set out the strategy for the region, and it is essential that the preparation of an LDP, either individually or jointly with neighbouring authorities, is prepared in accordance with the SDP. There is concern that the preparation of a full LDP in advance of an SDP could conflict with the regional strategy on the location of growth. Furthermore, there are significant concerns about the resources available in the region to progress both an LDP, even at a joint level, and the SDP.

4.44 On this basis, the preparation of a light touch LDP following on from the preparation of the SDP would offer the best solution in respect of delivering regional objectives and the utilisation of resources.

4.45 The 2013 AMR and subsequent AMRs have clearly identified the need for a full replacement plan to be prepared. The findings of these reports together with the updated evidence base will form part of the evidence base for any future plan preparation, irrespective of whether this is a Replacement LDP or the SDP, together with a light touch LDP.

4.46 The 2018 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 should continue to work towards securing the preparation of the Strategic Development Plan for the Cardiff Capital Region at the earliest opportunity.
- 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.
 - To identify schemes through the Regeneration Project Board where funding opportunities could be exploited to deliver regeneration projects, including for housing.

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 2018 Annual Monitoring Report and the implications of the recommendations contained therein.

10.2 To recommend to Council that the 2018 Annual Monitoring Report (Including the 4th Annual CIL Report) be agreed and be submitted to the Welsh Government before the deadline of 31 October 2018.

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.

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Consultees: Cllr David Poole, Leader
Cllr. Eluned Stenner, Cabinet Member for Environment & Public Protection
Christina Harrhy, Interim Chief Executive
Mark S. Williams, Interim Corporate Director of Communities
Richard (Ed) Edmunds, Director of Education and Corporate Services
David Street, Corporate Director Social Services
Robert Tranter, Head of Legal and Monitoring Officer
Nicole Scammell, Head Of Corporate Finance
Steve Harris, Interim Head of Business Improvement Services
Tim Stephens, Development Control Manager
Rhian Kyte, Head of Planning and Regeneration
Dave Lucas, Team Leader, Strategic and Development Plans

Background Papers:

Caerphilly County Borough LDP Annual Monitoring Report 2018

[made available in the resource library]

Caerphilly County Borough LDP Annual Monitoring Report 2018 – Background Tables

[made available in the resource library]