

Annual Monitoring Report 2020

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This report was authorised by Emlyn Jones (Head of Planning and Public Protection Services at Denbighshire County Council).



Denbigh, 26.11.2020

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1. Introduction

1.1 The Denbighshire Local Development Plan 2006 – 2021 (LDP) was adopted on the 4th June 2013. It provides a clear vision on how development can contribute towards addressing the key issues in the County, and where and how much new development is going to take place over the lifetime of the LDP.

1.2 Annual Monitoring Reports (AMRs) are an important instrument to assess the effectiveness of local policy in supporting the LDP Strategy and Objectives, which were set to deliver the LDP Vision on how Denbighshire should be in 2021. They also assist in identifying emerging socio-economic opportunities and challenges, including the impact of national policy on local matters.

1.3 The sixth AMR for the Denbighshire LDP covers the period between the 1st of April 2019 and the 31st March 2020. It did not identify any changes in the performance of local policy; mirroring the results of previous reports.

1.4 Responding to the outbreak of the 'SARS-CoV-2' virus at the beginning of Spring 2020, substantial amendments were made to the ways of working, procedures, and departmental priorities. Whilst it is difficult to predict the impact of the pandemic on the future LDP performance, the production of the 2020 AMR has already been affected by increased problems in sourcing data and information.

1.5 After having delivered the first LDP Review report in 2017, which was primarily based on previous AMRs as source of evidence, the Council agreed with Welsh Government the community involvement scheme and timetable for producing the next Local Development Plan. Both elements have to be reviewed in light of the restrictions on public engagement and review of crucial evidence.

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2. Temporary changes to the preparation of Annual Monitoring Reports in 2020

- 2.1 Every local planning authority is duty bound to produce an Annual Monitoring Report (AMR) for the adopted Local Development Plan under the obligations of Section 37 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005. Upon document completion, it has to be submitted to Welsh Government (WG) by the 31st October each year and published on the Council's website.
- 2.2 Acknowledging the difficulties that local authorities and communities are facing in the current Covid19 pandemic, the Minister for Housing and Local Government wrote on the 7th of July 2020: "...I will not require Annual Monitoring Reports (AMR) to be submitted this October. I strongly encourage LPAs to continue with data collection, as this will help shape and inform policy and plan development. If LPAs wish to publish an AMR, they can of course do so. I will expect the next formal AMR submission in October 2021." (Copy of the letter is included in Appendix 4.)
- 2.3 The draft AMR 2020 was reported to the Denbighshire County Council Strategic Planning Group on the 25th October 2020, where following document discussion it was proposed that the AMR should be reported to Planning Committee and published on the Council's website but not formally submitted to Welsh Government. The reasoning behind this approach is the lack of data or information for every local policy. It was however important for Councillors and members of the public to receive an update on progress with implementing the adopted LDP.
- 2.4 Looking ahead to the 2021 AMR, it may even become more difficult to comply with the formal process and document submission because there could be prolonged gaps in recording all necessary information. The impact of the pandemic did not take full effect before the end of March 2020 which means that the majority of data for the current monitoring period was already collected and recorded by individual departments.

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3. Welsh Government: DRAFT Future Wales – The National Plan 2040

3.1 When the finalised version is published by Welsh Government (WG), the National Development Framework 2020 – 2040 (NDF) will be the development plan for the whole of Wales, which sets out the land use implications of key policy and objectives at national level. It does not only show where nationally significant developments and large-scale renewable energy projects are going to take place but also where Welsh Government expects growth to be facilitated by lower tier plans: Strategic Development Plans (SDPs) at regional level and Local Development Plans (LDPs) at local level.

3.2 Unlike the Wales Spatial Plan, the National Development Framework will be part of the statutory Development Plan for the County which means that planning applications have to be determined by Planning Committee on policy and site designations contained in the LDP and the NDF. That means that local policies have to be compliant with the higher tier plan.

3.3 Welsh Government carried out the statutory public consultation on the 'National Development Framework 2020 – 2040, Consultation Draft' between 7th August and 1st November 2019. The suit of consultation documents did however not contain any information on the proposed monitoring framework for the NDF which makes it difficult to identify any effects on the Denbighshire system and any future AMRs. Any amendments that are proposed to the draft consultation document are currently subject to scrutiny in the Senedd, prior to publication in 2021.

4. Welsh Government: Development Plans Manual (Edition 3)

4.1 Welsh Government released the third edition in March 2020 that contains practical guidance on how to prepare, monitor and revise a development plan. Unlike the previous two editions, the latest document is not only limited to LDPs but also includes Strategic Development Plans (SDPs) and many references to the NDF.

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There hasn't been a timetable for the delivery of a Strategic Development Plan in North Wales, yet.

4.2 The third edition places greater emphasis on the production of Monitoring Frameworks for Development Plans. Besides greater detail on the formulation of indicators, trigger levels and review actions, Chapter 8 'Monitoring, Review and Revision' prescribes document structure and provides a template for policy assessment tables. It is anticipated that a standardised approach will lead to greater consistency between local planning authorities in the future.

4.3 Besides the requirement for nationally-prescribed indicators that must already be included in every AMR, the new Development Plan Manual will be instrumental in producing the monitoring framework for the next Denbighshire Local Development Plan. The Council will however continue using the existing framework until the adoption of the replacement document.

5. Draft Denbighshire Local Development Plan 2018 – 2033

5.1 The Denbighshire LDP Review Report 2017 concluded that the Council is going to use the full form procedure to revise the adopted LDP. Welsh Government approved the outcome of the report, and approved the Council's Delivery Agreement in May 2018. There are three fundamental elements of the adopted LDP which require particular attention when drafting the next LDP:

- 1) Delivery of market and affordable houses in line with revised Welsh Government Household Projections for the County;
- 2) Addressing the accommodation needs of Gypsy and Travellers; and
- 3) Reflecting the results of reviews that were carried out for Minerals and Waste Management provision in North Wales.

5.2 The draft Preferred Strategy and key policies set out how Denbighshire is going to address the results of previous Annual Monitoring Reports, and forms the framework for detailed policies and potential site allocations. Public consultation on

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the draft Preferred Strategy has already taken place with key stakeholders, statutory consultees and members of the public.

5.3 According to the Delivery Agreement, the Council should be in the process of completing the LDP Deposit stage but progress has been severely delayed by the outbreak of the pandemic. Methods of public engagement have been changed and severely limited, and there is a need to produce further evidence in support of detailed policies. Depending on the duration, severity and consequences of the pandemic for local communities, there will also be the need to review the draft Preferred Strategy and the detail of local policy to meet the changing requirements for local communities.

5.4 The Council is currently not in the position to meet the timetable for delivering the replacement LDP that is set out in the Delivery Agreement, and will produce a revised version.

6. New housing land supply calculation: Housing Trajectory

6.1 Welsh Government cancelled Technical Advice Note 1 'Joint Housing Land Availability Studies' (JHLASs) at the beginning of 2020. It consequently removed the requirement to produce JHLASs and the need to calculate the 5-year housing land supply figure in line with the 'residual method'. The Council repeatedly pointed out that the 'residual method' led to very high annual housing requirements during periods of low economic activity, and in Council-areas where growth levels are based on Welsh Government 'Household Projections' that have since been shown to be inaccurate.

6.2 The monitoring of housing land supply is now placed with Annual Monitoring Reports, which must include an updated 'Housing Trajectory' for every year. Detailed information on the preparation and monitoring requirements for housing trajectories can be found in 'Development Plans Manual Edition 3' (March 2020), Chapters 5 and 8 respectively.

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6.3 Denbighshire County Council is in the position of overlapping LDP timeframes. The replacement LDP 2018 – 2021 Preferred Strategy proposes a significantly lower level of projected growth than that of the adopted LDP 2006 - 2021. This has resulted in a lower average build rate (ABR) for the new LDP. Between the two LDPs, there is a variation in the housing requirement of nearly 300 units per annum. It is acknowledged that the proposed growth level of 218 dwellings per annum, as set out in the draft Preferred Strategy, has not been finalised yet, and carries limited weight at this stage in the plan-making process. The new annual requirement is however considered to be a reasonable level of growth based on the latest Welsh Government 'Population and Household Projections'. Table 1 sets out the various components that are included in the new housing land supply calculations.

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Table 1: Components of housing land supply

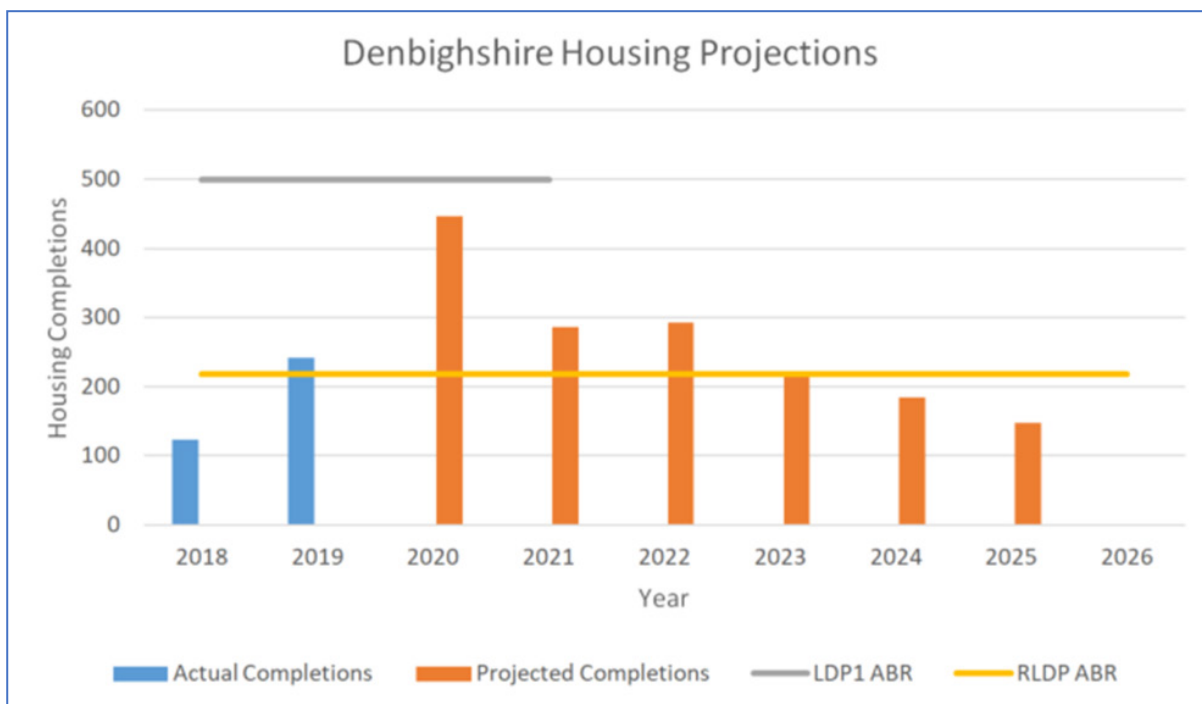
Component	Comment
Completions	The replacement LDP plan period runs from 2018 – 2033. Any recorded completions from 1 st April 2018 are counted towards the housing requirement for the replacement LDP. This total will include all completions on allocated and windfall sites of any size and type.
Allocations for Housing	Sites in the LDP as allocated for housing which do not currently have the benefit of a planning permission. The LDP Housing Trajectory sets out when it is anticipated that each site identified as an allocation will be delivered.
Land Bank Commitments	Sites which have current planning permissions that are likely to be brought forward by the end of the LDP period.
Windfalls	<p>Sites that are not identified specifically for housing in the LDP that may come forward during the LDP period. These may include large sites, small sites and conversions. Large sites are defined as 10 or more units, small sites as less than 10 units.</p> <p>An allowance based on past levels of delivery is included in the housing land supply calculation. The 5-year average for windfall delivery is 90 units per annum. This has been discounted to 50 units per annum in the LDP draft Preferred Strategy and for consistency this is the figure included in the housing trajectory in Appendix 1, table A1.1.</p>

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6.4 Chart 1 (below) does not only set out the completions that have been recorded since 2018 but also the projected completions based on current allocations, land bank commitments and a windfall allowance. No allowance has been made for new allocations from the replacement LDP because the plan is not sufficiently progressed at this stage in the review process. Chart 1 also shows the current LDP requirement (ABR) of 500 units per annum and the projected requirement (ABR) of the replacement LDP of 218 units per annum.

6.5 Appendix 1 contains detailed tables that present the breakdown of the projected housing completions as a trajectory, which are followed by identified sites that make up the remaining allocations and the land bank commitments. Site forecasts have been provided by the house builders currently developing those sites.

Chart 1: Denbighshire Housing Projections



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7. Methodology

7.1 LDP Chapter 7 'Monitoring' sets out the policy target, indicators and review trigger levels for every local policy. They were produced in line with policy objectives, evidence and programme targets that were applicable at the time of producing the LDP. Since 2013, many of these elements have however been amended, superseded, or new monitoring requirements were introduced at the national level.

7.2 Just like the policies contained in the LDP, the monitoring framework can only be changed as part of the LDP Review process. Being able to align existing targets or objectives to new evidence and requirements will enable a better assessment of local policy performance. It is therefore important to look in greater detail why a local policy has been marked as 'poor performance' in the 2020 AMR. They may operate and deliver as intended but targets and evidence may have significantly changed, for example BSC 1.

7.3 Local policy and sustainability appraisal objectives were assessed with the help of data and information which were drawn from Council records, national statistics or third-sector organisations. This included, for example, data held by Development Management, Statistics for Wales and a small number of field surveys.

7.4 It is crucial to have regard to the limitations of data that is used for monitoring purposes. The benefits of identifying them is not only going to assist in drawing improved conclusions on performance but is also valuable information when reviewing the monitoring framework for the next LDP. Limitations include:



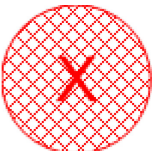
- Time and frequency: Data may refer to a point of time rather than the monitoring period. It may only be collected every other year, or is subject to short-term fluctuations.
- Material planning considerations do occasionally outweigh local policy without compromising the performance or overall objective.
- Reliance on third parties without data necessarily being checked in terms of quality, the prime purpose for collecting the information, and continuous availability throughout the lifetime of the monitoring framework.

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7.5 As set out above, the outbreak of the ‘SARS-CoV-2’ virus in March 2020 had an impact on the availability of data. Local authorities and national bodies have focussed all available resources on dealing with the pandemic rather than continuing ‘business as usual’. Due to health and safety concerns, there were no field surveys in April and May 2020. Therefore, the 2020 AMR cannot provide an assessment of every local policy or Sustainability Appraisal indicator.

7.6 Previous AMRs used coloured pictograms to support the reader in identifying the local performance of every policy. These symbols have been amended not only to improve legibility but also to comply with the Council’s ‘accessibility’ criteria for displaying documents on the webpage. Table 2, shows the changes and provides a brief explanation for every item.

Table 2: New pictograms for assessing local policy performance

Old symbol	New symbol	Comment
	-- GREEN --	Policy indicator did not meet trigger level for action or review, which means policy conforms to target.
	-- YELLOW --	Policy indicator met the trigger level for action or review but the matter is de minimis and a justified exception.
	-- RED --	Policy indicator met the trigger level for action or review, and local policy must be reviewed.

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8. Results

8.1 Compared with the results of previous years, there has not been a change in the overall performance of individual policies. Many 'under-performing' policies have already previously been highlighted, and are linked to strategic elements of the Denbighshire Local Development Plan. These policies will continue to be identified as 'under-performing', unless the Council successfully completes the LDP review process. Additional background information is provided in the Denbighshire LDP Review Report 2017.

8.2 Table 3 presents an overview of those local policies that meet the trigger level for a review. The complete assessment tables can be found in Appendix 2 for local policies and in Appendix 3 for the Sustainability Appraisal objectives.

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Table 3: ‘Under-performing’ local policies

Local Policy	Comment
<p>BSC 1 – Meeting the housing needs of the County. BSC 4, 8, 9 – Increase the number of new affordable dwellings built in the County.</p>	<p>As set out in the LDP Review Report (2017), the LDP Growth Strategy and delivery of market and affordable houses fails on the (mathematical) poor delivery of dwellings. Delivery targets were set on the basis of Welsh Government ‘Population and Household Projections’ that have been shown to be greatly over-estimated figures. The Draft Preferred Strategy for the next LDP 2018 – 2033 sets out an annual figure of 218 units; compared to 750 units for Period 3 in the adopted LDP.</p> <p>These policies will be highlighted as ‘under-performing’ until the LDP Strategy has successfully been reviewed, i.e. adoption of new LDP.</p> <p>It must however be noted that the Council delivers affordable houses through a number of mechanisms other than the LDP. This includes, for example, the use of social housing grants for bringing empty homes back into use and working with our housing partners.</p>
<p>BSC 10 – Meeting the needs of Gypsy and Travellers.</p>	<p>The Council carried out a Gypsy and Traveller Accommodation Needs Assessment (GTANA), which was approved by Welsh Government on the 28th of March 2017. Following the refusal of planning permission for a residential site in March 2020, there is still a need for sites for residential and transit use. A new Gypsy and Traveller Accommodation Needs Assessment (GTANA) must be carried out and submitted to WG. However, WG have advised that work cannot currently progress due to Covid-19 pandemic restrictions. Any needs identified will have to be addressed by the Council.</p>
<p>PSE 6, 8, 9 – Maintain and enhance the vitality and viability of town centres.</p>	<p>Planning Policy Wales, Edition 10 (2018) encourages local authorities to identify new regeneration initiatives and strategies to raise the vitality and viability of our town centres; looking beyond retail as the single form of land use. Local policy was however developed in 2009/10, before the severe decline of retail use. Policy review trigger is linked to vacancy rates of 15% or above for three consecutive years in any town centre. Planning can assist the reduction of vacant premises by considering alternative proposals that do not undermine local and national policy objectives.</p>

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8.3 Welsh Government prescribe a number of core indicators that it considers to be essential for assessing the implementation of national policy in every local authority area. (see 'Local Development Plan Manual Edition 2 (Aug 2015)', see section 9.3.3). These indicators must be reported in every AMR. Table 4 presents the results for the monitoring period 2019 / 2020. It is noted that 'Development Plan Manual Edition 3' was published in March 2020, which contains greater detail on requirements for AMRs, but any changes made to the national core indicators will be reported next year.

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Table 4: Welsh Government 'core' indicators

Core Indicator	Results 2019 / 2020
<p>The housing land supply, taken from the current Housing Land Availability Study. This is measured in years' supply.</p>	<p>Indicator was replaced by the requirement to include a 'Housing Trajectory' in the AMR.</p>
<p>The number of net additional affordable and general market dwellings built in the LPA's area (i.e. through the planning system). This should indicate the level of new housing constructed, minus any demolitions, during the AMR period and since the LDP was adopted.</p>	<p>Net additional affordable dwellings built in 2019/2020: 62 dwellings (all newly built); net additional market dwellings built in 2019/2020: 99 dwellings (106 dwellings in total minus 7 replacement dwellings and demolitions). Information is not available from the point in time when the LDP was adopted. This is a new indicator.</p>
<p>Total housing units permitted on allocated sites as a % of overall housing provision.</p>	<p>Total number of dwellings permitted: 168, thereof 82.7% on allocated sites.</p>
<p>Employment land permitted (ha) on allocated sites as a % of all employment allocations.</p>	<p>The Council granted planning permission for development proposals on a total size of 10.8 hectares in 2019/ 2020, which is 3% of all employment land allocations. The adopted LDP designates a total of 354 hectares of employment land.</p>
<p>Amount of major retail, office and leisure development (sq. m) permitted within and outside established town and district centre boundaries.</p>	<p>Amount of major retail, office and leisure development (sqm) permitted in town centres: NIL. (The Council did not grant permission for major retail, office or leisure development within any town centre.)</p> <p>The Council granted planning permission for 2 leisure (major development) proposals (i.e. a park and a sports pitch with facilities). Total area: 3.74 ha</p>
<p>The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN).</p>	<p>Nil.</p>

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8.4 The Sustainability Appraisal (SA) monitoring framework was developed to assess the socio-economic context and changes in which the local policies operate. The expectation is that the Local Development Plan positively contributes towards addressing the key issues and challenges that were identified throughout the different plan preparation stages.

8.5 Whilst not directly linked to local policy performance, the purpose of the SA monitoring exercise is to identify the wider effects of decision-making in Planning on the natural and built environment through the promotion of sustainable development objectives.

8.6 Appendix 3 includes the detailed results for the SA. Just like local policy, it has been very challenging to source any updated figures for the monitoring framework.

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Appendix 1 – Housing Land Supply Calculation

Table A1.1: LDP Housing Trajectory

LDP Year	1	2	3	4	5	6	7	8
Year	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Actual Recorded Completions (Large Sites)	78	201	0	0	0	0	0	0
Actual Recorded Completions (Small Sites)	46	41	0	0	0	0	0	0
Anticipated Completions Allocated sites	0	0	0	0	20	35	63	75
Anticipated Land Bank Completions	0	0	422	261	223	131	71	23
Anticipated Completions Large windfall sites	0	0	0	0	25	25	25	25
Anticipated Completions Small windfall sites	0	0	25	25	25	25	25	25
Total completions	124	242	447	286	293	216	184	148
Total Projected Cumulative Completions	124	366	813	1099	1392	1608	1792	1940

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Table A1.2: Windfall Analysis

Year	Total number of completions for Allocated sites	Total number of completions for Large windfall sites ≥ 10 units	Total number of completions for Small windfall sites < 10 units	Conversion of Windfall Sites
2015-16	28	27	28	44
2016-17	70	57	24	30
2017-18	87	57	38	14
2018-19	62	16	27	19
2019-20	171	30	13	28
Totals	418	187	130	135
Annual average	84	37	26	27

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Table A1.3: Allocated Sites

Denbighshire 2020 Allocated Site Schedules

LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Remaining	Compl etions Foreca sts U/C	Compl etions Foreca sts 2021	Compl etions Foreca sts 2022	Compl etions Foreca sts 2023	Compl etions Foreca sts 2024	Compl etions Foreca sts 2025	Compl etions Foreca sts 2025+	
Private Sector Sites													
3635	Car Park Dinorben Arms	Bodfari	0	14	14	0	0	0	0	0	0	0	14
3636	Land Rear of Bryn Orme	Bodfari	0	15	15	0	0	0	0	0	0	15	0
3637	Land rear of Bryn Awel	Bryneglwys	0	10	10	0	0	0	0	0	0	10	0
3639	Land adj Maes Sidan	Carrog	0	15	15	0	0	0	0	0	0	15	0
3	Ysgol Caer Drewyn	Corwen	0	89	89	0	0	0	0	0	0	89	0
3632	Council Depot, Clawdd Poncen	Corwen	0	128	128	0	0	0	0	0	0	128	0
3642	Land adj Bryn Gwynt	Cynwyd	0	15	15	0	0	0	5	5	5	0	0
11	Adj. Catholic Church	Denbigh	0	25	25	0	0	0	0	0	0	25	0
3377	Smithfield Service Station	Denbigh	0	12	12	0	0	0	0	0	0	0	12

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LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Remaining	Completions U/C	Completions 2021	Completions 2022	Completions 2023	Completions 2024	Completions 2025	Completions 2025+		
3627	Land Adj Ysgol Heulfre	Denbigh	0	99	99	0	0	0	0	0	0	0	99	0
3645	Land rear of New Inn Terrace	Glyndyfrdwy	0	30	30	0	0	0	0	0	0	0	30	0
3668	Rear of Beuno Terrace	Gwyddelwern	0	12	12	0	0	0	0	0	0	0	12	0
3648	Rear of Maes Garmon	Llanarmon yn Ial	0	34	34	0	0	0	10	10	10	4	0	
3649	Adj Troed y Fenlli	Llanbedr DC	0	10	10	0	0	0	0	0	0	0	10	0
3650	Rear of Llwyn Derw	Llanbedr DC	0	10	10	0	0	0	0	0	0	0	10	0
3651	NW of Maes Derwen	Llanbedr DC	0	18	18	0	0	0	0	0	0	0	18	0
18	Vicarage Field	Llanfair DC	0	25	0	0	0	0	0	0	0	0	0	25
3657	Rear of Bod Eryl	Llanferres	0	10	10	0	0	0	0	0	0	0	10	0
22	Adj. Trem Y Gwernant	Llangollen	0	14	14	0	0	0	0	0	0	0	14	0
3620	Rear of Maes Meurig	Meliden	0	30	30	0	0	0	0	0	0	0	30	0
3621	Rear of Ffordd Hendre	Meliden	0	154	154	0	0	20	20	20	20	20	74	0

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LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Remaining	Compl etions Foreca sts U/C	Compl etions Foreca sts 2021	Compl etions Foreca sts 2022	Compl etions Foreca sts 2023	Compl etions Foreca sts 2024	Compl etions Foreca sts 2025	2025+	
3619	Midnant Farm	Prestatyn	0	65	65	0	0	0	0	0	0	65	0
3660	South of A494	Pwllglas	0	15	15	0	0	0	0	0	0	15	0
3661	Land at Minffordd	Pwllglas	0	20	20	0	0	0	0	0	0	20	0
3663	Rear of Rhyd Y Byll	Rhewl	0	20	6	0	0	0	0	0	0	6	0
3195	Rear of Dyffryn Teg	Rhuallt	0	13	13	0	0	0	0	0	0	13	0
3664	West of Dyffryn Teg	Rhuallt	0	12	12	0	0	0	0	0	0	12	0
3665	South of Dyffryn Teg	Rhuallt	0	19	19	0	0	0	0	0	0	19	0
3222	85-90 West Parade & Sandringham Rd.	Rhyl	0	20	20	0	0	0	0	0	0	20	0
3617	Land off Trellwelyn Road/Bro Deg	Rhyl	0	100	100	0	0	0	0	28	40	32	0
3618	Corner Sydenham Ave/West Parade	Rhyl	0	12	12	0	0	0	0	0	0	12	0
3116	36 Russell Road	Rhyl	0	15	15	0	0	0	0	0	0	15	0

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LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Remaining	Compl etions Foreca sts U/C	Compl etions Foreca sts 2021	Compl etions Foreca sts 2022	Compl etions Foreca sts 2023	Compl etions Foreca sts 2024	Compl etions Foreca sts 2025	Compl etions Foreca sts 2025+		
3630	Glasdir Phase 2	Ruthin	0	45	45	0	0	0	0	0	0	0	45	0
3631	Land adj Maes Hafod and Llys Famau	Ruthin	0	69	69	0	0	0	0	0	0	0	69	0
3623	Additional Land at HM Stanley	St Asaph	0	201	201	0	0	0	0	0	0	0	201	0
3624	Land off The Paddock	St Asaph	0	16	16	0	0	0	0	0	0	0	0	16
44	Adj. Maes Gruffydd	Trefnant	0	15	15	0	0	0	0	0	0	0	0	15
3666	Land rear of Maes yr Erwain	Trefnant	0	25	25	0	0	0	0	0	0	0	0	25
3667	Land rear of Llys y Twysog	Tremeirchion	0	10	10	0	0	0	0	0	0	0	0	10
		Totals (Private)	0	1473	1422	0	0	20	35	63	75	1149	117	
RSL and Council Sites														
		Totals (HA)	0	0	0	0	0	0	0	0	0	0	0	0
		Totals (incl RSL)	0	1473	1422	0	0	20	35	63	75	1149	117	

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Table A1.4: Landbank Sites

Denbighshire 2020 Land Bank Site Schedules

LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Remaining	Compl etions Foreca U/C	Compl etions Foreca 2021	Compl etions Foreca 2022	Compl etions Foreca 2023	Compl etions Foreca 2024	Compl etions Foreca 2025	Compl etions Foreca 2025+	
Private Sector Sites													
3616	KSS Bodelwyddan	Bodelwyddan	0	1715	1715	0	0	0	0	0	0	1715	0
3196	Trem Y Foel (aka Land adj. Tyn Y Bedw)	Bryneglwys	0	19	19	0	0	0	0	0	0	19	0
3638	Land adj Cemetery	Carrog	0	12	12	0	0	2	0	0	0	10	0
3640	Land adj Crud yr Awel	Clawddnewydd	0	10	10	0	0	2	2	2	2	2	0
3641	Land rear of Paradwys	Clawddnewydd	0	10	8	0	2	2	0	0	0	4	0
2248	Pennant Farm	Denbigh	0	12	0	2	0	0	0	0	0	0	0
3626	Land at Lodge Farm	Denbigh	0	22	22	0	10	12	0	0	0	0	0
3628	Land between old and new Ruthin Rd	Denbigh	0	64	64	0	40	24	0	0	0	0	0
3629	Cae Topyn	Denbigh	15	75	32	28	18	14	0	0	0	0	0

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LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Remaining	Completions U/C	Forecast 2021	Forecast 2022	Forecast 2023	Forecast 2024	Forecast 2025	Forecast 2025+	
3807	Former Howells Prep School	Denbigh	3	12	2	5	0	2	0	0	0	0	0
3643	Cysgod y Graig ph 1	Dyserth	1	63	22	40	22	0	0	0	0	0	0
	Cysgod y Graig ph 2	Dyserth	0	36	36	0	0	15	15	6	0	0	0
3899	Anglia House	Dyserth	0	25	0	25	0	0	0	0	0	0	0
3875	Pool Park	Efenectyd	0	68	68	0	0	0	0	0	0	68	0
3062	Gwalia House	Eryrys	0	17	17	0	0	0	0	0	0	17	0
3644	Land at Peniarth	Gellifor	0	10	10	0	0	5	5	0	0	0	0
3646	Land south of Tan y Graig	Graigfechan	0	10	10	0	0	5	5	0	0	0	0
14	Bryn Llan	Gwyddelwern	0	12	12	0	0	0	0	0	0	12	0
13	South of School	Gwyddelwern	0	26	24	2	0	0	0	0	0	24	0
3310	Ty Coch Farmhouse - EC Evans site	Henllan	0	15	15	0	0	0	0	0	0	15	0

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LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Remaining	Completions U/C	Forecast 2021	Forecast 2022	Forecast 2023	Forecast 2024	Forecast 2025	Forecast 2025+		
3647	South of Cam yr Alyn	Llanarmon yn Ial	0	12	12	0	0	0	0	0	0	0	12	0
3798	Llanbedr Hall	Llanbedr DC	0	11	11	0	0	0	0	0	0	0	11	0
3653	Land rear of Bodowen	Llandrillo	1	20	16	2	0	0	5	5	6	0	0	
3654	Adj Maes Llan	Llandyrnog	0	40	40	0	0	10	10	10	10	0	0	
3656	Land rear of Bron y Clwyd	Llanfair DC	0	63	32	31	18	14	0	0	0	0	0	
3914	Land off Vicarage Road (Maes Helyg)	Llangollen	0	95	82	13	20	20	20	20	2	0	0	
31	Land off Cefn Y Gwrych	Meliden	0	18	18	0	0	0	0	0	0	18	0	
3658	Rear of Maeshwylfa	Pentre Llanrhaeadr	15	15	0	0	0	0	0	0	0	0	0	
3659	Rear of Dolwar	Pentre Llanrhaeadr	0	33	33	0	0	10	10	10	3	0	0	
3929	74 Gronant Road	Prestatyn	0	11	11	0	7	4	0	0	0	0	0	
3663	Rear of Rhyd Y Byll	Rhewl	0	20	6	0	0	0	0	0	0	6	0	

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LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Remaining	Completions U/C	Completions 2021	Completions 2022	Completions 2023	Completions 2024	Completions 2025	Completions 2025+
3634	Adj Hafod y Gan & Ysgol Tir Morfa ¹	Rhuddlan (Macbrydes)	2	48	0	46	0	0	0	0	0	0
3634	Adj Hafod y Gan & Ysgol Tir Morfa	Rhuddlan (Anwyl)	4	51	22	25	15	7	0	0	0	0
37	Former Brooklands Caravan Park	Rhyl	3	25	0	0	0	0	0	0	0	0
47	Rhyl South East	Rhyl	43	377	92	30	33	41	18	0	0	0
75	Northgate School	Rhyl	0	22	22	0	0	0	0	0	0	22
3864	Land at Brookdale Road	Rhyl	7	18	0	0	0	0	0	0	0	0
32	Glasdir	Ruthin	33	178	0	12	0	0	0	0	0	0
3622	Livingstone Place	St Asaph	0	158	78	16	20	24	17	17	0	0
3625	Land off Bryn Gobaith	St Asaph	0	14	14	0	0	0	14	0	0	0

¹ Site split between 2 developers, figures supplied from each company involved.

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LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Remaining	Completions Forecasts U/C	Completions Forecasts 2021	Completions Forecasts 2022	Completions Forecasts 2023	Completions Forecasts 2024	Completions Forecasts 2025	Completions Forecasts 2025+	
Totals (Priv)			127	3462	2587	277	205	213	121	70	23	1955	0
RSL and Council Sites													
3959	Lon Ganol	Denbigh	0	70	0	70	0	0	0	0	0	0	0
3249	Henllan Centre	Henllan	0	37	21	0	0	10	10	1	0	0	0
3652	Land adj Old Rectory	Llanbedr DC	38	38	0	0	0	0	0	0	0	0	0
3093	Plas Deva Caravan Park	Meliden	0	41	41	0	41	0	0	0	0	0	0
3947	Former Magistrate's Court	Prestatyn	20	20	0	0	0	0	0	0	0	0	0
3977	The Dell	Prestatyn	0	15	15	0	15	0	0	0	0	0	0
3865	Grange Hotel	Rhyl	0	44	44	44	0	0	0	0	0	0	0
62	Land at Westbourne Avenue	Rhyl	16	20	0	0	0	0	0	0	0	0	0
73	Victoria Road	Rhyl	0	18	0	18	0	0	0	0	0	0	0
3698	Land Adj Trefnant Inn	Trefnant	0	13	0	13	0	0	0	0	0	0	0

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LPA Ref Number	Site Name	Settlement	Units Built since last study	Total Units Capacity	Units Remaining	Completions Forecasts U/C	Completions Forecasts 2021	Completions Forecasts 2022	Completions Forecasts 2023	Completions Forecasts 2024	Completions Forecasts 2025	Completions Forecasts 2025+
		Totals (HA)	74	316	121	145	56	10	10	1	0	0
		Totals (incl RSL)	201	3,778	2,708	422	261	223	131	71	23	1955

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Appendix 2 – Local Policy Performance

LDP Objective 1: Population and Community

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 1	Meet the housing needs of the County.	The number of new houses granted planning permission; The number of new homes completed annually.	In the case of both indicators: Less than 500 per year for 3 consecutive years in Phase 2, and less than 750 per year for 3 consecutive years in Phase 3.	-- RED --	Monitoring period (01/04/19 to 31/03/20) is in delivery Phase 3 Number of dwellings granted planning permission - PF: 106 Number of dwellings completed: 242.
BSC 1	Maintain 5-year housing land supply.	Not applicable	Less than 5 years housing land supply.	Not applicable	Indicator was replaced by the requirement to include a 'Housing Trajectory' into the AMR (see AMR 2020, Appendix 1 and Development Plan Manual, Edition 3).

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 2	Increase the number of brownfield sites coming forward for development.	The amount of new development granted planning permission on brownfield sites.	Decrease below 60% for housing and employment (excluding Bodelwyddan KSS).	Not applicable	Information is not available because of resource limitations caused by urgency to address the effects of Covid19 on local communities.
BSC 4; BSC 8; BSC 9	Increase the number of new affordable dwellings built in the County.	Number of affordable dwellings permitted per annum; Number of affordable dwellings completed per annum	In the case of both indicators: Less than 165 affordable dwellings permitted per year for 3 consecutive years in Phase 2, and less than 225 per year for 3 consecutive years in Phase 3.	-- RED --	Number of affordable dwellings granted planning permission (PF) within the last 3 years: 2017/2018 – 37 dwellings; 2018/2019 – 122 dwellings; 2019/2020 – 62 dwellings; Number of affordable dwellings completed within the last 3 years: 2017/2018 – 11 dwellings; 2018/2019 – 13 dwellings; 2019/2020 – 79 dwellings.

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 10	Meeting the needs of Gypsies and Travellers.	n/a	Where a need for permanent and/ or transit sites is identified for Denbighshire in the North West Wales Local Housing Market Assessment (LHMA). The Council will work in partnership with neighbouring authorities to instigate a site search. A suitable site will be identified and planning permission granted within 18 months of receipt of the North West Wales LHMA, should it identify a specific need.	-- RED --	The Council carried out a Gypsy and Traveller Accommodation Needs Assessment (GTANA), which was approved by Welsh Government on the 28th of March 2017. Following the refusal of planning permission for a residential site in March 2020, there is still a need for sites for residential and transit use. A new Gypsy and Traveller Accommodation Needs Assessment (GTANA) must be carried out and submitted to WG. However, WG have advised that work cannot currently progress due to Covid-19 pandemic restrictions. Any needs identified will have to be addressed by the Council.

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LDP Objectives 2 and 3: Economy and Jobs

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
PSE 2	An average of 4 hectares of employment land taken up per annum.	The amount of new employment land, in hectares, granted planning permission.	Less than 3 hectares per year for 3 consecutive years.	-- YELLOW --	<p>Planning permission was granted for the development of designated employment land as follows:</p> <p>2017/ 2018 – 5.72 hectares;</p> <p>2018/ 2019 – 0.57 hectares;</p> <p>2019/ 2020 – 10.80 hectares.</p>
PSE 1; PSE 3	Protect employment land from non-employment uses.	The amount of employment land, in hectares, lost to non-employment uses.	More than 5% lost in conflict with Policy PSE 3 in comparison to the amount of employment land, in hectares, available in the year of LDP adoption.	-- GREEN --	There has been no loss of designated employment land to alternative uses in conflict with local policy PSE 3.

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
PSE 5	Help to sustain the rural economy.	Unemployment levels.	Increase in unemployment levels in rural areas 5% above 2011 levels.	Not applicable	Changes brought about by the introduction of universal credit do not allow for direct comparison with previous jobseekers' allowance figures. Percentage of people in Denbighshire that claim universal credit was 6.6% in June 2020.

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LDP Objective 4: Retail

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
PSE 6; PSE 9	Direct new retail development to existing town centres.	Amount of unallocated new major retail, office and leisure floor space permitted outside town centres.	1 new major retail, office and leisure development permitted outside town centres contrary to LDP policy.	-- YELLOW --	Planning application ref. 02/2019/0500 – erection of food store to enable delivery of employment units on adjacent land.
PSE 7	Meet the quantitative need for non-food retailing in the county.	The provision of new non-food retail floor space in Rhyl, Prestatyn and Denbigh.	No projects delivered by 2015.	-- GREEN --	Prestatyn Retail Park opened in March 2013, and Denbigh Retail Park opened in 2017.
PSE 8	Maintain the balance of retail and non-retail uses within town centres.	Number of shops lost due to a change of use.	5% increase in non-retail uses in a town centre for 3 consecutive years.	-- GREEN --	There has not been an 5% increase in non-retail uses for 3 consecutive years in Denbighshire.
PSE 6; PSE 8; PSE 9	Maintain and enhance the vitality and viability of town centres.	Number of vacant retail units within town centres.	Vacancy rate of 15% or above for 3 consecutive years.	-- RED --	Town centres of Rhyl and Corwen had a vacancy rate above 15% for three consecutive years.

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
PSE 10	Protect local shops and services.	Number of local shops or services lost due to a change of use.	Loss of any local shop or service contrary to policy.	-- GREEN --	Whilst planning permission was granted 7 times for changes of use, none of them was contrary to local policy.

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LDP Objective 5: Transport

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
ASA 1	Provision is made for safe access by all users, including cyclists, pedestrians to public services, retail and community facilities.	Number of developments that incorporate recommendations made in accompanying transport assessment and non-motorised user audits.	One development failing to incorporate the recommendations made in accompanying transport assessment and non-motorised user audits.	-- GREEN --	The Council did not start any enforcement action due to non-compliance / failure to incorporate the recommendations made in a planning proposal's transport assessment and/ or non-motorised user audits.
ASA 2	Use of planning conditions/ S106 agreements to secure the improvement of or contributions to the improvement of public transport, walking or cycling infrastructure likely to be caused by new developments.	Number of new developments improving or making contributions towards the improvement of public transport, walking or cycling infrastructure through planning conditions/ S106 agreements.	No new developments making necessary contributions towards the improvement of public transport, walking or cycling infrastructure through planning conditions/ S106 agreements after four years.	-- GREEN --	Any improvement to walking or cycling infrastructure is principally secured by use of planning conditions. There were no financial contributions as part of a Section 106 agreement.

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
ASA 3	Application of maximum parking standards to new development proposals in line with relevant Supplementary Planning Guidance.	Number of new developments exceeding maximum parking standards set.	One new development failing to comply with maximum parking standards.	-- YELLOW --	Limited number of exceptions were granted due to health and safety or other material considerations.

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LDP Objective 6: Transport

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 5	Provision of new road infrastructure/ improvements to existing road network between A55 Junction 26 and Bodelwyddan (Sarn Road).	Length of new road infrastructure/ improvement works to existing network between A55 Junction 26 and Bodelwyddan (Sarn Road).	No new road infrastructure / no improvement works to existing network between A55 Junction 26 and Bodelwyddan (Sarn Road) before the occupation of the first dwelling on the KSS.	Not applicable	Outline planning permission for Bodelwyddan Key Strategic Site, including Section 106 Agreement, were issued in March 2016. However, applicant has so far not sought the discharging of conditions.
BSC 5	Improvement of public transport / increased bus service links between Bodelwyddan KSS and key settlements in negotiation with service providers.	Frequency of bus services linking Bodelwyddan KSS and key settlements per hour.	No increase in frequency of bus services linking Bodelwyddan KSS and key settlements in accordance with the timetable agreed by developers and service operators.	Not applicable	Outline planning permission for Bodelwyddan Key Strategic Site, including Section 106 Agreement, were issued in March 2016. However, applicant has so far not sought the discharging of conditions.

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 5	Provision of new cycle and pedestrian routes/facilities as part of the Bodelwyddan KSS to provide connectivity between residential and employment / community facility areas.	Number/ length of new cycle and pedestrian routes/facilities as part of the Bodelwyddan KSS.	No cycle and pedestrian routes/ facilities before the occupation of the first dwelling on the KSS.	Not applicable	Outline planning permission for Bodelwyddan Key Strategic Site, including Section 106 Agreement, were issued in March 2016. However, applicant has so far not sought the discharging of conditions.

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LDP Objective 7: Welsh Language

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
RD 5	No significant harm to the Welsh character or language balance of the community.	Results of Community Linguistic Statements or Assessments submitted.	Any development permitted where the Community Linguistic Statement or Assessment concludes Welsh character or language would be harmed where such harm is not outweighed by other considerations.	-- GREEN --	The Council did not permit any development where the supporting documents identified harm to the Welsh language or culture.
RD 5	An increase in Welsh or bilingual signage and Welsh place names.	Use of Welsh or bilingual signage and the use of Welsh place names in new development.	Any development where new streets or places are created not including Welsh names or bilingual signage.	-- GREEN --	It's against Council policy to name streets in English only.
RD 5	Prepare and adopt Supplementary Planning Guidance regarding the Welsh language.	Preparation and adoption of SPG.	Adoption of SPG within 12 months of the adoption of the LDP.	-- GREEN --	Supplementary Planning Guidance note on 'Planning and the Welsh Language' was adopted in March 2014.

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LDP Objective 8: Public Open Space

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 11	Ensure new developments make an adequate contribution to public open space provision.	Number of units granted where the open space requirements are met.	1 planning permission granted where the open space requirements are not met, except where justified in line with policy.	-- GREEN --	None.
BSC 11	Protect allocated open space from development.	Amount of allocated open space lost to development.	1 planning permission granted for development on open space, except where justified in line with policy.	-- GREEN --	None.

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LDP Objective 9: Minerals

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
PSE 15	Safeguard high quality resources of minerals, including limestone, sand and gravel, Denbigh gritstones, igneous and volcanic deposits from development that would result in permanent loss or hinder extraction.	Area of mineral lost to development.	Loss of identified mineral except where justified in line with the policy.	-- GREEN --	There has been no significant loss of safeguarded mineral.
PSE 16	Maintain a buffer between sensitive development and quarries	Number of planning permissions granted for sensitive development in buffer zones.	One or more planning permission granted for sensitive development within a buffer zone.	-- GREEN --	No planning permission has been granted within Mineral Buffer Zones during the monitoring period 2019/2020 which compromises the buffer zones.

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
PSE 17	Contribute to the regional demand for aggregates.	Tonnes of sand & gravel extraction permitted. Maintain a 10-year landbank of hard rock.	No extraction permitted by 2017. Landbank falls below 10 years	-- YELLOW --	No planning permission has been granted for the extraction of sand and gravel since LDP Adoption in June 2013. Landbanks are above 10 years. The Regional Technical Statement (RTS) 1st Review identified a need to allocate 2.2 million tonnes sand and gravel and 0.18 million tonnes crushed rock. Regional reserves in excess of 15 million tonnes sand and gravel remained at the end of 2018, equating to an 18-year landbank using a 3-year sales average. Regional reserves of crushed rock in excess of 30 years. The location of permitted reserves and suitable rock type are unevenly distributed across North Wales.

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LDP Objective 10: Waste

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
VOE 7	Denbighshire will contribute towards the regional need for waste management capacity.	The percentage of waste management capacity permitted as a percentage of the total capacity required, as identified in the North Wales Regional Waste Plan 1st Review.	Less than 50% capacity permitted by 2015, either within or outside of the County delivered in partnership with other north Wales local authorities, as proportion of capacity required by Denbighshire.	-- GREEN --	<p>A 200 kilotonne per annum energy from waste plant, Parc Adfer, located in Flintshire was commissioned in September 2019 and is fully operational which will manage residual waste arising from across North Wales, including Denbighshire, who are a joint partner in this residual waste project.</p> <p>A residual food waste hub in Rhualt serving Conwy, Denbighshire and Flintshire is fully operational.</p> <p>The requirements of the Regional Waste Plan no longer apply because this plan has been superseded by revisions to TAN 21 Waste and the Collections, Infrastructure and Markets. Waste Sector Plan which</p>

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
					<p>places an emphasis on avoiding overprovision of faculties, in particular, landfill. There is currently no requirement for additional non-hazardous household, commercial and industrial waste landfill capacity in North Wales, with adequate capacity located in Conwy and Wrexham, and a landfill awaiting environmental permitting approval in Flintshire.</p>

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LDP Objective 11: Energy

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
VOE 10	Progress towards the TAN 8 target for onshore wind energy.	The capacity of renewable energy developments (MW) (installed or permitted but not yet operational) inside the Strategic Search Area by type per annum (in collaboration with CCBC).	Not achieving the target set out in TAN 8, National Energy Policy or PPW by 2015.	-- GREEN --	Technical Advice Note 8 'Renewable Energy target 140MW'; Denbighshire County Council's total operational and consented capacity was 189.45MW on the 31/03/2015 (see DCC AMR 2015).
VOE 10	Prepare and adopt Supplementary Planning Guidance regarding renewable energy.	Preparation and adoption of SPG.	Supplementary Planning Guidance not adopted by 2013.	-- YELLOW --	Supplementary planning guidance note (SPG) on renewable energy was adopted by the Council in April 2016.
VOE 9	Increase the capacity of renewable energy developments in the County.	Number and type of renewable and low carbon energy schemes permitted per annum.	Less than 1 development per year over 3 consecutive years.	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.

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LDP Objective 12: Infrastructure

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 3	Secure contributions towards infrastructure to meet the additional social, economic, physical and/or environmental infrastructure requirements arising from development.	Number of planning obligations secured.	Failure to secure contributions where necessary.	-- GREEN --	Total amount of agreed planning obligations in 2019/ 2020: £358,028.66.
BSC 12	Prevent the loss of community services or facilities.	Number of services or facilities lost through change of use.	Loss of any community facility unless justified in line with policy.	-- GREEN --	Whilst planning permission was granted 4 times for changes of use, none of them was contrary to local policy.
VOE 6	To ensure new development does not increase risk of flooding.	% of new developments with Sustainable Drainage Systems (SuDS) incorporated, or similar solution, where suitable.	Failure to secure any or any successful challenges to the requirement, where suitable.	Not applicable	Schedule 3 to the Flood and Water Management Act 2010 makes SuDS a mandatory requirement for all new developments.

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
VOE 6	To ensure major development proposals make efficient use of water resources and without detriment to the environment.	Number of major development proposals developed in accordance with a Water Conservation Statement.	Failure to secure any or any successful challenges to the requirement, where suitable.	Not applicable	Building Regulations – Approved Document G addresses water efficiency measures and standards that are to be met in new developments. Therefore, there is no need to adopt SPG.
VOE 6	Prepare and adopt Supplementary Planning Guidance regarding water management.	Preparation and adoption of SPG.	Guidance not adopted by 2015.	Not applicable	Building Regulations – Approved Document G addresses water efficiency measures and standards that are to be met in new developments. Therefore, there is no need to adopt SPG.

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LDP Objective 13: Mixed-use Development

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
BSC 5	Prepare and adopt Supplementary Planning Guidance regarding the Key Strategic Site.	This field has been left blank intentionally.	Supplementary Planning Guidance not adopted by the end of 2013.	-- YELLOW --	Site Development Brief 'Bodelwyddan Key Strategic Site' was adopted in July 2014.
BSC 5	Deliver the Key Strategic Site.	Planning permission granted for 1715 dwellings, 26 hectares of employment land and associated facilities and infrastructure.	Planning permission not granted by the end of 2013.	-- YELLOW --	Outline planning permission was granted, subject to Section 106 agreement, in January 2015. Terms and conditions of the Section 106 agreement were approved in March 2016.

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LDP Objective 14: Design

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Performance
RD 1	Respect site and surroundings and ensure sustainable land take.	Average density of residential development permitted.	Average density of residential development permitted falling below 35 dwellings per hectare unless justified by policy.	-- GREEN --	Deviations from the 35 dwellings per hectare density requirement were justified where site-specific conditions necessitated doing so.
RD 1	Produce supplementary planning guidance regarding design.	(This field has been left blank intentionally)	Supplementary planning guidance not produced by the end of 2013.	-- YELLOW --	Supplementary Planning Guidance 'Residential Development' was adopted in October 2016.

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Performance
BSC 1	Create mixed and balanced communities.	The provision of a range of house sizes, types and tenure to reflect local need.	No developments completed with a range of house sizes, types and tenure to reflect local need	-- GREEN --	There have been a number of residential development schemes that delivered a range of house types and sizes to reflect local need such as, 'Cae Topyn' in Denbigh, 'Cae Mair' in Llanfair DC and 'Cysgod y Graig' in Dyserth.
BSC 7	Prevent the creation of Houses in Multiple Occupation	Number of HMOs granted planning permission.	1 or more HMOs granted planning permission.	-- GREEN --	None.
VOE 1	Direct inappropriate development away from the flood plain	Amount of development permitted in C1 and C2 flood plain areas not meeting all TAN 15 tests (paragraph 6.2 i-v).	1 or more granted planning permission.	Not applicable	Information is not available because of resource limitations caused by urgency to address the effects of Covid 19 on local communities.

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LDP Objective 15: Tourism

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
PSE 1	Contribute towards the visitor economy.	Number of tourism facilities lost through change of use.	Loss of any tourism facility except where justified in line with policy.	-- GREEN --	None.
PSE 1	Contribute towards the visitor economy.	Number of planning permissions granted and completed in accordance with policies PSE1 criteria iii), PSE 11, PSE 12 and PSE 14.	No planning permissions granted over 3 years in accordance with the named policies.	-- GREEN --	Local policy PSE 12 and PSE 14 are frequently applied to planning proposals aiming to agree farm diversification, extending the tourism offer in rural areas, or extensions to existing caravan sites.
VOE 3	To protect the designation of the World Heritage Site, its Outstanding Universal Value and setting.	Prepare joint SPG.	Joint SPG not adopted by the end of 2013.	-- GREEN --	The Joint SPG, including Denbighshire, Wrexham and Shropshire (England), was adopted in June 2012, and has been revised in August 2013.

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
VOE 3	To protect and enhance the World Heritage Site Buffer Zone character.	Prepare joint SPG.	Joint SPG not adopted by the end of 2013.	-- GREEN --	The Joint SPG, including Denbighshire, Wrexham and Shropshire (England), was adopted in June 2012, and has been revised in August 2013.

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LDP Objectives 16: Areas of Protection

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
VOE 5	Protect statutory designated sites of nature conservation from adverse effects caused by new development.	Number of developments that have an adverse effect on statutory designated sites of nature conservation.	No development proposal granted planning permission that would have an adverse effect on statutory designated sites of nature conservation and unless accepted by Natural Resources Wales as being necessary for management of the designated site.	-- GREEN --	The Council did not approve any planning application that would adversely affect statutory designated sites of nature conservation. Natural Resources Wales and the County Ecology and Biodiversity Officer are both consulted on proposals that are likely to have an effect on ecological features.

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National Policy Objectives

Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
Not applicable	Delivering new housing on allocated sites.	Number of planning permissions granted on allocated sites, as a % of total development permitted (hectares and units).	(This field has been left blank intentionally)	(This field has been left blank intentionally)	Total number of dwellings permitted: 168, thereof 82.7% on allocated sites.
Not applicable	Maintaining the vitality and viability of town centres.	Amount of major retail, office and leisure development (sqm) permitted in town centres expressed as a percentage of all major development permitted.	(This field has been left blank intentionally)	(This field has been left blank intentionally)	Amount of major retail, office and leisure development (sqm) permitted in town centres expressed as a percentage of all major development permitted: 0% (The Council did not grant permission for major retail, office or leisure development within any town centre.)

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
Not applicable	Amount of residential development meeting the Code for Sustainable Homes Level 3 and obtaining 6 credits under Ene 1 – Dwelling Emissions Rate	All new housing developments to meet this National requirement.	One new development not meeting national requirements.	Not applicable	Policy Target and Indicator are no longer covered by planning legislation. Planning Policy Wales (Edition 7), Section 4.12, has been revised to delete the national development management policy on sustainable building standards. These changes have been made in light of amendments to Part L of Building Regulations on energy efficiency.

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Local Policy	Policy Target	Indicator	Trigger Level	Performance	Commentary
Not applicable	Amount of non-residential development over 1,000m ² on a site over 1ha meeting BREEAM 'very good' standard and achieving mandatory credits for Excellent under issue Ene 7 – Reduction of CO2 Emissions	All new non-residential developments to meet this national requirement.	One new development not meeting national requirements.	Not applicable	Policy Target and Indicator are no longer covered by planning legislation. Planning Policy Wales (Edition 7), Section 4.12, has been revised to delete the national development management policy on sustainable building standards. These changes have been made in light of amendments to Part L of Building Regulations on energy efficiency.

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Appendix 3 – Sustainability Appraisal Objectives Monitoring

SA Objective 1: Ensure the housing needs of the community are met

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP includes a number of policies promoting new housing which should positively contribute to housing needs.	No. of affordable homes delivered per annum and the % of eligible residential planning permissions where affordable housing has been negotiated.	To follow guidance on provision of affordable housing in the interim North East Wales Housing Market Assessment	-- GREEN --	<p><u>Affordable homes</u> – whilst the annual rates have varied, the total number of AH delivered throughout the Plan period until now is 865. An updated Local Housing Market Assessment was published in July 2019.</p> <p>Following LDP adoption all residential developments have met the policy requirements for affordable provision unless deviation was justified in line with Policy BSC 4 & SPG Affordable Housing.</p>
The LDP includes a number of policies promoting new housing which should positively contribute to housing needs.	% of vacant housing	100%	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP includes a number of policies promoting new housing which should positively contribute to housing needs.	Households on the Housing register	Year on year reduction in the number of households on the housing register	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.
The LDP includes a number of policies promoting new housing which should positively contribute to housing needs.	% of unfit housing against the Welsh Housing Quality Standard	To reduce the percentage of unfit homes	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.
The LDP includes a number of policies promoting new housing which should positively contribute to housing needs.	Average property price compared against average earnings	To reduce the ratio of property price and earnings; Source: www.landreg.gov.uk / Wealth of the Nation, 2004	-- RED --	Average price March 2020 £165,109 a 7.8% rise.; Source: Land Registry Property price / average earnings: 4.67 (2009) Property price / average earnings: 5.66 (2018) Property price / average earnings: 5.7 (2019)

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SA Objective 2: Promote community health and well-being

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
Promote community health and well-being.	Life expectancy	To maintain/increase life expectancy; Source: www.statswales.gov.wales	-- GREEN --	Life expectancy has shown small increases between 2006 and 2014. There are no later figures from ONS and StatsWales.
Promote community health and well-being	No. of planning applications incorporating Health Impact Assessment (HIA)	100% for major developments	Not applicable	Health Impact Assessments (HIAs) are not mandatory in the Welsh Planning system. The Council has however carried out a HIA for the Bodelwyddan Site Development Brief and the Open Space Supplementary Planning Guidance. Decision-making is informed by the Council's Well-Being Impact Assessment tool that considers different types of impacts on local services.
Promote community health and well-being	Community Satisfaction / perceptions surveys – Housing Estate Surveys	To decrease % of people who describe their health as poor	Not applicable	Data not captured.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
Promote community health and well-being	Indices of deprivation	To decrease % of population living in most deprived areas	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.
Promote community health and well-being	Proportion of households not living within 400m of their nearest natural green space	0% Source: NRW (CCW) Accessible Green space standards	Not applicable	Data not captured.
Promote community health and well-being	Proportion of households within reasonable walking distance of key health services	Increase	Not applicable	<p>Access to services in rural areas remains an issue but Denbighshire is not an authority highlighted as have one of the highest proportions of wards in the worse 10% (Welsh Index of Multiple Deprivation 2019).</p> <p>The County of Denbighshire is primarily rural in character. There are only a small number of households that live within a reasonable walking distance of key health services.</p>

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SA Objective 3: Promote safer neighbourhoods and contribute to a reduction in the fear of crime

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
Promote community health and well-being; the LDP has reference to safety and crime in policies that consider design.	Overall crime rates by type	To reduce crime rates year on year	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic. The Council adopted Supplementary Planning Guidance on Community Safety in March 2017.
Promote community health and well-being; the LDP has reference to safety and crime in policies that consider design.	Average crime rate in Denbighshire per 1000 inhabitants	To reduce the number of crimes committed per 1000 inhabitants	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic. The Council adopted Supplementary Planning Guidance on Community Safety in March 2017.

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SA Objective 4: Enhance existing and promote the development of high-quality recreation, leisure and open space and provide opportunities for people to experience and respect the value of the natural environment

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
Polices in the LDP seek to protect open space and so the effect are predicted to be positive.	Accessibility / availability of community facilities	To increase % of residents using local authority and/or private sports and leisure facilities at least once a week	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.
Polices in the LDP seek to protect open space and so the effect are predicted to be positive.	Number of residential permissions granted where the open space requirements are met	100%	-- YELLOW --	All planning permissions met the open space requirements as set out in Policy BSC 11. A number of appeals have subsequently been lodged and won seeking the removal of conditions relating to the payment of commuted sums for open space.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
<p>Policies in the LDP seek to protect open space and so the effect are predicted to be positive.</p>	<p>Hectares of accessible countryside and local green space</p>	<p>To increase (use the Green Space Toolkit)</p>	<p>Not applicable</p>	<p>An audit of open space was carried out in 2016 which supports open space requirements in the future. The Council adopted a revised Supplementary Planning Guidance note on 'Recreational Open Space' in March 2017.</p>
<p>Policies in the LDP seek to protect open space and so the effect are predicted to be positive.</p>	<p>Number and % residents using parks, open spaces and nature reserves annually</p>	<p>Increase numbers year on year</p>	<p>Not applicable</p>	<p>Data is not captured.</p>

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SA Objective 5: Improve accessibility to education, employment, health, homes and community services for all sectors of the community through modes of transport other than the private car.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
It will be important to monitor the accessibility of the opportunities.	Accessibility /availability of community facilities (schools, health and social facilities, nurseries, further education establishments, community halls, churches, libraries, residential homes for the elderly, cemeteries, open space, sports facilities, supported accommodation, theatres and cinemas)	Distances from residents' properties to community facilities as listed in the indicator to comply with the Welsh Index of Multiple Deprivation	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.
It will be important to monitor the accessibility of the opportunities.	% of rural residential population within walking distance of key services	Maintain and improve the proportion	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
It will be important to monitor the accessibility of the opportunities.	Travel to work data/modal split	Reduce the distance of travel to work and reduce the % of people who travel by means of private car. Increase % of people travelling by sustainable modes of transport (walking/cycling/public transport)	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.
It will be important to monitor the accessibility of the opportunities.	Traffic volumes	To reduce traffic growth rates	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.
It will be important to monitor the accessibility of the opportunities.	Proportion of new developments (housing/ economic/ retail) located within reasonable walking distance of public transport, cycle ways and footpaths	To monitor of new developments within reasonable walking distance	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.
It will be important to monitor the accessibility of the opportunities.	Frequency/reliability of public transport	Ensure frequency is maintained and improved	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
It will be important to monitor the accessibility of the opportunities.	Length of bus network	Ensure frequency is maintained and improved	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.
It will be important to monitor the accessibility of the opportunities.	No. of settlements served by bus/rail	Ensure frequency is maintained and improved	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.
It will be important to monitor the accessibility of the opportunities.	% of residential developments making relevant infrastructure contributions	Record the amount provided and the method spent	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.

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SA Objective 6: Protect and enhance the Welsh language and Culture, including the County's heritage assets.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	Proportion of Welsh speakers in the County and their distribution	Maintain and improve the proportion	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	Proportion of people with skills in the Welsh Language	Maintain and improve the proportion	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	Welsh medium schools and pre- schools as a proportion of all schools	Maintain and improve the proportion	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	Bi-lingual published material	Maintain and improve the proportion	-- GREEN --	All Council documents and material must be published bi-lingual.
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	% quality of Schedule Ancient Monuments, Historic Parks and Gardens, Conservation Areas, Historic Landscapes	No reduction in quality.	Not applicable	Data is not captured.
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	Number of listed buildings on the 'Buildings at Risk Register'	Reduction	Not applicable	Data is not captured.
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	% of Schedule Ancient Monuments subject to positive actions undertaken by DCC as a result of plan proposals	Increase	Not applicable	Data is not captured.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	% of demolition in Conservation Areas	Low-number in demolition	Not applicable	Data is not captured.
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	% of Conservation Areas with an up- to-date character appraisal	50% up to date	-- GREEN --	All Conservation Areas in Denbighshire benefit from a character appraisal. Amendment to Rhyl Conservation Area boundary was confirmed in 2020.
LDP Policy RD 4 as well as the LDP objective to retain young people in the County through the provision of affordable housing.	Number of Conservation Areas adversely affected by plan proposals	Nil	-- GREEN --	LDP does not contain any proposal that is contrary to Conservation Area objectives.

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SA Objective 7: Support County economic development and regeneration, including the provision of opportunities for rural diversification.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
New employment land will be permitted in the County and it will be important to monitor the land take. In addition, the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.	Gross Value Added per capita	To increase GVA per capita	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
<p>New employment land will be permitted in the County and it will be important to monitor the land take. In addition, the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.</p>	<p>Gross Value Added per worker</p>	<p>To increase GVA per worker</p>	<p>Not applicable</p>	<p>Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.</p>

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
<p>New employment land will be permitted in the County and it will be important to monitor the land take. In addition, the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.</p>	<p>Proportion of economic activity by sector</p>	<p>To increase the number of sectors, especially rural trends</p>	<p>Not applicable</p>	<p>Data is not captured.</p>

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
New employment land will be permitted in the County and it will be important to monitor the land take. In addition, the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.	% changes in the number of VAT registered enterprises	To increase the overall number of VAT registered enterprises	-- GREEN --	Number of VAT registered enterprises/ number of active enterprises has slightly increased from 3155 (2006) to 3,305 (2018). [Latest figures from ONS]

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
New employment land will be permitted in the County and it will be important to monitor the land take. In addition, the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.	Employment / unemployment rates	Reduction in unemployment rate	-- YELLOW --	Denbighshire Employment Rate – 71.6% (Year ending 31/03/07) rose to 73.0% (Year ending 31/03/20); Denbighshire Unemployment Rate – 4.0% (Year ending 31/03/07) fell to 2.2% (Year ending 31/03/19) but rose to 4.0% again (year ending 31/03/2020) [Figures from Nomis]

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
New employment land will be permitted in the County and it will be important to monitor the land take. In addition, the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.	Unemployment claimant count with proportion of residents of working age population	To decrease the proportion of people claiming unemployment benefit	-- YELLOW --	Denbighshire Unemployment Claimant count – 2,125 (August 2011) fell to 1,835 (June 2019) but have risen sharply to 3,635 (June 2020) [Figures from Stats Wales];

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
<p>New employment land will be permitted in the County and it will be important to monitor the land take. In addition, the SRA will be developing regeneration schemes which will have an impact on the levels of deprivation in the north of the County. The number and type of rural diversification will be monitored for trends and impacts.</p>	<p>Take up of allocated employment land</p>	<p>To increase the take up of employment land</p>	<p>-- YELLOW --</p>	<p>There is no clear trend indicating a steady increase in employment land take-up.</p>

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SA Objective 8: Maintain and enhance the vitality and viability of town and rural centres

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP protects the retail core of town centres from inappropriate change of use and so a positive effect should be monitored.	Vacancy rates in town centres	To decrease the amount of vacant floorspace	-- YELLOW --	Vacancy rates in local town centres vary throughout the County with Rhyl and Corwen town centres being the only ones with more than 15% for 3 consecutive years.
The LDP protects the retail core of town centres from inappropriate change of use and so a positive effect should be monitored.	Quality of town centres (perception surveys)	Maintain and improve the quality	-- GREEN --	Denbighshire Town Centre Health Check was carried out in 2018.
The LDP protects the retail core of town centres from inappropriate change of use and so a positive effect should be monitored.	% changes in total number of VAT registered enterprises in town and rural centres	Increase in the number of VAT registered businesses	-- YELLOW --	The number of active businesses in Denbighshire increased from 3,155 in 2006 to 3,400 in 2017 but fell to 3,305 in 2018. (Stats Wales)

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP protects the retail core of town centres from inappropriate change of use and so a positive effect should be monitored.	% change in total number of shops, pubs and post offices in rural centres	To resist the loss of village shops, pubs and post offices in rural areas where appropriate	Not applicable	Data is not captured.

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SA Objective 9: Make the best use of previously developed land and existing buildings in locations served by sustainable transport modes

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The new development promoted through the LDP could lead to the remediation of brownfield land.	% of dwellings built on previously developed land	% of new dwellings to be built on previously developed land same comment as below	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.
The new development promoted through the LDP could lead to the remediation of brownfield land.	Number of developments meeting densities of between 30-50 dph and higher % in town centres and areas with high public transport accessibility	All developments aim for a density of 30 dwelling per hectare	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.
The new development promoted through the LDP could lead to the remediation of brownfield land.	Amount of derelict land	Reduce year on year	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.
The new development promoted through the LDP could lead to the remediation of brownfield land.	No of empty properties	Reduce year on year	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.

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SA Objective 10: Safeguard soil quality and function and maintain long term productivity of agricultural land

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The new development promoted through the LDP will lead to the removal of soil from the land.	Total area of contaminated land	To reduce the area of contamination year on year	-- GREEN --	Land remediation on sites allocated in the LDP was carried out on 0.78 ha of land for a food store at the Former Gasworks, Prestatyn and 1.73ha for retail development at Station Yard, Denbigh. Where development has yet to commence, this will be controlled through the use of conditions attached to the planning permission.
The new development promoted through the LDP will lead to the removal of soil from the land.	Total area remediated as part of new development	To remediate all areas of contamination to a satisfactory standard when required by new development	-- GREEN --	Land remediation on sites allocated in the LDP was carried out on 0.78 ha of land for a food store at the Former Gasworks, Prestatyn and 1.73ha for retail development at Station Yard, Denbigh. Where development has yet to commence, this will be controlled through the use of conditions attached to the planning permission.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The new development promoted through the LDP will lead to the removal of soil from the land.	Soil management methodology	Positive mitigation of and reuse/replacement of soil	-- GREEN --	Land remediation on sites allocated in the LDP was carried out on 0.78 ha of land for a food store at the Former Gasworks, Prestatyn and 1.73ha for retail development at Station Yard, Denbigh. Where development has yet to commence, this will be controlled through the use of conditions attached to the planning permission.

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SA Objective 11: Protect and enhance all international, national and locally designated nature conservation sites, protected species and geo-diversity sites and avoid their damage or fragmentation. Protect, enhance and create appropriate wildlife habitats in urban and rural areas thus enhancing biodiversity.

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	Area and condition of statutory nature conservation sites. Area and condition of non-statutory nature conservation sites	85% of SSSI features in favourable condition by 2013. No adverse effects on SAC's/SPA's	-- GREEN --	Nature conservation and biodiversity enhancement measures are a principal consideration in determining planning applications. There hasn't been a single planning permission that will adversely affect statutory designated sites of nature conservation.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	% of designated sites improved by the LA	To improve condition of all designated sites	Not applicable	Data is not captured.
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	Number of proposals/policies resulting in the loss or damage to designated sites	No loss or damage to designated sites at all levels	-- GREEN --	Ecology and Biodiversity Officer is consulted on proposals that are likely to have an effect on ecological features.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	Achievement of the Biodiversity Action Plan targets	Annual Local Biodiversity Action Plan reports	-- GREEN --	The Denbighshire Biodiversity Partnership reports actions derived from the Denbighshire Local Biodiversity Action Plan to the Biodiversity Action Reporting System. There are 75 listed on BARS website.
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	No. of Regionally Important Geological and Geomorphological Sites (RIGS)	No decrease in number	-- GREEN --	There has been no decrease in the number of Regionally Important Geological and Geomorphological Sites (RIGS).

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	Area of land actively managed for nature conservation	Increase in the area of land managed under Environmental Stewardship Schemes e.g. Tir Gofal	Not applicable	Data is not captured.
There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.	Number of development schemes which include design in ecological features	Increase proportion of ecological design in new developments	Not applicable	Data is not captured.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
<p>There are policies in the LDP to protect the biodiversity in the County and so the effects are predicted to be positive. However, information should be collected in relation to condition and enhancement of the sites to monitor the effectiveness of the LDP policies.</p>	<p>Maintenance regimes in place for new habitats on new developments</p>	<p>100%</p>	<p>Not applicable</p>	<p>Data is not captured.</p>

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SA Objective 12: Preserve and enhance landscape character across the County, particularly the AONB

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP seeks to protect the local landscape. It will be important to monitor whether new developments positively contribute to the design quality of settlements.	% of county designated for landscape	No decrease	-- GREEN --	Extension to the AONB supported and achieved.
The LDP seeks to protect the local landscape. It will be important to monitor whether new developments positively contribute to the design quality of settlements.	% of county designated as high or outstanding landscape quality (LANDMAP studies)	No decrease	-- GREEN --	SPG for AONB and World Heritage Site adopted. No changes in LANDMAP evaluation.
The LDP seeks to protect the local landscape. It will be important to monitor whether new developments positively contribute to the design quality of settlements.	Changes in the LANDMAP evaluation and extent of that change as a result of development	No changes	-- GREEN --	SPG for AONB and World Heritage Site adopted. No changes in LANDMAP evaluation.

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SA Objective 13: Protect and improve the water quantity and quality of inland and coastal waters

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.	% of watercourse classified as good biological and chemical quality	91% of rivers length in the UK should be of good quality by 2010. DCC will work towards achieving this target. Source: NRW	-- GREEN --	In 2015, 42 per cent of Welsh waters achieved good or better ecological status, an increase compared with 31.2 per cent in 2009. Sea water of the North Wales Coast has been described as compliant with Bathing Water Directive. (NB: There has been no update since 2015.)

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.	Compliance with Bathing Water Directive, European Blue Flag and UK Seaside awards	100% compliance	-- GREEN --	In 2015, 42 per cent of Welsh waters achieved good or better ecological status, an increase compared with 31.2 per cent in 2009. Sea water of the North Wales Coast has been described as compliant with Bathing Water Directive. (NB: There has been no update since 2015.)

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
<p>The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.</p>	Groundwater quality	To maintain groundwater quality	Not applicable	Data is not captured.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
<p>The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.</p>	<p>Distribution of aquifers and their vulnerabilities</p>	<p>To maintain groundwater quality</p>	<p>Not applicable</p>	<p>Data is not captured.</p>

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
<p>The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.</p>	<p>Number of incidents of major and significant water pollution due to new developments</p>	<p>0%</p>	<p>Not applicable</p>	<p>Data is not captured.</p>

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
<p>The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.</p>	<p>Surface water and groundwater abstractions (licensed and private)</p>	<p>(This field has been left blank intentionally)</p>	<p>Not applicable</p>	<p>Data is not captured.</p>

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
<p>The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.</p>	<p>% of planning permissions with water saving devices/ grey water recycling required as part of conditions</p>	<p>To reduce overall water consumption in new developments</p>	<p>Not applicable</p>	<p>Data is not captured.</p>

Annual Monitoring Report 2020

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
<p>The LDP seeks to protect the quality of surface and groundwater resources. The availability of water resource falls within the remit of Dŵr Cymru which is responsible for managing water supply and demand across Wales, although it is recognised that this will be affected by the levels of growth within each settlement. Indicators have been proposed to monitor water quality and the potential effects of new development. The LDP also promotes sustainable design and construction and so it will be beneficial to monitor water use in the LDP, although this is also affected by individual actions.</p>	<p>Estimated household water consumption (litres per head per day)</p>	<p>Long term decrease</p>	<p>Not applicable</p>	<p>Per capita consumption of water by year for Wales from 150 litres (2006) to 149 litres (2011) per person per day. Figures last updated by Stats Wales: 25 July 2012</p>

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SA Objective 14: Minimise the vulnerability to flooding and ensure new development does not increase flood risk

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There are a number of policies to direct new development away from areas of flood risk and so effects should be positive. The extent to which the need for permeable surfaces and the use of SuDS is promoted in new development.	% of planning applications with SuDS required as part of conditions	All new development proposals to show that sustainable drainage has been considered and implemented if appropriate; Source: NRW	-- GREEN --	New development requires SUDS approval prior to site commencement (Council is SUDS approval body)
There are a number of policies to direct new development away from areas of flood risk and so effects should be positive. The extent to which the need for permeable surfaces and the use of SuDS is promoted in new development.	No. of new vulnerable development granted planning permission in C1 and/or C2 floodplain area contrary to advice from the Environment Agency Natural Resources Wales	0%	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.

Annual Monitoring Report 2020

SA Objective 15: Protect and improve air quality

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
It is not predicted that the LDP will result in adverse effects on air quality. However, some contextual monitoring could be undertaken to support other monitoring.	Levels of main pollutants	To meet National Air Quality Standards	-- GREEN --	An Air Quality Management Zone has not been established in the County of Denbighshire yet.
It is not predicted that the LDP will result in adverse effects on air quality. However, some contextual monitoring could be undertaken to support other monitoring.	No. of days when air pollution is moderate or high for NO2, SO2, O3, CO or PM10	(This field has been left blank intentionally)	Not applicable	Data is not captured.

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SA Objective 16: Contribute to a reduction in greenhouse gas emissions (especially CO2) by increasing energy conservation and efficiency in development and support increased provision and use of renewable energy

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
Monitor the success of the MIPPS 01/2009 requirement for new development.	Annual greenhouse gas emissions by sector	To reduce CO2 emissions by 20% by 2010 and by 60% by 2050 from a 1990 baseline figure (national target) Source: UK Climate Change Programme 2000	Not applicable	Data is not captured.
Monitor the success of the MIPPS 01/2009 requirement for new development.	No. of Code for Sustainable Homes assessments accompanying new developments	100% of new dwellings to meet Code Level 3 Standards from 2010. 100% of new commercial buildings to meet BREEAM Very Good Standard	Not applicable	Planning Policy Wales (Edition 7) was revised to delete the national development management policy on sustainable building standards. These changes have been made in light of amendments to Part L of Building Regulations on energy efficiency coming into force.
Monitor the success of the MIPPS 01/2009 requirement for new development.	% of energy produced in the County generated from renewable sources	10% renewable energy target by 2010 (national target) and 60% by 2050 Source: UK Climate Change Programme	Not applicable	Data is not captured.

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Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
Monitor the success of the MIPPS 01/2009 requirement for new development.	No. of buildings incorporating renewable energy production (solar panels, wind turbines, photovoltaics, ground-source heat)	Increase number year on year	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.
Monitor the success of the MIPPS 01/2009 requirement for new development.	Construction projects incorporating on-site recycling	All major development projects to incorporate on-site recycling	Not applicable	Information is not available because of resource limitations and restrictions relating to the Covid19 pandemic.

Annual Monitoring Report 2020

SA Objective 17: Protect mineral resources from development that would preclude extraction

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There is a need to consider the mineral deposit which may be found underneath a development proposal.	Amount of mineral reserves	To sustainably manage existing reserves	-- GREEN --	It's a priority to safeguard limestone and sand and gravel deposits. Mineral buffer zones were 100m for sand and gravel and 200m for hard rock (DCC LDP, adopted 2013).
There is a need to consider the mineral deposit which may be found underneath a development proposal.	Reuse of aggregates in construction	100%	-- GREEN --	Reuse of aggregates in construction was approximately 50% in North Wales according to the 2012 Construction and Demolition Survey undertaken by Natural Resources Wales. However, less than 1% of aggregate wastes were actually disposed of by landfill in North Wales, with the vast majority of aggregate wastes being recovered for beneficial use, including backfilling.

Annual Monitoring Report 2020

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
There is a need to consider the mineral deposit which may be found underneath a development proposal.	Number of planning applications approved resulting in the sterilisation of mineral reserves	0%	-- GREEN --	No mineral reserves were sterilised by non-mineral development.

Annual Monitoring Report 2020

SA Objective 18: Encourage waste reduction, reuse, recycling and recovery and regional self-sufficiency

Effect to be monitored	Indicator	Target/ Data Source	Performance	Commentary
New development in the County will need to consider how it can minimise the impact on the environment. Policies VOE 7 & 8 permits new local waste management sites / facilities and so those numbers should be monitored.	Household, construction and demolition and industrial waste production (tonnage)	Reduction in waste to at least 10% of 1998 figure by 2010 By 2020 waste arising per person should be less than 300 kg per annum; Source: Municipal Waste Management Strategy for Denbighshire County Council, February 2005	-- GREEN --	Recycling rates were 64% in 2018 which was reached two years early. The next target is 70% by 2025.
New development in the County will need to consider how it can minimise the impact on the environment. Policies VOE 7 & 8 permits new local waste management sites / facilities and so those numbers should be monitored.	% of household, construction and demolition and industrial waste recycled	By 2009/10 achieve at least 40% recycling/composting, with a minimum of 15% composting and 15% recycling Source: Municipal Waste Management Strategy for Denbighshire County Council, February 2005	-- GREEN --	The target for 2009/10 was met across Wales (Source: Municipal Sector Plan).

Appendix 4 – Welsh Government Letter (ref MA-JJ-2099-20)

Julie James AS/MS
Y Gweinidog Tai a Llywodraeth Leol
Minister for Housing and Local Government



Llywodraeth Cymru
Welsh Government

Ein cyf/Our ref MA-JJ-2099-20

Local Authority Leaders and Chief Executives
National Park Authority Chief Executives

7 July 2020

Dear Colleagues,

The Corona Virus pandemic is the biggest emergency humanity has faced in living memory and quite rightly the immediate role for government has been to protect the health and livelihoods of citizens. Over recent months we have achieved much by working together. Our success collaborating must be captured and built on as we move to recovery.

We already know the pandemic has impacted most on those in our communities who have least, exacerbating social, economic and environmental inequalities. Our approach going forward must focus on addressing those longstanding inequalities by taking a values based approach to recovery which promotes social, economic and environmental justice.

Some of the changes we have seen over recent months have been beneficial. The improvement of our natural environment, reduction in greenhouse gas emissions and improved air quality, greater reliance on active travel to access local services and the ability of people to recalibrate their work/life balance have been very positive. Just over a year ago, the Welsh Government and many local authorities declared a climate change emergency. This pandemic has demonstrated vividly that we are facing a climate and nature emergency with limited time to change our lifestyles to protect our environment and humanity from the consequences of climate change and habitat and species loss. Tackling homelessness, increasing social housing and providing fair work must also be prioritised with new vigour to address social and economic inequalities.

The planning system is central to shaping a better future for Wales and it is essential that all levels of government ensure that plans, policies and procedures improve the wellbeing of our people and the resilience of our environment. It is my strongly held view that we must not sacrifice the principles of sustainable development and place making in the pursuit of economic recovery at any cost. Up to date agile development plans are the cornerstone of our planning system. Our commitment to a plan led planning system has been reinforced and not reduced by the current crisis.

Canolfan Cyswllt Cyntaf / First Point of Contact Centre:
0300 0604400

Bae Caerdydd • Cardiff Bay
Caerdydd • Cardiff
CF99 1SN

Gohebiaeth.Julie.James@llyw.cymru
Correspondence.Julie.James@gov.Wales

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

National Development Framework

Work on the preparation of the National Development Framework (NDF) was paused when the Senedd went into emergency procedures. The First Minister's Continuity Plan has identified the NDF as a priority to be completed before the next Senedd election and will be submitted to the Senedd for scrutiny later this year with publication of the final framework early in 2021. The opportunities and challenges which the NDF was designed to address before the pandemic are equally as valid today. The urgency with which the opportunities and challenges need to be addressed is greater than ever in areas such as decarbonisation and tackling social and economic inequalities. The NDF submitted to the Senedd will include enhanced coverage on regional planning, including moving to a 4 region model advocated by many during the earlier consultation. The NDF regional policies will provide a robust framework for the preparation of Strategic Development Plans (SDPs).

Strategic Development Plans

The past few months have demonstrated the benefits of regional working on complex issues through structures such as the local resilience forums. The Local Government and Elections Bill is currently progressing through the Senedd with the view to it becoming law in early 2021. The Bill will provide a legal framework for regional collaboration through the creation of Corporate Joint Committees and require the preparation of SDPs.

SDPs will be necessary to implement the NDF and support recovery from the pandemic as many of the issues which need to be addressed most urgently transverse local authority boundaries. The pandemic has placed a severe strain on public finances following a decade of austerity and we may be facing a recession at least as deep as that of the early 1980s. This will put further strain on local planning authorities which have witnessed some of the deepest cuts of all public services in recent years. Local planning authorities are also likely to see lower fee income due to the reduction of construction activity. In this context, local authorities must think strategically about the best use of their resources and I strongly urge you to consider with new vigour opportunities to collaborate to prepare Strategic Development Plans and deliver planning services more generally.

Local Development Plans

Local planning authorities must reflect on the impact of the pandemic on their areas and consider the consequences for LDPs under review or being implemented. Long held views and policies on matters including transportation, economic development, housing, regeneration, the role of town centres and the importance of green infrastructure have all been brought into focus recently. We must think creatively and differently to promote a sustained recovery which has people and places at its heart.

LDPs are evidence based documents. As a result of the pandemic and resulting downturn in the economy much of the evidence on which LDPs are based is likely to be out of date. This is particularly the case for economic and social evidence covering areas such as the need for social and market housing, viability, economic forecasts and transport modelling. LDPs currently undergoing review, which have not yet been submitted to the Planning Inspectorate for examination, should undertake an assessment of the evidence base, strategy and policies in terms of sensitivity to the consequences of the pandemic. Robust conclusions should be reached on the need for new evidence and any consequential changes to strategy and policy before progressing plan preparation. The assessment should be submitted to the Welsh Government with requests to extend Delivery Agreements (DA). It is acknowledged that this will slightly delay plan preparation in the short term. It will however minimise delays at later stages of plan preparation and reduce the chances of a plan being found unsound at examination. Where a plan is part way through a public consultation (preferred strategy or deposit plan) the consultation should cease and start afresh once the assessment has been completed and new DA approved.

I am conscious that a number of LDPs reach their end date in 2021 and 2022 and of the implications of the end date legislation for a plan led system. Therefore, I will continue to explore opportunities to introduce legislation to ensure that LDPs that have passed their end date continue to enjoy the development plan status for decision making purposes. Reviewing the current evidence base and continuing plan preparation with an appropriate strategy and policies will enable most LDPs to progress to an advanced stage as soon as possible, allowing up-to-date evidence to support decision making.

Where consultations have ceased or a review of evidence, strategy and policy has delayed the production of LDPs meaning they cannot adhere to the previously agreed timetable a revised DA will be required. The Chief Planner has been authorised to agree revised DAs. This will ensure our agreement to requests for revised DAs can be provided as quickly as possible.

A key component of a DA is the Community Involvement Scheme (CIS), which sets out who, when and by what means communities and other stakeholders will be engaged in the plan preparation process. For those LDPs currently being prepared there will be an approved CIS setting out arrangements. LDPs must be prepared in accordance with both the DA and CIS. With many public buildings temporarily closed, stakeholders inability to attend consultation events and issues arising from social distancing, existing CISs cannot be complied with. For these reasons, the CIS will need to be adjusted in light of the latest Government advice and social distancing principles to enable plan preparation to progress.

Regulation 9(6) of The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 states that an LPA need not comply with a particular requirement of its CIS if it has reasonable grounds to believe it is not likely to prejudice any persons opportunity in the exercise of the LPAs functions under Part 6 of the PCPA 2004 if it does not comply with that requirement. The Covid-19 virus is considered to be a reasonable reason, provided alternative means of engagement are put in place and communicated to all concerned. Careful consideration must be given as to how engagement may need to be adjusted in the short term, when submitting a revised DA and CIS. Possible approaches include:

- Alternative consultation venues with increased capacity to accommodate social distancing regulations
- Prior arrangement for individual briefing sessions to reduce the number of stakeholders present at any given time
- A longer consultation period to ensure stakeholders have the ability to engage, both for specific types of events and beyond the statutory 6 week period
- An increased use of web based technological tools, such as electronic presentations on key issues, short video clips, information distributed via USB sticks etc.
- Considering how the re-opening of libraries and community centres provides sufficient distribution outlets, particularly in more rural communities. Where there are more restricted options, can alternative venues be sought and communicated effectively to local communities
- Providing information directly to individuals and other stakeholders via electronic means or where this is not possible due to lack of digital skills and equipment by providing hard copies.
- The use of participatory techniques such a citizens' assemblies.

The above examples are not exhaustive. They provide an indication of how different engagement principles and mechanisms can be adopted to allow plans to progress. Consultation on a revised CIS is not required, where it is temporarily amended in light of the exceptional circumstances. This autumn the Planning Inspectorate Wales and Welsh

Government will be jointly hosting seminars on plan making, consultations, evidence and examinations at which we can all share ideas as to how best to move forward.

To assist preparation of LDPs I will not require Annual Monitoring Reports (AMR) to be submitted this October. I strongly encourage LPAs to continue with data collection, as this will help shape and inform policy and plan development. If LPAs wish to publish an AMR, they can of course do so. I will expect the next formal AMR submission in October 2021.

Planning Policy Wales

Planning Policy Wales (PPW) was comprehensively redrafted at the end of 2018 centred on the principles of place making. It sets out what the Welsh Government expects from development plans and is an important consideration in the decision making process on planning applications. We have undertaken a signposting exercise which will exemplify those aspects of PPW which are particularly relevant to the post Covid 19 recovery and responding to the climate and nature emergencies. Where necessary new or amended policies will be proposed. I also aim launch the Placemaking Wales Charter as soon as possible. I am grateful to those organisations which have already signed the Charter and it is important that we do not lose the momentum behind this very important initiative which is intended to improve the quality of development in Wales and promote greater community involvement in the planning system.

Finally, I wish to put on record my thanks for the work undertaken by local planning authorities to maintain the planning system locally during these unprecedented times. In recognition of the vital role that planning will play in supporting our communities in the recovery from the pandemic the planned 20% increase in planning application fees will come into effect in the summer. It is essential that the fee increase is retained in planning department budgets and that there are no offsetting reductions in corporate funding.

Yours sincerely,



Julie James AS/MS

Y Gweinidog Tai a Llywodraeth Leol
Minister for Housing and Local Government