



## Report of the Head of Planning and City Regeneration

Special Planning Committee– 22 October 2021

### Adoption of the Swansea Local Development Plan 2<sup>nd</sup> Annual Monitoring Report 2020-21 (AMR 2)

<b>Purpose:</b>	To inform Members of the findings of the 2 <sup>nd</sup> LDP Annual Monitoring Report (AMR) covering the period 2020-21, and to seek approval to formally submit it to Welsh Government
<b>Policy Framework:</b>	Swansea Local Development Plan (Adopted 2019); Planning and Compulsory Purchase Act 2004; Well-being of Future Generations (Wales) Act 2015; Planning (Wales) Act 2015; Planning Policy Wales (2021) and related Guidance
<b>Consultation:</b>	Access to Services, Finance, Legal.
<b>Recommendation(s):</b>	It is recommended that:  1) The findings of the 2 <sup>nd</sup> AMR, as summarised in this report and set out in full in the AMR document (attached at Appendix A), be noted;  2) The final version of the 2 <sup>nd</sup> AMR be approved for submission to Welsh Government in accordance with statutory requirements;  3) The Head of Planning and City Regeneration, or appropriate delegated Officer, be authorised to make any outstanding typographical, grammatical, presentational or factual amendments to the 2 <sup>nd</sup> AMR prior to its submission and publication.
<b>Report Authors:</b>	David Rees/Tom Evans
<b>Finance Officer:</b>	Aimee Dyer
<b>Legal Officer:</b>	Jonathan Wills
<b>Access to Services Officer:</b>	Rhian Millar

## 1.0 Introduction

- 1.1 The Swansea Local Development Plan (LDP) was adopted by the Council on the 28<sup>th</sup> February 2019. It forms the statutory development plan for the City and County of Swansea, under the provisions of Section 38(6) of the Planning Act.
- 1.2 It is a requirement of the statutory development plan process that, following Plan adoption, the Council is required to prepare an Annual Monitoring Report (AMR). The purpose of the AMR is to quantify how the objectives of the LDP are being achieved, and how its strategy, key policies, allocations and infrastructure requirements are all being delivered. It also serves to identify any challenges, opportunities and contextual changes in which the Plan operates.
- 1.3 The Council is required to approve and submit the AMR to Welsh Government (WG) by 31<sup>st</sup> October each year<sup>1</sup>. The latest AMR is the second to be prepared since adoption of the LDP and is **focused on the period 1 April 2020 to 31 March 2021**.
- 1.4 The COVID 19 coronavirus pandemic has continued to have a significant impact on societies and economies across the world in 2020-21. Wales and the rest of the UK has experienced lockdown measures to combat rising infection rates, which have had profound effects on so many aspects of life, and at times brought planning and development activities to a complete halt. The pandemic has, as a consequence, impacted on the ability to efficiently report on some monitoring indicators for this AMR during 2020-21. The pandemic has had a big impact on the activities being monitored (for example peak traffic patterns have markedly altered). The impacts are described at the relevant points throughout this document, and may well continue to raise significant issues going forward in 2021-22.

## 2.0 Background and Context

- 2.1 The LDP Monitoring Framework is set out in Section 4.2 of the LDP and was developed based around the Strategic Policies of the Plan, with indicators to measure the effectiveness of the policies in meeting identified targets and trigger points beyond which further analysis, guidance, or remedial action may be required if targets are not met. The AMR also integrates the findings of the Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) monitoring of the Plan, to identify any unforeseen adverse effects and enable appropriate remedial action to be taken in-line with the SEA regulations. The Final SA Report of the LDP identified a set of indicators to be used to monitor LDP progress on sustainability issues, which are interlinked with the LDP monitoring indicators. The adopted monitoring framework was based on the WG guidance extant at that time.

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<sup>1</sup> In-line with national guidance, the first AMR was required to be prepared for 2019-20, to cover the first full financial year (April 1<sup>st</sup> to March 31<sup>st</sup>) following LDP adoption. Last year, in light of the on-going COVID 19 pandemic, WG wrote to all Local Planning Authorities to state that it did not require the submission of AMRs to WG in that exceptional year due to the impact of the pandemic on the activities and processes to be monitored. Notwithstanding the WG resolution, work continued to monitor the LDP given this process still provides a useful means of measuring and assessing the Plan. The first AMR was published as a reference document – available at <https://swansea.gov.uk/planningdelivery> .

- 2.2 It should be noted that the WG guidance has been updated since the adoption of the Swansea LDP, with the publication of the Development Plans Manual (DPM) Edition 3 (March 2020). The updated WG guidance identifies the indicators required in all Development Plan monitoring frameworks. The majority of these were already covered in the Swansea LDP, but the DPM has introduced some new additional indicators, including significant changes to the method used for monitoring housing delivery. These were added to the Swansea LDP monitoring framework used in AMR 1, and have also been used for AMR 2. Table 1 of the AMR summarises how the monitoring framework in the AMR fulfils the WG guidance and where it has been updated to reflect the latest requirements.
- 2.3 The monitoring indicators have a target, which relates to the Plan's strategy, objectives and policy outcomes; and a trigger point which sets the parameters against which policies should deliver. Table 1 sets out the options available to the Council with respect to each LDP monitoring indicator, when monitoring against the target and trigger point. These are in-line with the updated WG guidance.

**Table 1: Adopted LDP Monitoring Options**

ASSESSMENT	ACTION
<b>Continue Monitoring (Green)</b>	
Indicators suggest that the Plan policies are being implemented effectively and there is no cause for review.	No further action required, other than to continue monitoring.
<b>Training Required (Blue)</b>	
Indicators suggest that the Plan Policies are not being implemented in the intended manner.	Officer and/or member training may be required.
<b>Supplementary Planning Guidance Required (Purple)</b>	
Indicators suggest the need for further guidance in addition to those identified in the Plan	Publish additional Supplementary Planning Guidance
<b>Further Research (Yellow)</b>	
Indicators suggest the Plan Policies are not being effective as originally expected.	Further research and investigation required, including looking at contextual information about the County or topic area.
<b>Policy Review (Orange)</b>	
Indicators suggest that Plan policy/ies are not being implemented.	Full investigation into why the Plan policies are not being implemented which may lead to a formal review of the Plan policy/ies.
<b>Plan Review (Red)</b>	
Indicators suggest the Plan strategy is not being implemented.	Full investigation into why Plan strategy is not being implemented which may determine a formal review of the Plan is required.

### 3.0 Consultation and Engagement

3.1 The latest WG guidance has introduced new requirements for mandatory stakeholder engagement on the monitoring of housing delivery. In-line with this guidance, in addition to the close and regular dialogue that the LPA has with developers and RSLs on sites being promoted for development, as well as engagement during regular Council facilitated Developer Forum meetings, the LPA also undertook direct consultation with the development sector through the Home Builders Federation (HBF) Wales. This consultation was undertaken between 23<sup>rd</sup> July and 16<sup>th</sup> August 2021. The draft housing trajectory outputs were largely supported with only a small number of site specific queries raised as follows:

- It was suggested that the build forecasts for SD 1.E Land North of Clasemont Road, Morrision and SD 1.F Cefn Coed Hospital, Tycoch both need to be pushed back by 1 year to better reflect the time that should be allowed before construction can commence.
- It was suggested regarding SD 1.G Land Northwest of M4 Junction 46, Llangyfelach that while an outline planning application is being determined, the build forecast should be pushed back by 1 year to better reflect the time that should be allowed before construction can commence.

- 3.2 Following the above stakeholder engagement, the Council reviewed the anticipated trajectory for the three specific sites queried and has pushed the forecasts back by the suggested 1 year period for each site in order to reflect the concerns raised by the industry. The LPA considers these revised forecasts to be conservative however, and the aim will be for the Council to continue to be proactive in facilitating site construction to begin ahead of those forecasts wherever possible.

#### 4.0 Summary of Main Findings in the AMR

- 4.1 In-line with the WG guidance, the AMR is structured as follows:
- Executive Summary
  - Chapter 1 - introduction
  - Chapter 2 – review of any changes affecting the context in which the LDP operates, including legislation/national policy and guidance; social, economic and environmental factors.
  - Chapter 3 – analysis of the LDP monitoring indicators.
  - Chapter 4 – analysis of the SA indicators.
  - Chapter 5 – conclusions and recommendations.

#### Chapters 1 and 2

- 4.2 The AMR identifies various other national planning policy and guidance changes affecting the planning context of the LDP, including the following significant changes:
- Publication of *Future Wales – the National Development Plan 2040* which was published on 24th February 2021. The document has full Development Plan status for decision making in accordance with the Planning Act and provides the national tier of development plan alongside the Swansea Local Development Plan.
  - *Edition 11 of Planning Policy Wales (February 2021)* – Following the significant revision and restructuring of PPW in 2018 to take account of the Well-being of Future Generations Act and a refocusing on a placemaking approach for planning, a further update to PPW was published in February 2021, mainly updates to a range of chapters to reflect the publication of Future Wales and previous WG Policy announcements.
  - *Building Better Places Placemaking and the Covid-19 recovery (July 2020)* - the WG published Building Better Places setting out the planning policy priorities of the WG in the post Covid-19 recovery. The document outlines the need for good, high quality developments guided by placemaking. It acknowledges that delivery of good places at this time require Planners to be creative and dynamic and recognises the pivotal role that planners play in shaping our society for the future.
  - *Wales Placemaking Charter (September 2020)* - launched by the Minister for Housing and Local Government, it brings together more than 25 organisations who, by signing the Charter, Pledge to: *involve the local community in the development of proposals;*

*choose sustainable locations for new development; prioritise walking, cycling and public transport, create well defined, safe and welcoming streets and public spaces, promote a sustainable mix of uses to make places vibrant and value and respect the positive distinctive qualities and identify of existing places.* Swansea Council became a signatory to the Charter following a resolution from Members.

- 4.3 These changes to national policy largely reflected the placemaking approach already adopted in the Swansea LDP, which the Council has been at the vanguard of advancing. The LDP is therefore considered to be in-line with Future Wales, the new national development plan.
- 4.4 Chapter 2 of the AMR also reviews the social, economic and environmental context in 2020-21. It notes that the most profound change affecting societies and economies across the globe has continued to be the COVID 19 pandemic. The implications of the pandemic on the monitoring of the Plan has been set out. The pandemic has had a significant impact on some of the activities being monitored (e.g. traffic patterns have markedly altered). The impacts are described at the relevant points throughout this document, and may well continue to raise significant issues in AMR 3 going forward.

#### **Chapters 3 and 4**

- 4.5 Chapter 3 of the AMR confirms that every LDP indicator has been reviewed against the relevant targets, trigger points, and WG guidance and this has shown that, **after the second full year as the adopted Development Plan for the County, overall, the LDP strategy and Plan policies are largely being implemented effectively. Actions have been identified to undertake further investigation regarding some indicators relating to the delivery of sites in the Plan to inform the ongoing engagement with developers to help bring sites forward, but overall there is no cause for Plan review at this stage.** Table 2 summarises the outcome for all the indicators and shows that the vast majority are green i.e. they are considered to reflect that the Plan policies are being implemented effectively.

**Table 2: LDP Monitoring Summary for 2020-21 – AMR 2**

<b>Assessment</b>	<b>Action</b>	<b>Number of Indicators</b>
<b>Indicators suggest that the Plan policies are being implemented effectively and there is no cause for review</b>	<b>Continue Monitoring (Green)</b>	<b>101</b>
<b>Indicators suggest that the Plan Policies are not being implemented in the intended manner.</b>	<b>Training Required (Blue)</b>	<b>0</b>
<b>Indicators suggest the need for further guidance in addition to those identified in the Plan</b>	<b>SPG required (Purple)</b>	<b>0</b>
<b>Indicators suggest the Plan Policies are not being effective as originally expected.</b>	<b>Further research / investigation required (Yellow)</b>	<b>21</b>
<b>Indicators suggest that Plan policy/ies are not being implemented.</b>	<b>Policy Review (Orange)</b>	<b>0</b>
<b>Indicators suggest the Plan strategy is not being implemented.</b>	<b>Plan Review (Red)</b>	<b>0</b>

4.6 Progress is being made in bringing forward development in-line with the LDP strategy and Development Plan placemaking principles both on major, strategic allocations (Strategic Development Areas (SDAs) and other allocated sites, along with associated infrastructure and other development requirements. However, the AMR identifies that some delays are being encountered on the delivery of sites in the Plan. Some sites are under achieving in terms of the delivery targets set out in the monitoring framework and have done so for two consecutive years since the Plan was adopted (which under national guidance is an identified trigger period for further consideration), with the COVID 19 crisis being a key determinant. As a result, these indicators have been flagged as yellow requiring further investigation/research in order to focus and inform the LPA’s continued engagement with the developers to assist in bringing these sites forward.

4.7 The following factors related to the COVID 19 crisis have been identified as having a particularly noticeable impact on delivery of housing in 2020-21 (source engagement with the HBF and reports in The Planner RTPI publication in 2020):

- Impacts on the ability of construction sites to be able to be open, and consequent impact on delivery, due to lockdown restrictions.
- Reduced levels of productivity on sites for example due to working arrangements around social distancing.
- Reported supply chain issues.
- General economic and market uncertainty which may have held back developers from progressing sites.

4.8 In addition, some Strategic Development Areas have taken longer than originally anticipated to progress to a stage that will enable delivery of homes on site. The LPA has however continued to engage closely with

the relevant site promoters and developers since the LDP was prepared and adopted, and many have been brought forward to detailed planning application stages. This close working has ensured that the sites progress in-line with the detailed placemaking principles and sustainability requirements that are clearly set out in the Development Plan and national policy, and that infrastructure and other measures are secured through complex Section 106 agreements. Overall, the close engagement with site promoters and work to progress applications has resulted in some significant progress in 2020-21 on key sites, including the following:

- The Reserved Matters (RM) planning application for SD B, Land at Garden Village, was close to determination in April 2021 (the base date of this AMR) and has since been approved in the early part of 2021-22.
- The hybrid planning application, including RM for the first phase of 184 dwellings, at SD C, Land at Penllergaer, was approved during 2020-21.

4.9 The LPA is continuing to work with the relevant developers and applicants to facilitate the necessary discharge of conditions applications, in order to enable work on the sites to commence swiftly. On the basis of discussions with the developers, it is considered likely that required conditions will be discharged enabling work to commence on site in 2021-22, as reflected in the housing forecasts in Appendix 1 of the AMR. Progress is also continuing on bringing forward other Strategic Development Area sites, with engagement ongoing between the LPA and the developer towards the determination of a RM planning application for SD D Land at Llangyfelach, and active pre application engagement to bring forward planning applications on SD sites A, E, F and H.

4.10 In addition to the progress made on Strategic sites, good progress has been made on non-strategic allocations. The Council determined a number of Discharge of Condition and S73 Applications relating to existing allocated housing sites already permitted on H1 and H5 sites. As detailed in Appendix 1, delivery was achieved at a number of sites including Upper Bank, Pentrechwyth; Heol Ddu, Birchgrove; Land South of Glebe Road, Loughor; Summerland Lane, Newton; and sites in SA1 and in the City Centre.

4.11 It is also significant that further affordable housing has been delivered by the Council's More Homes programme at Parc yr Helig, Birchgrove and continues to be developed in Penderry, with pre application work ongoing on a number of other sites in the pipeline and strategic working being undertaken across Council Departments to proactively facilitate further appropriate More Homes developments to come forward.

4.12 In addition, a number of windfall sites have come forward and delivered housing in the period since the Plan was adopted. A further number of large windfall sites that have detailed planning consent, totalling in excess of the forecasts in the LDP for annual windfall delivery, are expected to be built in the next 2 years. This suggests that the windfall assumptions adopted in the LDP for large windfall sites were a conservative underestimate and that it can be expected that further windfall sites will come forward in the later years of the Plan period,



above and beyond the annual rate assumed in the LDP, which will benefit supply in future years of the Plan.

- 4.13 On the basis of the updated site forecasts, which have been formulated through engagement with developers and site promoters, the updated supply forecasts from 2021-22 onwards show that housing supply is expected to be close to the Average Annual Requirement rate in the next 12 months. This is based on the delivery of sites with planning consent, before exceeding the AAR in the subsequent years of the Plan when the Strategic Development Area allocations will comprehensively get underway to deliver significant numbers of new homes, with more than one outlet on these large sites. Meanwhile other sites identified in the updated trajectory will also have progressed through the development pipeline to begin delivery of new homes.
- 4.14 It is also important to note that latest evidence suggests the housing requirement backdrop in which the Plan is operating has changed in the last few years, since the LDP was adopted. The latest (2018 based) Welsh Government projections published in August 2020 (after the LDP was adopted in 2019) generally suggest a lower rate of growth compared to the previous WG projections which informed the adopted LDP growth targets. Further uncertainty has been introduced since these latest WG projections by the impacts of BREXIT and the COVID-19 pandemic. It will be important for the LPA to monitor emerging demographic evidence over the next 12 months on the impacts on the housing requirement.
- 4.15 Overall, development of some plan allocations has not progressed as originally forecasted due to a number of factors including the significant impacts of COVID. However, the sites included in the LDP are considered to be sound and are progressing, with two residential led Strategic Development Area sites due to commence in 2021-22 and others progressing through detailed engagement between the LPA and developers to bring them forward in-line with the placemaking principles of the Development Plan. It is not considered at this stage that a review of the sites in the LDP is necessary. Whilst a delivery lag is being experienced, there is a good supply of large and small deliverable and viable sites. Significant work has been undertaken by both applicant and LPA to progress a number of complex sites to an advanced stage of the planning process, such that they are well placed to soon deliver homes on site and create excellent examples of new sustainable places. Any new site put forward of such a scale by a speculative developer would need to go through the same level of placemaking and masterplanning which would require significant lead in times and not benefit the short term housing supply. However, resources do need to continue to be focused on bringing the sites in the existing supply forward efficiently. As noted in AMR 1, the Council places significant emphasis on the delivery end of the planning and development process, and is focussed on: proactively helping bring housing sites forward to meet the housing requirement; assisting in the early identification of issues and site requirements; engaging closely with developers to identify general issues experienced in the planning applications process to help improve the efficiency of progressing sites; and working with developers on masterplanning and viability issues to support sites to come forward in an appropriate manner. The Council will, in response to the monitoring

indicators flagged as yellow, undertake further investigation of the issues affecting the delivery of sites in order to focus the continuing efforts to proactively work with developers and site promoters to bring forward the housing supply included in the adopted Plan.

- 4.16 In terms of affordable housing, 209 affordable homes were built through the planning system in 2020-21, 180 social rented and 29 intermediate tenure, while planning consent was granted in the 12 month period for a further 273 affordable homes.
- 4.17 The proportion of HMOs within the HMO Management Area, as a proportion of the residential properties, has been monitored. Overall, within the HMO Management Area, HMOs were identified as comprising 23.7% of all residential properties. The percentage remains within the +/-2% range identified in the monitoring indicator. The indicator target, to ensure the number of HMOs as a proportion of the total number of residential properties within the HMO Management Area does not significantly exceed the 25% threshold, has again been achieved in 2020-21.
- 4.18 Development of new Gypsy and Traveller pitches on the land west of Pant y Brawd Road, which is identified in the Plan will accommodate the 7 pitches needed in the period up to the end of 2021, has not yet commenced as of the base date of the AMR (April 1<sup>st</sup> 2021). The monitoring indicator highlights that the identified trigger for this indicator is if development has not been completed by the end of 2021. The indicator is flagged yellow for further investigation and liaison to be undertaken with the Council Departments with responsibility for delivering the pitches in order to facilitate efficient progress to be made in meeting the identified accommodation requirements.
- 4.19 In addition to the 2.7ha that was consented during 2019-2020, the 0.8 ha of total employment land granted planning consent in 2020-21 equates to a total of 3.5ha or 6% of the overall LDP allocation of 60 ha. Significant progress continues to be made on the delivery of the mixed use Swansea Central regeneration projects within the City Centre. A number of economic contextual indicators are identified which show positive findings for the County. However, it should be noted that there are some time lags in the available data and monitoring will need to continue to see the emerging impacts of the COVID 19 pandemic.
- 4.20 The monitoring identifies priority transport schemes and active travel measures that have been delivered during 2020-21 and that residential development has been progressed in-line with sustainable transport principles.
- 4.21 The impact of the COVID pandemic has continued to impact travel patterns throughout 2020-21 due to lockdown restrictions, which affected significant periods of the year, and changes in travel behaviour resulting from the pandemic. It is estimated that traffic levels fell to around 20% of typically recorded levels in April 2020 and remained below typical pre-pandemic 24 hour levels up until September 2020. Further lockdown measures were introduced moving into the winter which again reduced

traffic levels. Stay at home restrictions eased towards the end of 2020-21, with for example the phased return of some primary school pupils to schools in February 2021 and stay at home restrictions were replaced by a stay local rule in March 2021. In the early stages of 2021-22, as restrictions have been eased, overall 24 hour traffic levels across the highway network are around 3-5% higher than pre-pandemic levels, but the significant difference is the lack of am and pm peak hours traffic levels due to home working. Pre-pandemic, there were very defined am and pm peaks, which is what the key journey times referred to in the monitoring indicator are based on. There is now no real am peak being observed, with traffic instead building steadily through the morning. There is now a different peak hour of around 15:00 – 16:00 in the afternoon which is associated with the school pick up. Tourist routes to Mumbles and Gower have been extremely heavily trafficked since the first lockdown was eased, which further skews the overall picture. In summary, trips are being made for different purposes, with more for leisure, far fewer for work related commuting, and the vehicle trips are spread more throughout the day rather than at the am and pm peaks recorded in pre-pandemic times, which means that comparisons to the monitoring indicator baseline data are still not possible.

- 4.22 Monitoring of other policies such as design and placemaking, Green Infrastructure, Welsh language, the historic and cultural environment, tourism, transport, and safeguarding public health and natural resources has shown that they are being implemented effectively, delivering placemaking objectives and preventing inappropriate development. A small number of minor amendments and clarifications have been made (and highlighted in the relevant parts of this AMR) to monitoring indicators to reflect changes in data availability and context; or to clarify what the indicator seeks to record.

## 5.0 Summary of AMR Findings

- 5.1 Overall, it can be concluded that **the LDP strategy and its key policies and targets remain relevant, appropriate and up-to-date and good progress is being made towards achieving them.** Further investigation is required with regard to the delivery of housing sites, in particular a number of allocated Strategic Development Areas, which will inform the Council's efforts in continuing to proactively work with developers and site promoters to bring forward the adopted LDPs housing supply targets. **Fundamentally it has been established that there is currently no cause for Plan review.**

- 5.2 Monitoring will continue during 2021 and 2022. Monitoring will again need to take account of changes in the context in which the Plan operates, in-line with the WG guidance, particularly with regard to the impacts of the COVID 19 pandemic on the activities being monitored; and the emerging regional planning agenda and the requirement for a Strategic Development Plan for the South West region.

## 6.0 Integrated Impact Assessment Implications

- 6.1 The Council is subject to the Equality Act (Public Sector Equality Duty and the socio-economic duty), the Well-being of Future Generations

(Wales) Act 2015 and the Welsh Language (Wales) Measure, and must in the exercise of their functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Acts.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.
- Deliver better outcomes for those people who experience socio-economic disadvantage
- Consider opportunities for people to use the Welsh language
- Treat the Welsh language no less favourably than English.
- Ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

6.2 The Well-being of Future Generations (Wales) Act 2015 mandates that public bodies in Wales must carry out sustainable development. Sustainable development means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the 'well-being goals'.

6.3 By following an Integrated Impact Assessment (IIA) process, this ensures the AMR has due regard to the above. It also takes into account other key issues and priorities, such as poverty and social exclusion, community cohesion, carers, the United Nations Convention on the Rights of the Child (UNCRC) and Welsh language.

6.4 An IIA screening was carried out and this demonstrated that a full IIA was not necessary. The results of the screening are set out in Appendix B. The screening identified low impacts on the protected groups identified. The IIA screening was an update to that undertaken for AMR 1 in 2020, which identified low impacts. Overall, the AMR has concluded that the LDP strategy and policies are being implemented effectively and there is no cause for policy or plan review or any fundamental action needed at this stage. It has highlighted that further investigation is required with regard to the delivery of key development sites in the Plan to inform and focus the Council's efforts in continuing to proactively work with developers and site promoters to bring forward the housing supply included in the adopted Plan. However, fundamentally it has been established that there is currently no cause for policy or Plan review.

6.5 It should be noted that the AMR is based on the LDP monitoring framework which is adopted in the Plan and cannot be altered, except to conform with updates to WG national policy and guidance. The LDP monitoring framework was examined by independent Inspectors during the preparation of the LDP and found to be sound. The LDP was also assessed for its conformity to national legislation and policy, including the Well-being of Future Generations Act (Wales) 2015, and was subject to a Sustainability Appraisal (SA) process which incorporated an Equalities Impact Assessment therefore the Plan has already been assessed in this respect. The AMR provides a factual report on the implementation of the LDP.

- 6.6 In preparing the AMR, the Council has fulfilled the mandatory consultation requirements of the WG guidance for preparing the AMR. The final AMR will be made available to view on the Council's website and will be provided bilingually to maximise opportunities for people to use the Welsh language and to comply with the Welsh Language Standards.
- 6.7 This report being presented to Planning Committee is not recommending any fundamental actions or any changes to the adopted Plan.
- 6.8 On the basis of the above, it has been concluded that an IIA is not necessary.

## **7.0 Financial Implications**

- 7.1 There are no significant financial implications arising from the publication of this AMR. The developer consultation process and document production has been accommodated within existing budgets and staff resources, and utilised electronic communication (email and website). The final document has been made available electronically and hard copies will generally only be produced upon request for an appropriate charge in order to recoup costs incurred. As such printing costs going forward will not be significant and can be met within allocated budgets.

## **8.0. Legal Implications**

- 8.1 The Council are required to submit an Annual Monitoring Report to Welsh Government under section 76 of the Planning and Compulsory Purchase Act 2004.
- 8.2 The Council will continue to monitor the LDP in-line with WG requirements and guidance.
- 8.3 The Council has a duty to seek to continually improve in the exercise of its functions (which include where appropriate powers) in terms of strategic effectiveness, service quality and availability, sustainability, efficiency and innovation pursuant to the Local Government (Wales) Measure 2009.

**Background Papers:** none

### **Appendices:**

Appendix A: Swansea Local Development Plan Annual Monitoring Report – Period 2020-21 (AMR 2)

Appendix B: Integrated Impact Assessment Implications screening form

**Appendix A:**

**Swansea Local Development Plan 2<sup>nd</sup> Annual Monitoring Report –  
Period 2020-21 (AMR 2)**

<https://swansea.gov.uk/planningdelivery>

## Appendix B:

### Integrated Impact Assessment Implications Screening Form

Please ensure that you refer to the Screening Form Guidance while completing this form.

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**Which service area and directorate are you from?**

Service Area: **Planning and City Regeneration**

Directorate: **Place**

**Q1 (a) What are you screening for relevance?**

- New and revised policies, practices or procedures
- Service review, re-organisation or service changes/reductions, which affect the wider community, service users and/or staff
- Efficiency or saving proposals
- Setting budget allocations for new financial year and strategic financial planning
- New project proposals affecting staff, communities or accessibility to the built environment, e.g., new construction work or adaptations to existing buildings, moving to on-line services, changing location
- Large Scale Public Events
- Local implementation of National Strategy/Plans/Legislation
- Strategic directive and intent, including those developed at Regional Partnership Boards and Public Services Board, which impact on a public bodies functions
- Medium to long term plans (for example, corporate plans, development plans, service delivery and improvement plans)
- Setting objectives (for example, well-being objectives, equality objectives, Welsh language strategy)
- Major procurement and commissioning decisions
- Decisions that affect the ability (including external partners) to offer Welsh language opportunities and services

**X This the second Annual Monitoring Report (AMR 2) of the Swansea Local Development Plan covering the period 2020-21. It is a factual monitoring report being presented to Planning Committee for its findings to be noted and approved. It does not fit clearly under any of the above options in Q1 (a).**

**(b) Please name and fully describe initiative here:**

**Name** - Swansea Local Development Plan (LDP) Second Annual Monitoring Report (AMR 2)

**Description** - This is a report to Planning Committee regarding the Swansea Local Development Plan (LDP) Second Annual Monitoring Report (AMR), for its findings to be noted and approved.

The Swansea LDP was adopted by Swansea Council on the 28th February 2019 and forms the development plan for the City and County of Swansea. As part of the statutory development plan process, the Council is required to submit to Welsh Government (WG) an AMR each year setting out how the objectives of the Plan are being achieved. Last year, the Strategic Planning

Team prepared the first annual monitoring report of the LDP (AMR 1) and it was concluded through the screening process that an EIA was not required.

This second annual monitoring report of the LDP (AMR 2) report covers the 12 month period from April 1st 2020 to March 31st 2021.

Overall, the AMR has concluded that the LDP strategy and policies are being implemented effectively and there is no cause for policy or plan review or any fundamental action needed at this stage. It has highlighted that further investigation is required with regard to the delivery of key development sites in the Plan to inform and focus the Council's efforts in continuing to proactively work with developers and site promoters to bring forward the housing supply included in the adopted Plan. However, fundamentally the report concludes that the strategy and LDP policies are being implemented effectively and there is no cause for review or any fundamental action needed other than to continue monitoring. The report is being presented to Planning Committee for the findings to be noted and for the document to be approved. It presents a summary of the main findings of the monitoring, highlights that the AMR will be published on the Council's website, highlights some gaps in the monitoring data resulting from the COVID 19 pandemic, and the impacts of the virus on some of the activities being monitored which are likely to continue to impact on the monitoring in at least the short term future.

**Q2 What is the potential impact on the following: the impacts below could be positive (+) or negative (-)**

	High Impact		Medium Impact		Low Impact		Needs
further							
investigation	+	-	+	-	+	-	
Children/young people (0-18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Older people (50+)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any other age group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Future Generations (yet to be born)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Race (including refugees)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asylum seekers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gypsies & travellers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Religion or (non-)belief	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sex	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sexual Orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Welsh Language	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poverty/social exclusion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carers (inc. young carers)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community cohesion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marriage & civil partnership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pregnancy and maternity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**Q3 What involvement has taken place/will you undertake e.g. engagement/consultation/co-productive approaches?  
Please provide details below – either of your activities or your reasons for not undertaking involvement**

Welsh Government (WG) guidance for producing the AMR, contained in the Development Plans Manual (Edition 3), outlines the consultation requirements of the monitoring process. It requires that stakeholder engagement is undertaken to inform the monitoring of housing development. In-line with this guidance, in addition to the close dialogue that the LPA has with developers and RSLs on sites, and the regular Council Developer Forum meetings, the LPA undertook consultation with the local development sector through the Home Builders Federation (HBF) Wales between 23<sup>rd</sup> July and 16<sup>th</sup> August 2021.

The Council reviewed the draft monitoring information against the feedback received from the developers and made amendments accordingly.

The Council has fulfilled the mandatory consultation requirements of the WG guidance in preparing the AMR. The final AMR will be made available to view on the Council's website.

**Q4 Have you considered the Well-being of Future Generations Act (Wales) 2015 in the development of this initiative:**

a) Overall does the initiative support our Corporate Plan's Well-being Objectives when considered together?

Yes  No

b) Does the initiative consider maximising contribution to each of the seven national well-being goals?

Yes  No

c) Does the initiative apply each of the five ways of working?

Yes  No

d) Does the initiative meet the needs of the present without compromising the ability of future generations to meet their own needs?

Yes  No

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**Q5 What is the potential risk of the initiative? (Consider the following impacts – equality, socio-economic, environmental, cultural, legal, financial, political, media, public perception etc...)**

High risk

Medium risk

Low risk

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**Q6 Will this initiative have an impact (however minor) on any other Council service?**

Yes

No

If yes, please provide details below

**Q7 What is the cumulative impact of this proposal on people and/or communities when considering all the impacts identified within the screening and any other key decisions affecting similar groups/ service users made by the organisation?**

*(You may need to discuss this with your Service Head or Cabinet Member to consider more widely if this proposal will affect certain groups/ communities more adversely because of other decisions the organisation is making. For example, financial impact/poverty, withdrawal of multiple services and whether this is disadvantaging the same groups, e.g., disabled people, older people, single parents (who are mainly women), etc.)*

The above screening has been undertaken and it has identified low impacts on the protected groups identified. Overall, the AMR has concluded that the LDP strategy and policies are being implemented effectively and there is no cause for review or any fundamental action needed at this stage, therefore the impacts identified have been identified as positive.

It should be noted that the AMR is based on the LDP monitoring framework which is adopted in the Plan and cannot be altered, except to conform with updates to WG national policy and guidance. The LDP monitoring framework was examined by independent Inspectors during the preparation of the LDP and found to be sound. The LDP was subject to a Sustainability Appraisal (SA) process which incorporated an EIA therefore the Plan has already been assessed in this respect. The AMR provides a factual report on the implementation of the LDP.

The report being presented to Planning Committee is not recommending any fundamental actions or changes to the adopted Plan.

### **Outcome of Screening**

**Q8 Please describe the outcome of your screening below:**

- **Summary of impacts identified and mitigation needed (Q2)**
- **Summary of involvement (Q3)**
- **WFG considerations (Q4)**
- **Any risks identified (Q5)**
- **Cumulative impact (Q7)**

The screening has identified low impacts on the protected groups identified and low potential risks. The IIA screening is an update to that undertaken for AMR 1 in 2020 which also identified low impacts.

Overall, the AMR has concluded that the LDP strategy and policies are being implemented effectively and there is no cause for review or any fundamental action needed at this stage, therefore the impacts have been identified as positive. The AMR has highlighted that further investigation is required with regard to the delivery of key development sites in the Plan to inform and focus the Council's efforts in continuing to proactively work with developers and site promoters to bring forward the housing supply included in the adopted Plan. However, fundamentally it has been established that there is currently no cause for policy or Plan review.

It should be noted that the AMR is based on the LDP monitoring framework which is adopted in the Plan and cannot be altered, except to conform with updates to WG national policy and guidance. The LDP monitoring framework

was examined by independent Inspectors during the preparation of the LDP and found to be sound. The LDP was also assessed for its conformity to national legislation and policy, including the Well-being of Future Generations Act (Wales) 2015, and was subject to a Sustainability Appraisal (SA) process which incorporated an Equalities Impact Assessment therefore the Plan has already been assessed in this respect. The AMR provides a factual report on the implementation of the LDP.

In preparing the AMR, the Council has fulfilled the mandatory consultation requirements of the WG guidance for preparing the AMR. The final AMR will be made available to view on the Council's website and will be provided bilingually to maximise opportunities for people to use the Welsh language and to comply with the Welsh Language Standards.

This report being presented to Planning Committee is not recommending any fundamental actions or any changes to the adopted Plan.

On the basis of the above, it has been concluded that an IIA is not necessary.

(NB: This summary paragraph should be used in the relevant section of corporate report)

Full IIA to be completed

Do not complete IIA – please ensure you have provided the relevant information above to support this outcome

NB: Please email this completed form to the Access to Services Team for agreement before obtaining approval from your Head of Service. Head of Service approval is only required via email.

<b>Screening completed by:</b>
<b>Name:</b> David Rees
<b>Job title:</b> Principal Planning Officer
<b>Date:</b> 22/09/2021
<b>Approval by Head of Service:</b>
<b>Name:</b> Phil Holmes
<b>Position:</b> Head of Planning and City Regeneration
<b>Date:</b> 7/10/21

Please return the completed form to [accesstoservices@swansea.gov.uk](mailto:accesstoservices@swansea.gov.uk)