



Report of the Cabinet Member for Corporate Service & Performance

Council – 2 March 2023

Swansea Local Development Plan (LDP) Review and Replacement

Purpose:	To inform Members of the findings of the 3rd Swansea LDP Annual Monitoring Report (AMR), and to seek approval for a consultation exercise to be undertaken on the draft Swansea LDP Review Report and Swansea Replacement LDP Delivery Agreement
Policy Framework:	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
Consultation:	Access to Services, Finance, Legal
Recommendation(s):	It is recommended that: <ol style="list-style-type: none">1) The findings of the 3rd Swansea LDP AMR (attached at Appendix A) are noted and the document submitted to Welsh Government2) The findings of the draft Swansea LDP Review Report (attached at Appendix B) are noted and the document approved for public and stakeholder consultation3) The draft Swansea Replacement LDP Delivery Agreement (attached at Appendix C) be approved for public and stakeholder consultation4) 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 3rd AMR, draft LDP Review Report and draft Replacement LDP Delivery Agreement
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1.0 Background and Context

- 1.1 The Swansea Local Development Plan (LDP) 2010-2025 was adopted by the Council on 28th February 2019 and forms the statutory development plan for the City and County, under the provisions of Section 38(6) of the Planning Act. The LDP sets out the Council's planning framework for the development and use of land within the county boundary for the period up to January 1st 2026.
- 1.2 Local Planning Authorities (LPA) have a statutory duty to keep their development plans up to date and to prepare Annual Monitoring Reports (AMRs) to measure how the objectives of the LDP are being achieved, and how its key policies, allocations and infrastructure requirements are all being delivered. AMRs are formulated having regard to the LDP Monitoring Framework, which forms part of the adopted Plan and has indicators to measure the effectiveness of the LDP policies in meeting identified targets and trigger points. WG guidance has been updated since the adoption of the Swansea LDP, with the Development Plans Manual Edition 3 (March 2020) identifying additional indicators to be integrated into all LDP Monitoring Frameworks and AMRs. Having regard to the statutory requirement, the LPA has produced the **3rd AMR on the Swansea LDP (attached at Appendix A)**. The document presents the results of analysis undertaken on every LDP indicator having regard to relevant targets, trigger points and all available data. A summary of the results are presented in section 2 of this Council Report.
- 1.3 The Planning Act requires Council's to undertake a comprehensive review of their adopted LDP no longer than 4 years from the date of its adoption. This is in order to ensure the LDP, and its supporting evidence, is found to be up to date and providing a sound basis for planning decisions. Given the Swansea LDP was adopted in February 2019, the Council is required to commence a review of the Swansea LDP by February 2023 at the latest, in accordance with the process prescribed by Welsh Government (WG) and the relevant legislation. Having regard to the statutory requirement, the LPA has produced the **draft Swansea LDP Review Report (attached at Appendix B)**. The document sets out the findings of a detailed review undertaken into adopted LDP policies, having regard to the findings of the AMRs. It also identifies the appropriate procedural route for the Swansea Replacement LDP (RLDP), and identifies key issues to be considered when taking the replacement process forward. A summary of the draft Review Report findings are presented in section 3 of this Council Report.
- 1.4 One of the key recommendations of the draft Swansea LDP Review Report is that the LPA should produce a **draft Delivery Agreement (DA) for the Replacement Swansea LDP (attached at Appendix C)**, and that approval should be sought from Members to consult with the public and stakeholders on the document. It identifies that the DA is required to set out the proposed timetable for the preparation of the RLDP, together with the Community Engagement Scheme (CIS) detailing when, and how the Council will consult on its preparation and with whom. A summary of the draft DA is presented in section 4 of this Council Report.

2.0 Summary of Swansea Local Development Plan 3rd AMR

- 2.1 The 3rd AMR on the Swansea LDP (attached at Appendix A) relates to the period April 1st 2021 to March 31st 2022. The AMR reviews the social, economic and environmental context that influenced the delivery of LDP objectives during 2021-22. It identifies significant changes to national planning policy and guidance that has affected the planning context, including the publication of the new National Development Plan Future Wales, changes to flood risk policy, a new planning Use Class system and various new requirements for housing standards. The declared climate and nature emergencies are highlighted as particularly illustrative of the new landscape within which planning and development objectives need to be realised. The AMR notes that the COVID 19 pandemic also remains a significant factor in the monitoring for this year, having a clear impact on some of the activities being monitored. For example, while traffic flows have increased from the exceptionally low levels observed during the height of the pandemic, traffic patterns remain markedly altered from pre pandemic habits. The impacts are described at the relevant points throughout the AMR document and may well continue to raise significant issues when the next AMR is published.
- 2.2 In addition to the close and regular dialogue that the LPA has undertaken with developers promoting development schemes, and the engagement that takes place during regular Council facilitated Developer Forum meetings, the LPA has consulted further with the development sector through the Home Builders Federation (HBF) Wales in producing the latest AMR. The housing trajectory outputs first drafted by the LPA were largely supported by the sector, with only a small number of site specific queries raised that necessitated adjustments to the anticipated trajectory for the delivery of homes at relevant sites.
- 2.3 The 3rd AMR confirms that having analysed every LDP indicator against the relevant targets, trigger points and WG guidance, overall the majority of LDP policies are working effectively. The majority of indicators continue to show positive policy implementation, thereby providing an indication that the LDP is delivering many significant benefits to communities across the County. Table 1 below summarises the outcome for all the indicators considered in the AMR.

Assessment	Action	Number of Indicators
Indicators suggest that the Plan policies are being implemented effectively and there is no cause for review	Continue Monitoring (Green)	95
Indicators suggest that the Plan Policies are not being implemented in the intended manner.	Training Required (Blue)	0

Indicators suggest the need for further guidance in addition to those identified in the Plan	SPG required (Purple)	0
Indicators suggest the Plan Policies are not being effective as originally expected.	Further investigation/ research required (Yellow)	5
Indicators suggest that Plan policy/ies are not being implemented.	Policy Review (Orange)	18
Indicators suggest the Plan strategy is not being implemented.	Plan Review (Red)	7

Table 2 LDP Monitoring Summary for 2021-22 – AMR 3

- 2.4 Whilst the AMR confirms that the majority of LDP policies and objectives are ‘green’ where no action is required other than continued monitoring, there are some key policy indicator targets and monitoring outcomes not being achieved (red or amber), which primarily relate to the delivery of housing and employment related development. Significant time lags in the pre-construction periods have been encountered on key residential led development sites when compared to that allowed for in the forecasted trajectory in the LDP. On the basis of the latest site forecasts formulated through engagement with developers and site promoters, the updated forecasted housing supply illustrates that it is expected to again fall below the average annual projected rate in the next 12 months on the basis of the sites with planning consent. Housing supply is not expected to exceed the average annual rate until the subsequent years of the Plan period. Strategic site allocations are expected to comprehensively get underway in these latter years of the Plan to deliver significant numbers of new homes, with more than one outlet on these large sites. In addition other sites identified in the updated trajectory will have progressed through the development pipeline to begin delivery of new homes.
- 2.5 There have been highly exceptional circumstances that have influenced the above outcome over the last 2-3 years. In particular, dwelling completions have been significantly impacted by the COVID 19 crisis affecting site operations (closure of sites and social distancing), while labour supply issues, rising costs of materials and extended lead in times due to supply chain problems are also impacting the housebuilding industry. It is also the case that new national legislation and regulations have affected the housebuilding industry, and its ability to bring forward sites with speed, across the country. The impact of sustainable drainage requirements, and associated requirements for achieving biodiversity enhancements at all scales, have posed huge challenges for developers and have had to be incorporated into the masterplanning process on sites. This in turn has impacted on the financial viability of schemes, and in some cases delayed deliverability. The challenges posed by these new requirements have equally

needed to be faced by the Council, and has required new ways of working and co-ordination across departments to ensure proposed developments can progress to delivery on site.

- 2.6 It is important to note that delays in the delivery of housing requirements are being experienced across Wales and this issue is not confined to Swansea, and shortfalls in delivery have been reported by Council's such as Neath Port Talbot, Bridgend and Newport. The latest Cardiff AMR notes that completion rates are below targets for housing sites in their LDP which was adopted several years before the Swansea LDP. These delays are attributed by that Council to a combination of similar issues relating to site assembly, legal and logistical factors experienced by landowners/developers along with the time required to secure the necessary consents. However it is encouraging that the latest Cardiff AMR also notes that once their major strategic sites started to deliver new homes, this did deliver a significant step change in the number of total housing completions in the County, much like what is forecast to take place in Swansea. It is important to note that in Swansea, whilst allocated strategic sites have taken longer than originally anticipated to progress to a stage that will enable delivery of homes on site, very significant progress has been made on these proposals. The LPA has continued to engage closely with the relevant site promoters and developers since the LDP was prepared and adopted, including at pre-application, application and post application stages. The picture is increasingly positive in this regard with a number of key strategic development areas and housing sites now benefitting from planning permission, and others very close to submitting planning applications with the benefit of many years gearing up to reach that milestone stage. The AMR provides details of these, including those developments that are now on site.
- 2.7 The 3rd AMR also highlights that a small number of indicators have flagged a specific need for further investigation and research on certain topics or issues, in some instances alongside policy review. This research will be important as an updated evidence base to inform the RLDP for Swansea. It includes investigating residential windfall site rates; Gypsy and Traveller need and the current availability of pitches; high level viability testing for infrastructure and affordable housing provision; and assessing up to date housing need and housing and employment land requirements. The AMR has also identified that the LDP policy on provision of land for mineral supply requires review, and that policies should be updated to reflect significant new national policy, including that relating to flood risk.
- 2.8 The AMR concludes that the statutory four year full review cycle that applies to the LDP should be seen as an opportunity to undertake a more full review of relevant policies and requirements, in order to gain the fullest understanding of the reasons why some policies have not been implemented as expected. The preparation of a 'Review Report' as part of this process is summarised in section 3 of this report.

3.0 Summary of draft Swansea LDP Review Report

- 3.1 It is a statutory requirement that Council's undertake a comprehensive review of their adopted LDP no longer than 4 years from the date of its adoption. This is in order to ensure the LDP, and its supporting evidence, is up to date and continues to provide a sound basis for planning decisions. Given the Swansea LDP was

adopted in February 2019, the LPA has commenced the review process and a Draft LDP Review Report has been formulated (attached at Appendix B).

- 3.2 The draft Swansea LDP Review Report highlights that the latest AMR conclusions point to significant material changes in the strategic planning and societal contexts having arisen since early 2019. The AMR also highlights that whilst the majority of LDP policies and objectives are being implemented effectively, there are some key policy indicator targets and monitoring outcomes not being achieved (red or amber), particularly relating to the delivery of housing development.
- 3.3 The draft Review Report also identifies key contextual changes and underpinning evidence that needs to be re-visited, including matters relating to the future scale of population growth in Swansea, having regard to emerging national data. The matters represent the fundamental building blocks of the LDP and could lead to changes in the scale of housing and employment development required to be delivered, and to the strategy that is linked to that growth. The National Policy context has altered in a number of key areas since adoption of the Swansea LDP, including the publication of the first ever overarching national development plan - Future Wales: the National Plan. Also significant have been the publication of new Technical Advice Notes (TANs), including the impending TAN15 on Flood Risk, two new editions of Planning Policy Wales, new legislation requirements (including sustainable drainage) and new Planning Use Classes.
- 3.4 The draft Review Report highlights that the range of evidence to be updated may well lead to amendments required to thematic and topic specific LDP policies. This include in regard to: the need for, and provision of, pitches for Gypsies and Travellers; affordable housing need; high level financial viability of delivering affordable housing and physical infrastructure requirements in the different parts of the County; retail need and provision; transport infrastructure impacts of allocations; the potential need for provision of areas for mineral extraction; and to reflect new national guidance expected on flood risk. This list is not intended to be exhaustive.
- 3.5 The huge societal and economic shock caused by the Covid-19 pandemic is a highly significant contextual change that clearly the Swansea LDP had neither envisaged or planned for in terms of policy or strategy. The crisis impacted on delivery of policies and proposals of the current LDP, but moreover has altered behaviours (such as working practises, the propensity to travel, the demand for locally accessible services, etc.) which may have a significant degree of permanence. The Welsh Ministerial Letter to Local Authorities (July 2020) on Planning and the Post COVID-19 Recovery requires LPAs to reflect on the impact of the pandemic on their areas and consider the consequences for LDPs as part of the review/replacement process. In addition to the pandemic, the decision to exit the European Union, together with a range of other national and international factors, have affected the economic and socio-economic context. In combination, these overarching changes form a new backdrop for a replacement Plan for Swansea.
- 3.6 The draft Review Report highlights that the RLDP will need to consider the findings of the latest AMR in respect of the delays incurred on delivering certain LDP allocated sites, specifically whether this necessitates the identification of any alternative or new allocations to deliver updated housing requirements. This would

require a detailed review of undelivered existing allocations and the individual merits and deliverability of other allocations. The need for such a process reflects the requirements of PPW (ed11), which states there must be sufficient sites suitable for the full range of housing types (in accordance with identified local housing market needs) to address the needs of communities. An important part of ensuring a sufficient range of sustainable and deliverable sites are available, is providing an opportunity for all sectors and types of house-builder to contribute to delivering the housing requirement, including nationals, regionals, Small and Medium-sized Enterprises (SMEs), registered social landlords (RSLs), and the custom and self-build sector.

- 3.7 The draft Review Report also identifies that opportunities should be taken to update policies that, although largely working effectively based on the AMR, could benefit from wording changes in order to refine the Plan. The Report highlights examples of such instances, but does not detail every opportunity and the LPA will need to continue to review and refine policies through the RLDP process building on evidence gained from experience of using the policies since Plan adoption. Fundamentally the purpose of the Review Report is not to detail all the changes that will be made to the LDP as it is not possible to fully know all of these at this stage, and the full extent of changes will only be determined through the formal preparation and engagement processes to be undertaken for the RLDP.
- 3.8 The LDP Review Report is also required to determine the appropriate procedural route for replacement Plan preparation, and to identify key issues to be considered when taking the LDP process forward. Fundamentally there are two revision routes available to choose from when considering how to produce a RLDP, which are:
- Undertake a 'Full Revision' process, following the same procedures as used in preparing the current adopted LDP; or
 - Undertake a 'Short Form Revision' (SFR) procedure, where the parameters to be considered are very much more focussed and limited in scope.
- 3.9 SFR procedures are only appropriate where the parameters to be considered are very focussed and limited in scope, and where these do not go to the heart of a Plan. For example a SFR procedure does not apply when a review of the scale and distribution of growth is necessary. In addition, and crucially, the SFR excludes the requirement to undertake pre-deposit public consultation on revised proposals. Consultation and engagement on key strategic planning issues, such as growth requirements, is an important element of the plan preparation process and should not be foregone without clear justification.
- 3.10 Given the review process undertaken of the current LDP, the contextual changes that have been described, and the new regulations governing the requirements for producing replacement Plans, it is clear that the Full Revision procedure is the appropriate form of revision process for the Swansea LDP. Preparation of a Swansea RLDP using this procedure, commencing in 2023, will ensure that effective local decision making in planning can continue on the basis of a comprehensively updated evidence base, in-line with the plan-led approach in Wales required by Welsh Government.

- 3.11 WG Guidance states that, when considering replacement LDPs, Authorities should consider and demonstrate they have exhausted all opportunities for joint working and collaboration on both plan preparation and the evidence base. Collaboration is a requirement of the Well-being of Future Generations Act and an integral part of the LDP soundness tests. The options for working jointly with other LPAs on the Development Plan has been fully explored, but due to the significant differences that exist in adjoining Authorities in terms of producing their RLDP timelines, it is concluded that the most appropriate option at this time is for the Council to undertake the Swansea LDP review on an individual LPA basis. Notwithstanding this, wherever possible, the LPA will continue to work collaboratively with other neighbouring LPAs on producing a consistent and coherent evidence base across the region. Notable elements of joint work have already commenced in respect of key underpinning evidence and data collation, and work with other LPAs will continue in the future linked to the preparation of the statutory Strategic Development Plan (SDP) for South West Wales.
- 3.12 A key conclusion of the draft Review Report is that Members will need to approve a process of consultation and engagement with the general public and key stakeholders on a draft Delivery Agreement (DA) for the replacement Plan. Further details in relation to the Swansea RLDP DA is provided in section 4 of this report.
- 3.13 The final version of the Review Report, as amended following consultation on the draft document, will be a key part of the evidence base underpinning the form and content of the RLDP and ultimately will be one of the documents that will be submitted to the Inspector for Examination.

4.0 Swansea Replacement LDP Delivery Agreement (DA)

- 4.1 The preparation of a DA represents a key initial statutory stage in the process to produce a RLDP. Based upon the findings of the draft Swansea LDP Review Report, the draft Swansea RLDP DA has been prepared (attached at Appendix C) in accordance with relevant Welsh Government regulations and guidance. Once the final version is approved by the Council and Welsh Government, this will mark the formal start of the RLDP process, and the Council is therefore committed to the stated timetable and CIS contained within it. It is therefore an essential project management tool to guide the preparation of the RLDP.
- 4.2 The DA sets out how, and over what time period, the process of replacing the Plan will be undertaken. It provides a succinct public statement containing a **Timetable** of the key stages of plan preparation; and a **Community Involvement Scheme (CIS)** detailing how and when the community and stakeholders will be able to get involved in the plan preparation process.
- 4.3 Part 1 of the draft DA sets out the relevant legislative and policy considerations in preparing the RLDP, including the need for it to be informed by a Sustainability Appraisal incorporating Strategic Environmental Assessment and Habitats Regulations Assessment. It sets out the ongoing regional collaboration the team is undertaking, an overview of the likely evidence base studies likely to inform the RLDP, details of potential Supplementary Planning Guidance preparation and how

the RLDP will be assessed against the prescribed ‘tests of soundness by an Independent Inspector.

- 4.4 Part 2 of the draft DA sets out the detailed timetable and all key dates for the preparation of the plan. The timetable is split into ‘Definitive stages’ which are defined as those under direct control of the Council and ‘Indicative Stages’ which are dependent on other bodies including Planning and Environment Decisions Wales. A summary of the timetable is set out below:

Table 1 – Summary Timetable			
Definitive Stage		From	To
1	Delivery Agreement Draft DA Consultation, submission of Final DA to Welsh Government for approval	March /April 2023	July 2023
2	Pre-Deposit Participation Evidence base preparation Call for Candidate Sites – 12 weeks Consultation on SA Scoping Report – 6 weeks Preparation and Engagement on generation of Vision and Objectives and Strategic Options	July 2023 Jan 2023 Aug 2023 Aug 2023 Sep 2023	June 2024 Ongo ing Oct 2023 Sep 2023 Jan 2024
3	Pre-Deposit Consultation Consultation on Preferred Strategy, Initial Sustainability Appraisal Report and Habitats Regulations Assessment Screening Report – 8 weeks	July 2024	August 2024
4	Deposit Participation/Consultation	June 2025	July 2025

	Consultation on Deposit Plan, ISA, HRA and Initial Consultation Report		
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- 4.5 Following these definitive stages, subsequent dates are categorised as indicative and outside the control of the Council. It is expected that the final Deposit Plan together with any recommended changes will be submitted to the Welsh Government in December 2025. Examination of the plan will be undertaken by an Independent Inspector between January 2026 to July 2026. Following this it is anticipated the Inspectors Report will be published and subject to it being found sound Full Council will adopt the Swansea RLDP in the Autumn of 2026.
- 4.6 The Timetable seeks to ensure that the RLDP can be adopted as expediently as possible and to minimise the period after the current LDP expires on 1st January 2006. The timetable has also had regard to Welsh Governments expectations that Replacement plans should be prepared in 3.5 years. Based on the above, the Council has sought to set out a realistic timetable of 3 years 3 months from commencement in July 2023 to adoption in September 2026. This would mean on adoption there is 12 years of the plan period remaining (i.e. up to 2038) which is in line with WG guidance.
- 4.7 Part 2 of the DA also outlines the officer resource that will be committed to delivering the LDP, expected input from other service areas, and recognising that a sufficient budget will need to be made available to progress the RLDP to adoption which will be expected to cover expenditure relating to all elements of the RLDP and the Independent Examination
- 4.8 Part 3 of the DA sets out the details of the Community Involvement Scheme including principals for engagement, the types of external groups and internal stakeholders such as Elected Members who will need to be involved in shaping the RLDP. Appendix 3 of the DA identifies specific and general consultation bodies (where appropriate) that will be consulted at appropriate times throughout the process. The CIS sets out the various methods of engagement that maybe undertaken, expectations of stakeholders and the Council as part of the process and the handling of representations and feedback.
- 4.9 A summary of key opportunities for engagement is set out in Part 3 of the DA with the detailed timetable for engagement and potential methods included in Appendix 4 of the DA. Finally the CIS sets out that a LDP consultation database will be established, anticipated to be incorporated as part of a future online consultation and engagement software to allow any stakeholder with an interest in the RLDP to register their interest to be kept informed of RLDP progress and future consultations. The CIS seeks to facilitate meaningful engagement as referred in Section 5 of this Council Report on Consultation and Engagement.

5.0 Consultation and Engagement

- 5.1 Stakeholders in the planning process, including the public, make a valuable contribution in helping to identify and clarify what issues need to be considered when

producing a RLDP, including identifying the extent of likely changes required to the current adopted Plan.

- 5.2 Whilst not a statutory requirement to undertake a consultation exercise on the draft Swansea LDP Review Report, it is proposed to undertake a consultation on the document with specific and general consultation bodies in line with good practice recommendations in the WG Guidance. The LPA will review the consultation responses received and consider the potential implications for both the content of the LDP and the proposed review procedure and any appropriate amendments will be made in the final Review Report. The final Report will then be recommended to Members to approve for submission to Welsh Government, which at that stage will confirm the form and type of review route that the Council will follow in preparing the Swansea RLDP.
- 5.3 Part Three of the Swansea RLDP DA sets out the 'Community Involvement Scheme' for how the Council will engage with stakeholders and the community in the preparation of the new Plan. It is essential that the right people are involved at the right time to build consensus and ensure early and effective stakeholder engagement to shape the spatial strategy, policies and proposals of the plan. The LDP Regulations require the Council to work in partnership with a range of stakeholders in preparing the RLDP including the general public and Specific and General Consultation bodies as appropriate. The DA sets out the key consultation periods with details of engagement at each stage, identifying who will be formally involved in the RLDP process and how and when the participation and consultation will occur.

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 Our Integrated Impact Assessment (IIA) process ensures we have paid 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 has been completed for the AMR (see Appendix D). This identifies that a full IIA is not required. The IIA screening was an update to that undertaken for AMR 1 and 2, which identified similarly low impacts, but also takes into account recent changes to the IIA template. Overall, considering the factual nature of the document it has been considered that no impact on protected groups will result from the AMR. 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.
- 6.5 An IIA screening has been completed for the Swansea LDP Review Report (see Appendix D). This identifies it will result in no impacts on the groups and issues identified and that therefore the Review Report itself does not require an IIA. The Review Report recommends that a Replacement LDP (RLDP) is commenced and IIA will be integrated into the preparation of the Replacement LDP from the earliest opportunity. The Review Report, together with the consultation process, follows legislation and guidance produced by the Welsh Government. Following appropriate stakeholder consultation, the report will be amended where appropriate and Council Members will be asked to approve submission of the final Review Report to Welsh Government.
- 6.6 An IIA screening has been completed for the Swansea RLDP DA (see Appendix D). This identifies that the CIS will facilitate engagement with a number of the selected groups identified in Q2 of the IIA screening. As a result, whilst there are no impacts on certain groups, impacts on a number of selected groups in Q2 of the IIA are considered to be 'medium', as they are specifically listed within the CIS as 'Seldomly Heard Stakeholders'. The impacts of the CIS will therefore be positive, as the CIS seeks to actively engage these groups in the RLDP process through liaison with the Council's coordinator. Given only positive effects are highlighted with no cumulative impacts identified, it is concluded therefore that an IIA is not required. The DA will be subject to a full public consultation exercise in bilingual form to allow engagement from a wide range of stakeholders.
- 6.7 The LDP is fully aligned with the Well-being of Future Generations (Wales) Act 2015. It is an integral part of the planning framework and LDP Review process.
- 6.8 The current Swansea LDP (2010-25) has a Plan 'end date' of 1st January 2026. It is therefore important that work on the Replacement LDP commences early in 2023 in order to avoid any prolonged period with no Replacement LDP in place.

7.0 Financial Implications

- 7.1 There are no significant financial implications arising from the publication of the 3rd AMR or Review Report. The document production process, including Welsh translation, will be accommodated within existing budgets and staff resources, and utilise largely electronic communication (email and website). The final documents will be 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.
- 7.2 A sufficient budget will be made available to progress the RLDP to adoption within the prescribed timetable in order to discharge the Council's statutory duties. This will cover expenditure relating to all elements of preparation of the RLDP and the independent Examination process.

8.0 Legal Implications

- 8.1 The Council are required to publish and submit an Annual Monitoring Report to Welsh Government under section 76 of the Planning and Compulsory Purchase Act (PCPA) 2004.
- 8.2 A Statutory plan review is required at intervals of no longer than 4 years from the date of LDP adoption under the PCPA 2004 (section 69) and Regulation 41. The first stage of the process required by WG is the production of a Review Report. The Swansea LDP Review Report (draft) has been produced following the WG guidance.
- 8.3 The draft Swansea RLDP DA has been prepared in accordance with Welsh Government regulations and guidance, including The Town and Country Planning (Local Development Plan) (Wales) Regulations 2015 and the Local Development Plans Manual 2020 Edn 3 (The Manual).
- 8.4 The Council will continue to monitor the current adopted LDP in-line with WG requirements and guidance.
- 8.5 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 3rd Annual Monitoring Report: 2021-22
- Appendix B Draft Review Report for Consultation
- Appendix C Swansea Replacement LDP Delivery Agreement
- Appendix D Integrated Impact Assessment Implications screening Forms