

WELSH GOVERNMENT

Examination Hearing Statement

Bridgend Local Development Plan

**Hearing Session 14:
Delivery Implementation Monitoring Review**

16^h January 2013

SESSION 14 – Monitoring & Review

The Monitoring Framework needs to be sufficiently clear and sensitive to ensure the plan is delivered. An appropriately transparent and comprehensive monitoring framework should be an integral part of an LDP. Currently, the LDP monitoring framework (Chapter 7) has shortcomings regarding ranges being too extensive, a lack of trigger points and unspecified actions to redress matters. The monitoring framework requires amendment through discussion at the relevant hearing sessions.

Since the LDP manual guidance was issued in 2005, a significant number of LDP's have completed the examination process and are adopted, with others at advanced stages; this provides useful good practice measures. Therefore, the Welsh Government considers there is merit in reviewing the indicators to determine if they and the trigger points are appropriate in all instances.

Core indicators are essential and include matters such as housing completions, land supply and employment. It is considered that the proposed indicators in this respect have some shortcomings. For example, IND24 'Employment Land Development' states that green status is achieved when 4ha per annum (or more) is developed for employment purposes. If only 4ha per annum was delivered over the plan period then this would equate to only 60 hectares of employment land. Policy SP9 allocates 164ha for employment over the plan period. In addition, there appears to be no indicator that monitors the strategy in spatial terms (as set out in Table 3.1 of the Deposit Plan). Clarification on why the trigger of 70% (why not 80%?) in IND1 is appropriate would aid discussion in this matter.

Specific Examples

IND19 If national policy is to maintain a 10 year land bank throughout the plan period, there cannot be less as this would be contrary to national policy are require that part of the plan to be reviewed to rectify the situation. Indeed, the monitoring should be framed in a way which avoids this breach of national policy. The indicators should be amended accordingly. Likewise, IND20 there should be no permissions granted that would lead to sterilisation of a minerals resource as this would be contrary to national policy.

IND31 As national policy states that plans should have a 5 year housing supply there should be no fall below 5 years at any time throughout the plan period. Currently, the monitoring is contrary to national policy and should be amended to maintain a 5 year supply at all times.

IND32 'Housing and Affordable Housing' states that green status is achieved when 500 dwellings per annum are developed across the County Borough. However, this equates to 7,500 dwellings when the housing requirement is 9,000 units. It is noted that there have been 1,537 units built 2006-2009, and consequently the residual requirement is 7,462 dwellings. However, over the plan period the required annual build rate is 600 units, the framework should be amended to reflect this.

Similarly, IND33 'Affordable Housing' achieves green status when 80 affordable houses are built per annum across the County Borough. This equates to 1200 units over the plan period when Policy SP12 allocates 1,310 affordable units over the plan period.

In addition, other indicators could better reflect national policy. For example IND6 'Minimise Development Permitted in the Flood Plain' needs to be strengthened/amended as there should be no permissions for highly vulnerable development on C2 Flood Plain therefore the monitoring indicators as worded are inappropriate. It is considered that C1 and C2 should be categorised separately within the framework to improve clarity and better reflect national guidance.

Finally the LPA should consider the merits of individually listing key housing sites, infrastructure, and employment schemes that are required to deliver the strategy. This could aid the delivery of the key sites and infrastructure within the plan.