



Torfaen County Borough Council Local Development Plan (to 2021)

Annual Monitoring Report 2018

October 2018



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1. Introduction

Background

- 1.1 The Torfaen Local Development Plan (LDP) was adopted by Torfaen County Borough Council on 13th December 2013. The LDP sets out the Council's objectives and priorities for the development and use of land within Torfaen and its policies and proposals for implementing them. It provides the land use framework which guides the future use and development of land in the County Borough up to 2021.
- 1.2 Following adoption of the LDP the Council has a statutory duty under Section 76 of the Planning and Compulsory Purchase Act 2004 to produce an Annual Monitoring Report (AMR) for submission to the Welsh Government by the 31st October each year, which is based on the preceding financial year. The AMR has two key roles, firstly to consider whether the Strategy and Policies are being implemented successfully and secondly to consider all the information gathered from the various monitoring indicators to determine whether a full or partial review of the plan is required. A full review of the plan was required to be undertaken 4 years after implementation in 2017 and this was carried out and reported to Council on 17th April 2018.
- 1.3 The AMR will continue to monitor the effectiveness of delivery of the Plan, the Plan's sustainability credentials and any contextual issues that will influence its implementation. The purpose of the AMR is to provide an opportunity to review the progress in implementing the policies and to enable the Council to identify and make modifications to the LDP where appropriate.
- 1.4 This is the fourth AMR report, and is based on the period from 1st April 2017 to 31st March 2018 and is required to be submitted to the Welsh Government by the 31st October 2018. The AMR provides an opportunity to identify the progress in the delivery of the LDP policies and allocations and the impact on key social, economic and environmental objectives. It is a factual document reporting on progress against an agreed set of Monitoring Indicators (as amended) as identified in Appendix 8 and 9 of the Torfaen Adopted LDP 2013. As such, in line with guidance no formal consultation has been undertaken on the document.
- 1.5 The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan and to determine whether or not it needs to be reviewed. In considering all the evidence the Council has assessed performance in line with the new monitoring questions identified in the LDP Manual, set out in full in Section 6 of this report. The recommendations of the 2018 AMR is set out in paragraph 6.15.

Monitoring Requirements

- 1.6 In producing the AMR the Council has had regard LDP Regulation 37 in respect of AMR Requirements. In line with the LDP Regulation 37 the AMR is required to:-
 - identify any policy that is not being implemented and for each policy, outline the reasons why the policy is not being implemented, indicate steps that can be taken to enable the policy to be implemented and identify whether a revision to the plan is required;

- specify the housing land supply from the Housing Land Availability Report for that year and for the full period since the adoption of the plan; and
 - specify the number of net additional affordable and general market dwellings built in the LPA area for that year, and for the full period since the adoption of the plan.
- 1.7 In assessing the performance of the effectiveness of the LDP the LDP Manual sets out four key questions to be considered in the AMR. These are detailed below:-
1. *What new issues have occurred in the area or in local/national policy (key recent contextual and national policy changes, future prospects)?*
 2. *How relevant, appropriate and up to date is the LDP Strategy and its key policies and targets?*
 3. *What sites have been developed or delayed in relation to the plan's expectations on location and timing?*
 4. *What has been the effectiveness of delivering policies and in discouraging inappropriate development?*
- 1.8 The monitoring of the LDP will in part be used for the monitoring of the sustainability performance of the plan through the SA/SEA Assessment. Where possible indicators have been chosen which serve both needs. There is a cross over therefore with the information used to monitor the plan and that used to inform the SA/SEA monitoring.

Format and Content

- 1.9 The purpose of the AMR is to monitor the effectiveness of the Strategy and Policy Framework in the LDP and to consider whether amendments to these are required. The principle function of the whole monitoring process is to identify if and when a revision to the LDP should take place.
- 1.10 The monitoring process for both LDP monitoring and SA Monitoring involves the collation and interpretation of significant datasets. The Council considers that the inclusion of this more detailed information within the AMR would lead to the report being overly long and complex, therefore the report focuses on just the inclusion of the key results.
- 1.11 The AMR has been prepared in accordance with the requirements of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005; Strategic Environmental Assessment Regulations (2004); and the Habitats Assessment Regulations (2004).

2. Monitoring Framework - Overview

2.1 The AMR will report progress on the LDP using the following 2 monitoring elements:-

- The LDP Strategy, policies and proposals; and
- The Sustainability Appraisal (SA) which includes the Strategic Environmental Assessment.

The Monitoring Frameworks for the above are identified in Appendix A and Appendix B

Developing the Monitoring Framework

2.2 The Monitoring Framework sets out the mechanism by which the implementation of the LDP Policies and the LDP Strategy will be assessed. However, the LDP Manual advises against assessing every LDP Policy as this would be onerous and cumbersome and would result in a long-winded assessment process. Consideration should be given to what exactly needs to be monitored and what should not be monitored.

2.3 In monitoring the effectiveness of the LDP it makes sense to monitor what the LDP is seeking to achieve i.e. the LDP Objectives. It is from the Objectives that the LDP Strategy and Policies have been derived. The LDP identifies the Policies, which support each of the 18 LDP Objectives; this information is also contained in the Monitoring Proforma for each LDP Objective as part of this Monitoring Framework.

2.4 The 7 Strategic Action Areas (SAA's) (excluding the British SAA) identified in the LDP as land use allocations make up the majority of the provision of residential units, employment land and community facilities to be allocated in the LDP and therefore, the successful implementation of the 7 SAA's will provide the greatest impact in the LDP Strategy. They will provide a reasonable gauge on how the other LDP Policies are performing and whether there are any policies not being implemented e.g. provision of residential dwellings and employment land.

2.5 The Monitoring Framework sets out the indicators against which the LDP will be monitored. As outlined above it is intended to monitor the LDP Objectives and the 7 SAA Policies. Targets may relate to the achievement of certain levels of development by specified time frames and may be set annually or at an interim point in the plan period.

Trigger Points

2.6 The indicators and targets in the Monitoring Framework give 'Assessment Triggers' to indicate if one part of the plan is not achieving the desired outcomes. If these triggers are activated then the AMR will consider the necessary action which is required as a result. There are a number of outcomes which could be implemented by the Council in this event; these will depend on the extent to which the target appears not to have been met and the status of development sites which are important to the delivery of the strategy. Contextual indicators will also be used in the AMR to evaluate if it is actually the plan which is not achieving the targets or if there are external factors (such as the economy) which are outside the control of planning.

- 2.7 The trigger levels provide an opportunity to investigate the performance of a policy in achieving a desired objective.
- 2.8 The Monitoring indicators are linked to specific LDP Objectives and LDP Policies. Interim target dates listed in the table relate to the 1st April of that particular year. Data will be collected at an April 1st base date for incorporation into the AMR to be submitted in October of the year.

Sustainability Appraisal Objectives and Targets

- 2.9 The Sustainability Appraisal of the LDP identifies a set of objectives and significant effect indicators which are intended to measure the social, economic and environmental impact of the LDP. The SA identifies 23 objectives and indicators designed to monitor the environmental credentials of the LDP

Site Monitoring

- 2.10 As part of the AMR an update on the delivery status of all allocated housing/employment sites and other allocations will be submitted. This will highlight what activity has taken place in any given year including preparation of studies/pre app discussions/planning permissions etc. If sites are not being progressed as anticipated, this will be interpreted as a trigger and appropriate action will be taken by the Council as needed.

Core Indicators

- 2.11 LDP Regulation 37 prescribes two core indicators which must be included in the Annual Monitoring Report:-
1. The housing land supply taken from the current Housing Land Availability Study; and
 2. The number of net additional affordable and general market dwellings built in the LPA's area.
- 2.12 The LDP Manual identifies other mandatory indicators which should be included in the Monitoring Frameworks; and these are shown in paragraph 4.11 and Table 4.5 of this AMR. The Council has then identified locally specific indicators relevant to measuring the implementation of the Torfaen LDP alongside these.

3. Contextual Change

- 3.1 In assessing the performance of the LDP and hence determining whether a full or partial review of the LDP is required it is necessary to consider any contextual changes that have occurred in the preceding year that may have affected the delivery of the LDP. This will comprise an analysis of how the LDP has been affected by local, regional and national factors in recognition of the fact the LDP does not exist in isolation and its delivery can be impacted on by external economic trends.
- 3.2 The following section looks at the factors that may have influence on development in Torfaen CBC or may necessitate a part or full the review of the LDP:-
- National Context (Overview, Legislation, Policy & Evidence);
 - Regional Context (Policy & Evidence); and
 - Local Context (Policy & Evidence).

National Context Overview

- 3.3 Following on from the previous 2017 AMR, the main contextual changes in this 2018 AMR are outlined below.
- 3.4 The Brexit Vote resulting in a complete loss of EU grants, if not made up by the UK Government, would result in a £500 million a year post-Brexit funding shortfall for Wales. Any failure to replace Wales' EU funding would potentially more than double the amount of cuts between now and 2020 and leave a shortfall in investment particularly in regeneration initiatives.

National Legislation and Policy

- 3.5 Since 1st April 2017, the following relevant legislation and policy 'documents' were issued by the Westminster and Welsh Governments:-
- 3.6 The Welsh Government published and consulted on the main issues, options and preferred option for the **National Development Framework (NDF)** (30th April to 23rd July 2018) - The Planning (Wales) Act 2015 allows the Welsh Government to produce an NDF; which will be the national development plan for Wales and replace the current 20 year 'Wales Spatial Plan - People, Places Futures' 2004 / Updated 2008.

The NDF is subject to a 5 year review period, but can be revised at any time. Local planning authorities have a duty to review their SDP and/or LDP as soon as possible following the publication of the NDF to ensure it is in 'general conformity' with it, particularly where new policy or issues have arisen. If the SDP or LDP is not in general conformity it will need to be revised. It is expected that the LDP and SDP Inspectors will consider if the Deposit SDP or LDP is in conformity with the adopted NDF or SDP during the Examination.

The final NDF is expected to be published in September 2020; at which time it will become a relevant 'development plan' in accordance with Sections 38(4a) & (6) of the Planning & Compulsory Purchase Act 2004.

The NDF Preferred Option is called "Sustainable Places" upon which the Vision is based; and covers a 20 year plan period (2020-2040) -

The NDF Preferred Option has 27 Objectives within the following 11 topic areas: climate change, decarbonisation & energy; economic prosperity & regeneration; City Regions & Growth Deals; rural Wales; housing; natural resources, circular economy & flooding; culture & heritage; transport; Welsh language; health & well-being; digital infrastructure; and cohesive communities.

The 'policy intentions' of the Preferred Option are presented under the following 5 areas, with spatial issues and the strategic policy direction for each being identified:-

1. Placemaking - The NDF will focus on three spatial aspects of the Placemaking theme: decarbonisation & climate change (P1); health & wellbeing (P2); and cohesive communities & the Welsh language (P3).
2. Distinctive & Natural Places - The NDF will: identify national natural resources (DN1); areas of current and future potential environmental risk (DN2); nationally important landscapes, seascapes, nature conservation sites and habitats; as well as opportunities for growth, expansion, greater connectivity and enhancement (DN3). It will also identify nationally important ecosystems (DN4), green infrastructure & opportunities for new infrastructure (DN5), and historic & cultural assets; as well as opportunities for new national cultural development (DN6).
3. Productive & Enterprising Places - The NDF will identify nationally important energy generation, storage & distribution infrastructure; and locations for new national scale renewable & low carbon energy generation, storage & distribution infrastructure (PE1). NDF policies will provide a framework for the delivery of local energy generation (PE2) and modern digital infrastructure (PE3). The NDF will identify nationally important employment, mineral and waste areas and locations for new nationally significant growth, including projects (PE4) and provide a framework to support growth in key national sectors including associated supporting infrastructure (PE5) and growth on foundational sectors such as care, tourism, food and retail (PE6). NDF policies will promote cross-border spatial economic development, land use and transport planning (PE7) and a framework for investing in existing a new national transport infrastructure (PE8). NDF policies will require nationally targeted regeneration areas to support health & well-being (PE9) and will provide a framework for the marine-terrestrial planning regimes (PE10).
4. Active & Social Places - The NDF will require strategic housing development to be linked to infrastructure, key infrastructure and areas of growth (AS1); and meet the needs of everyone - including the type of housing (AS2). The NDF will identify national policy based housing projection, including an all Wales range of housing numbers for the plan period (AS3). NDF policies will provide a framework for national active travel (AS4).
5. Wales's Regions - As regard the three regions of North Wales, Mid & South West Wales and South East Wales, the NDF will provide a framework for regional planning including the preparation of SDPs (R1) and identify regional policy based housing projections, including a range of housing numbers for the plan period (R2). NDF Policies will provide a framework for city region and growth deal areas (R3) and for rural areas with regards housing, services, employment, etc. (R4) and responding to the challenges and opportunities from exiting the EU (R5).

- It is considered that the Welsh Government National Development Framework Preferred Option has no significant implications for the LDP; although it will be taken into account in the review of the LDP.

3.7 Planning Policy Wales (PPW) Draft 10th Edition (February - May 2018) - The Welsh Government consulted on proposed revisions to Planning Policy Wales (PPW) during the current monitoring period. In light of the Well-being of Future Generations (Wales) Act 2015, it is proposed to restructure PPW into policy themes around the well-being goals with policy updated to reflect new Welsh Government strategies and policies. The outcome of the consultation and any subsequent implications for the LDP / LDP revision will be reported in future AMRs.

- It is considered that Planning Policy Wales (PPW) Draft 10th Edition currently has no significant implications for the LDP; although it will be taken into account in the preparation of the replacement LDP. However, the Council's Planning Obligations SPG will need updating to reflect any changes in PPW once the 10th Edition is published.

3.8 Welsh Minister's Letters - On 13th December 2017, the Cabinet Secretary for Energy, Planning & Rural Affairs issued a Written Statement and wrote two letters to relevant Welsh LPAs; the first inviting them to prepare proposals for three regional SDPs. The second letter invited the following specified groups of LPAs within SEWSPG to prepare Joint Local Development Plans, with a 'positive' response requested by 28th February 2018:-

- 'South East Wales - East' (i.e. Blaenau Gwent, Monmouthshire, Newport & Torfaen); and
- 'South East Wales - Central & West' (i.e. Bridgend, Caerphilly & Rhondda Cynon Taf).

<http://gov.wales/about/cabinet/cabinetstatements/2017/jointlocalandstrategicdevelopmentplans/?lang=en>

As regards the Cardiff City Region SDP, the Leaders of the Cardiff Capital Region and each individual LPA has written back to the Cabinet Secretary in support of producing the SDP. Currently South East Wales Strategic Planning Group (SEWSPG) Senior Officers, the Leaders and Chief Executives of the relevant Councils are considering matters in relation to the SDP boundary; responsible authority & resources; governance; and the SDP Delivery Agreement (timetable), scope (topics / evidence base requirements) and duration. (It is expected that a report will be presented to the 10 Councils in late 2018 in order to formally agree preparation of the SDP).

As regards Joint LDPs, no authority wrote back to the Cabinet Secretary in support of a Joint LDP; with most authorities expressing a preference for an individual LDP Review with extensive regional (through SEWSPG) and neighbour collaboration. Therefore, the Cabinet Secretary wrote to all LPAs on 29th March 2018 inviting them to prepare individual LDPs; with submission of the LDP Review Delivery Agreement (DA) expected within 3 months, with a maximum 3½ year time period for plan preparation and with a single 3 months slippage period allowed. Therefore, the current position on the progress of LDP Reviews in the SEWSPG region is contained in the following table:-

South East Wales LDP Adoption Dates, Plan Periods & Review Progress

LPA	LDP Adopted	LDP Plan Period	Review Progress
Caerphilly	Nov 2010	up to 2021	LDP or SDP / LDPL?
Rhondda Cynon Taff	Mar 2011	2006-2021	LDP or SDP / LDPL?
Merthyr Tydfil	May 2011	2006-2021	Deposit LDP (2016-31) - July/Sept 2018 Adoption - December 2019
Blaenau Gwent	Nov 2012	up to 2021	Review Report - September 2017 LDP DA (Full LDP 2018-33) Sept 2018 Adoption - March 2022
Bridgend	Sep 2013	2006-2021	Review Report - June 2018 LDP DA (Full LDP 2018-33) - June 2018 Adoption - September 2021
Brecon Beacons National Park	Dec 2013	up to 2022	Draft Review Report & Draft DA (Full LDP 2017-32) - July/Aug 2018 Adoption - May 2022
Torfaen	Dec 2013	1 Jan 2006 - 31 March 2021	Review Report - April 2018 LDP DA (Full LDP 2018-33) - June 2018 Adoption - December 2021
Monmouthshire	Feb 2014	2011-2021	Review Report - March 2018 LDP DA (Full LDP 2018-33) - May 2018 Adoption - December 2021
Newport	Jan 2015	up to 2026	SDP / LDP Lite
Cardiff	Jan 2016	2006-2026	SDP / LDP Lite
Vale of Glamorgan	June 2017	2011-2026	SDP / LDP Lite

Notes

PPW 9th Ed. para 2.1.5 states “An LDP ceases to be the development plan on expiry of the plan period, as specified on the plan. An LDP should clearly specify the period to which it is to have effect. Where this is not expressed, the expiry period is to be treated as the 31 December of the calendar year specified on the plan...” - only affects Torfaen who specified a plan end date.

SDP - Strategic Development Plan

LDPL - Local Development Plan Lite

LDP - Local Development Plan

DA - Delivery Agreement

- It is considered that the Welsh Minister’s Letters have no significant implications for the LDP; although they have resulted in the commencement of a full Torfaen LDP Replacement plan.

- 3.9 **Technical Advice Note 20 ‘Planning and the Welsh Language’ (TAN20)** (October 2017) - TAN20 has been updated to incorporate changes brought about by the Planning (Wales) Act 2015. The Act requires consideration for the Welsh language at every level of the planning system, from the National Development Framework, through to Strategic Development Plans and down to Local Development Plans. The updated TAN20 provides local planning authorities, developers and communities with advice on how the language can be supported and protected by the planning system. It is important for all development plans to consider how the strategy, policies and site specific proposals contribute towards

creating the conditions for the language to thrive. It is a legal duty to consider the language as part of the Sustainability Appraisal. The revised TAN20 supports the Welsh Language Strategy by encouraging Local Development Plans to promote places where community life can take place in Welsh and seeks to ensure local planning authorities see development as vital to the future of the language.

- It is considered that the updated TAN20 has no significant implications for the LDP; although it will be taken into account in the review of the LDP.

3.10 **Technical Advice Note 24 'The Historic Environment' (TAN24)** (May 2017) - This new TAN provides guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and listed building applications. The TAN provides guidance on how the following aspects of the historic environment should be considered: World Heritage Sites; scheduled monuments; archaeological remains; listed buildings; conservation areas; historic parks and gardens; historic landscapes; and historic assets of special local interest. The TAN replaced the following Welsh Office Circulars:-

- 60/96 Planning and the Historic Environment: Archaeology;
 - 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas; and
 - 1/98 Planning and the Historic Environment: Directions by the Secretary of State for Wales.
- It is considered that the new TAN24 has no significant implications for the LDP; although it will be taken into account in the review of the LDP.

3.11 **WG CPO Letter: Online Aviation Safeguarding Toolkit** (June 2017) - The Cabinet Secretary has written to local planning authorities to advise that the online aviation safeguarding tool used for the assessment of domestic wind turbines under permitted development rights will no longer be available.

- It is considered that this letter has no significant implications for the LDP; although it will be taken into account in the review of the LDP.

3.12 The Welsh Government **2014 Based Population Projections for Wales** (October 2016) forecast that, by **2021**, the **population of Torfaen** will increase to **92,273**. The latest **June 2017 mid-year population estimate** for Torfaen was **92,264**; compared to **92,052** in June 2016. This shows that the LDP strategy for an increase in population in Torfaen appears to be happening.

- It is noted that the LDP's 4,700 dwellings housing requirement is in excess of the latest WG 2014 based household projections; and as growth is happening (as confirmed by the 2017 mid-year estimate). Population and Household estimates will be considered in the LDP Review.

3.13 UK Consultation - **Revised UK Air Quality Plan for Tackling Nitrogen Dioxide** ('Improving air quality in the UK: tackling nitrogen dioxide in our towns and cities') (5th May - 15th June 2017). This consultation on the draft revised UK Air Quality Plan to reduce levels of nitrogen dioxide around roads within the shortest possible time; the most immediate air quality challenge.

- It is considered that the **Revised UK Air Quality Plan for Tackling Nitrogen Dioxide** consultation has no significant implications for the LDP; although it will be taken into account in the review of the LDP.

- 3.14 Welsh Government **Circular 005/2018 ‘Planning for Gypsy, Traveller and Showpeople Sites’** was published in June 2018, following consultation on a draft Circular in early 2017. Circular 005/2018 supersedes advice contained in Circular 30/2007 ‘Planning for Gypsy and Traveller Caravan Sites’; Circular 78/91 ‘Travelling Showpeople’; and Circular 76/94 ‘Gypsy Sites Policy and Unauthorised Camping’; which have been cancelled. The circular reflects provisions contained in the Housing (Wales) Act 2014 to ensure local authorities meet the accommodation needs and provide sites for Gypsies and Travellers through the planning system. It outlines how planning authorities and Gypsies and Travellers can work together to achieve this aim.
- It is considered that **Circular 005/2018** on ‘**Planning for Gypsy, Traveller and Showpeople Sites**’ has no significant implications for the LDP; although it will be taken into account in the review of the LDP.
- 3.15 The Welsh Government **Enabling Gypsies, Roma and Travellers** plan was published in June 2018, following consultation on a draft document in late 2017. This plan has replaced the ‘Travelling to a Better Future: A Gypsy and Traveller Framework for Action and Delivery Plan’ (Sept 2011). The plan aims to develop and improve access to help, advice and services for the Gypsy Roma and Traveller Communities across Wales. With regards planning, the plan actions include:-
1. ‘Ensure sufficient pitches are provided to meet the identified needs across Wales’;
 2. ‘Provide sufficient Sites Capital Grant funding to ensure local authorities are able to create the required number of authorised Gypsy and Traveller pitches in their area’;
 3. Improve the standard of existing local authority sites, in line with Welsh Government Designing and Managing Gypsy and Traveller Sites guidance;
 5. Monitor the effectiveness of the planning system in enabling appropriate site provision; and
 7. Ensure Local Authorities are supported to develop a network of Transit sites across Wales to facilitate the nomadic Gypsy and Traveller way of life.
- It is considered that the **Enabling Gypsies, Roma and Travellers** plan has no significant implications for the LDP; although it will be taken into account in the review of the LDP.
- 3.16 Welsh Government **Circular 008/2018 ‘Planning requirement in respect of the use of private sewerage in new development, incorporating septic tanks and small sewage treatment plants’** (July 2018) reflects legislative and wider requirements with regards to the inclusion of private sewerage schemes as part of new developments, including the Environmental Permitting (England and Wales) Regulations 2016.
- It is considered that **Circular 008/2018** has no significant implications for the LDP; although it will be taken into account in the review of the LDP.
- 3.17 As regards the **Implementation of Sustainable Drainage Systems (SuDS) on New Developments**, following Welsh Government consultations from May 2017 to February 2018, the Welsh Minister for Environment signed the Commencement Order, on 1st May 2018, to bring Schedule 3 of the Flood and Water Management Act 2010 into force in Wales. As a result, from 7th January 2019, all proposed new developments in Wales must include Sustainable Drainage Systems (SuDS) which

comply with the Welsh Ministers' Standards; and in Torfaen will be signed off by the Council as the SuDS Approving Body (SAB). SuDS are designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges. The idea behind SuDS is to try to replicate natural systems that use cost effective solutions with low environmental impact to drain away surface water run-off through collection, storage, and cleaning before allowing it to be released slowly back into the environment, such as into water courses. This is to counter the effects of conventional drainage systems that can result in flooding, pollution of the environment; with the resultant harm to wildlife and contamination of groundwater sources used to provide drinking water.

Therefore, in January 2019, the current voluntary SuDS standards will become mandatory; enshrined in these standards are the following core principles that developers must follow:-

- water to be managed on or as close to the surface and source of the run-off as possible;
 - ensure pollution is prevented at source, not rely on the drainage system to treat it;
 - protect people from increased flood risk, and the environment from ecological changes in flow rates, patterns and sediment movement caused by the development;
 - use a 'management train' in series across a site rather than a single "end of pipe" feature, such as a pond, to serve the whole development;
 - SuDS should perform safely, reliably and effectively over the design life of the development. They must take into account the need for reasonable levels of maintenance;
 - avoid the need for pumping where possible; and
 - be affordable, taking into account both construction and long term maintenance costs and the additional environmental and social benefits afforded by the system.
- It is considered that the **Implementation of Sustainable Drainage Systems on New Developments** has no significant implications for the LDP (Policy S3 on 'Climate Change' and Policy S8 on 'Planning Obligations' make provisions for SuDS); although it will be taken into account in the review of the LDP.

3.18 Welsh Government Consultation - **Taking Forward Wales' Sustainable Management of Natural Resources** (21st June - 30th Sept 2017) - This consultation sought views on new regulatory approaches to the sustainable management of natural resources in Wales. Proposals include: promotion of the circular economy; nature-based solutions; new markets and innovative mechanisms; and smarter regulation.

- It is considered that the **Taking Forward Wales' Sustainable Management of Natural Resources** consultation has no significant implications for the LDP; although it will be taken into account in the review of the LDP.

3.19 Welsh Government Valleys Task Force **Our Valleys, Our Future** (July 2017). This Ministerial Taskforce for the South Wales Valleys has published a high-level action plan which outlines its priorities for the future. The key priorities in the Plan are: good quality jobs and the skills to do them; better public services; and my local community. The Taskforce want to discuss how these priorities can be further developed into more tangible actions and further refine the plan; and public events were also planned. It sets out a range of aims and actions in each of the three

priority areas, including: closing the employment gap between the South Wales Valleys and the rest of Wales by getting an additional 7,000 people into work by 2021 and creating thousands of new, fair, secure and sustainable jobs; and exploring the development of a Valleys Landscape Park, which has the potential to help local communities use their natural and environmental resources for tourism, energy generation and health and wellbeing purposes. The Taskforce aims to *“Explore all options to target investment and create new strategic hubs in specific areas across the Valleys. These will be areas where public money is focused to provide opportunities for the private sector to invest and create new jobs. The focus of each hub will reflect the opportunities and demand in a particular area and their aspirations for the future.”* The seven hub locations include Cwmbran in Torfaen - focusing on office, industrial and residential development.

- It is considered that emerging Valleys Task Force proposals in **Our Valleys, Our Future** currently has no significant implications for the LDP; the proposed Cwmbran ‘Hub’ is about delivering the LDP housing and employment allocations. However, it will influence the expected Cardiff SDP and Torfaen LDP/L or LDP Review; although much will depend on if it changes WG investment / grant aid priorities.

3.20 Welsh Government - **Prosperity for All: the national strategy** takes the commitments of their 5 year programme for government, ‘Taking Wales Forward: 2016 - 2021’, and places them in a long-term context, and sets out how they will be delivered by bringing together the efforts of the whole Welsh public sector. The four Key Themes of the strategy are the same as those in Taking Wales Forward, which are: ‘Prosperous & Secure’; ‘Healthy & Active’; ‘Ambitious & Learning’; and ‘United & Connected’. There are five Priority Areas which have the greatest potential contribution to long-term prosperity and well-being and include: ‘Early Years’; ‘Housing’; ‘Social Care’; ‘Mental Health’; and ‘Skills & Employability’.

- It is considered that the **Prosperity for All: the national strategy** currently has no significant implications for the LDP. However, it will influence the expected Cardiff SDP and Torfaen LDP/L or LDP Review; although much will depend on if it changes WG investment / grant aid priorities.

3.21 The Welsh Government published the latest **2018 Acceptable Cost Guidance** (ACG) in January 2018 which replaced the previous February 2015 ACGs and sets the price to be paid for social housing depending on location and dwelling type/size; noting that there are now separate prices for small (10 or less dwellings) and large sites (11 or more dwellings).

- It is considered that the latest Welsh Government 2018 Acceptable Cost Guidance currently has no significant implications for the LDP; although it will be taken into account in the annual affordable housing viability review in the AMR and the LDP review. It is also noted that Annex 1 of the Council’s Planning Obligations SPG on ‘Affordable Housing’ will need updating to reflect these latest prices.

Regional Context - Policy & Evidence

3.22 **Cardiff Capital Region City Deal (CCRCD)** - The CCRCD was signed by the 10 constituent Local Authority Leaders (from Blaenau Gwent, Bridgend, Caerphilly, Cardiff, Merthyr Tydfil, Monmouthshire, Newport, Rhondda Cynon Taff, Torfaen and the Vale of Glamorgan), the Secretary of State for Wales, the Chief Secretary to the Treasury and the First Minister on 1st March 2017.

The CCRC is a 20 year / £1.28 billion investment programme which aims to achieve a 5% uplift in the Region's GVA (*Gross Value Added* - a measure of the value of the goods produced and services delivered in the area) by delivering a range of programmes which will increase connectivity, improve physical and digital infrastructure, as well as regional business governance. Over its lifetime, local partners expect the CCRC to deliver up to 25,000 new jobs and leverage an additional £4 billion of private sector investment by 2036. The CCRC has 6 Objectives:-

1. Connecting the Cardiff Capital Region;
2. Investing in innovation and the digital network;
3. Developing a skilled workforce and tackling unemployment;
4. Supporting enterprise and business growth;
5. Housing development and regeneration; and
6. Developing greater city-region governance across the Cardiff Capital Region.

The CCRC includes funding of £734m for the proposed South Wales 'Metro' integrated transport improvements; of which over £500 million is provided by the Welsh Government and £125m from the UK Government. The UK Government has provided an additional £375m contribution for other investments, and the ten local authorities have agreed a commitment to borrow a combined total of £120m as part of the Wider Investment Fund.

The CCRC is governed by the CCR 'Regional Cabinet' of the 10 constituent Local Authority Leaders (with two leads identified for each Portfolio), supported by the CCR 'Programme Board' (of relevant City Deal staff and local authority strategic directors and specialist, legal & finance staff); with a 'Regional Programme Office' in Nantgarw. Three advisory bodies to the Regional Cabinet have been created and developed: the 'Regional Economic Growth Partnership'; the 'Regional Business Organisation'; and the 'Regional Skills and Employment Board'; and one non-statutory delivery body, the 'Regional Transport Authority'. Current CCRC Portfolios and Programme Themes include:-

Portfolio	Theme
Work, Skills & Economy	Skills
	Economy
Business & Innovation	Innovation
	Digital
Regeneration, Housing & Planning	Regeneration
	Housing
	Planning
Transport	Transport

In May 2017 the CCR Regional Cabinet agreed to invest £37.9 million to support the development of a Compound Semiconductor industry cluster in Newport. The project is expected to leverage up to £375 million of private sector investment over the next five years, and the creation of up to 2,000 high value, high-tech jobs, with the potential for hundreds more in the wider supply chain and cluster development.

In January 2018 the CCR Cabinet agreed to support in principle the £180 million re-development of Cardiff's main transport hub with £40m of City Deal funding. The proposed Metro Central project will deliver a new Central Transport Interchange at the heart of Cardiff's city centre Core Employment Zone. The project encompasses a new Central bus station, the modernisation of Cardiff Central train station, and

delivery of a range of other transport infrastructure such as a new coach station, a cycle hub and public realm improvements. The aim is to improve the capacity of the Central Interchange to accommodate increased frequency of services delivered through the South Wales Metro investment, and to provide an infrastructure for jobs growth through accelerating investment in Cardiff's Core Employment Zone.

An eight-point 'Employment and Skills Plan' was launched by the Learning, Skills and Innovation Partnership (LSkip) South East Wales in September 2017 to prioritise areas for skills investment which will achieve social and economic benefits for the CCR.

Finally, the Joint Working Agreement 'Business Plan' (Regional Economic Strategy for the CCR) was agreed, as a reserved matter, by each constituent Local Authority by 1st March 2018.

- It is considered that the 'Cardiff City Region City Deal' currently has no significant implications for the LDP. However, it is clear that the CCR Regional Cabinet will decide if a Cardiff City Region SDP will be prepared; and will be considered in future LDP AMRs as Portfolio/Theme Programmes are agreed.

3.23 Cardiff City Region Strategic Development Plan (SDP) - The Planning (Wales) Act 2015 introduces powers for the Welsh Ministers to designate 'strategic planning areas' and for 'Strategic Planning Panels' (SPP) to be established for these areas. An SPP, if established for an area, will then be responsible for preparing a 15-20 year Strategic Development Plan (SDP) that will form part of the formal 'development plan' for that area. These new sub-regional development plans will only apply to cohesive regions of greater than local significance (such as the Cardiff city region). An SDP is expected to cover cross boundary matters of more than local community importance; and could include the strategic elements of LDPs; such as larger housing / employment sites, major transport schemes, etc. Preparation of an SDP is expected to take at least 4 years from commencement and will generally mirror the current LDP process. Before the SDP can be prepared the lead 'responsible authority' for the SDP has to submit a 'Proposal' (a map showing the boundaries of the proposed area and a statement of the reasons for proposing that area; with a consultation report) for a 'strategic planning area' to the Welsh Ministers who can then designate the strategic planning area and establish the Panel. On 29th January 2018 the Cardiff Capital Region Cabinet agreed that work should commence on a Strategic Development Plan (SDP) for the region which includes Torfaen. A SDP Project Group was established during the current monitoring period tasked with progressing key options for the SDP, including SDP boundary, governance, timescale and scope. Future progress on the SDP and any subsequent implications for the LDP revision will be reported in future AMRs. Finally, the detailed WG guidance on the form / content of an SDP is not expected to be published until spring 2019 as part of the LDP Manual v3 review.

- It is considered that emerging proposals for a **Cardiff City Region SDP** currently have no significant implications for the LDP itself. However, if an SDP is agreed, it is expected to take up to 6 months to set up the Strategic Planning Panel (SPP) / SDP Officer Team and submit the SDP 'Proposals' document to and be approved by WG. Then, if an SDP was commenced in mid-2019 it would not be 'adopted' until mid-2023 (all going well).

Local Context - Policy & Evidence

3.24 **Well-being Plan for Torfaen: 2018-2023** - Under the provisions of the Well-being of Future Generations Act every Public Service Board (PSB) in Wales was required to publish a Well-being Plan by May 2018. Replacing the Single Integrated Plan (SIP), the plans were to look at the economic, social, environmental and cultural well-being of each local authority area and have clear links with the LDP. The Well-Being Plan for Torfaen was published in early 2018 following public consultation on the Draft Well-being Plan in autumn 2017. The Well-being Plan has a detailed shared vision and the following seven well-being objectives:-

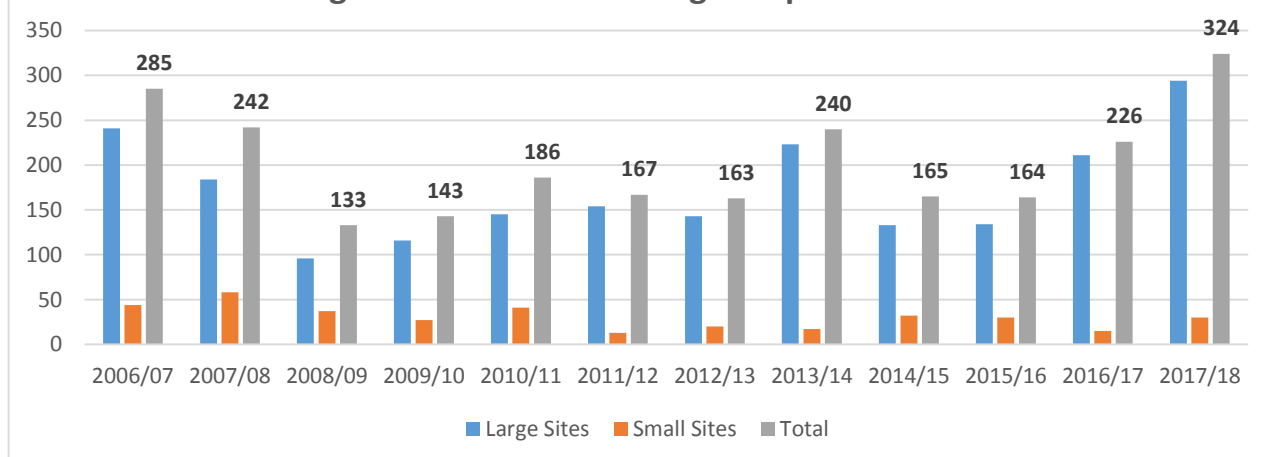
1. Develop a functional, connected network of natural areas that support the current and future well-being needs of local populations.
2. Develop mitigation and adaptation responses to the impacts of climate change.
3. Provide children and young people with the best possible start in life.
4. Prevent chronic health conditions through supporting healthy lifestyles and enabling people to age well.
5. Tackle the intergenerational patterns of poverty and develop economic resilience.
6. Improve local skills through work-force planning, training, apprenticeships, and volunteering opportunities.
7. Create safe, confident communities and promote community cohesion.

PSB partners are now working on detailed action plans which will set out how they will deliver the steps identified in the Well-being Plan. Further progress on the implementation of the Well-being Plan will be reported in subsequent AMRs insofar as it relates to the LDP.

- It is considered that the 'Well-being Plan for Torfaen' has no significant implications for the LDP; although it will be taken into account in the review of the LDP.

3.25 **Housing Delivery in Torfaen** - The Torfaen LDP identifies, in Policy S5, the need for the provision of **4,700** new dwellings between 2006 and 2021. To date (April 1st 2018) **2,438** dwellings have been completed leaving a remaining requirement for the 4 years of the plan period of **2,334** dwellings (including 72 demolitions accrued since 2006). Figure 3.1 below outlines the actual completions in the previous 12.25 years of the plan period. The completion rates show the impact of the recession after the 2007/8 financial crisis, with rates only returning to 2007/8 levels in 2013/14, before falling away again. However, it can now be seen from the 2017/18 data, that completion rates are now shifting upwards; with a number of strategic sites recently gaining planning permission and construction now commence - the 2018 JHLAS forecasts that this trend is expected to continue.

Figure 3.1 Annual Housing Completions in Torfaen



Source - Torfaen Joint Housing Land Availability Studies (Total annual completions shown)

The Housing Table 3.2 below shows the spatial location of these completions across the three Torfaen Housing Market Areas at April 2018 and progress against the associated LDP Housing Sub-Targets of LDP Policy S5.

Table 3.2: Torfaen LDP Housing Table at April 2018			
	Housing Market Area (HMA)		
	North Torfaen	Pontypool	Cwmbran
LDP HOUSING TARGET	550	1,875	2,275
Dwellings built: January 2006 - April 2018 (A)	424	920	1086
Permitted large sites (10+ dwellings) at April 2018 (B)	122	394	1,300
LDP allocations on large (10+) sites (at April 2018)	110	982	776
Small sites (<9 dwellings) remaining 2018 - 2021 (C)	33	42	27
Windfall large (10+) sites remaining 2018 - 2021	0	0	0
SUB-TOTAL	689	2,338	3,189
Dwellings demolished January 2006 - April 2018 (D)	29	6	37
Estimated dwelling demolitions 2018 - 2021 (E)	7	2	9
TOTAL (including demolitions)	725	2,346	3,235
OVER ALLOCATION (including demolitions) when compared to LDP Housing Target	175 dwellings (32% over allocation)	471 dwellings (25% over allocation)	960 dwellings (42% over allocation)
Units Remaining to be Permitted (April 2018) to Deliver LDP Target (LDP Target - ((A+B+C)-(D+E))	7	527	-92

Source - This table is based upon the Housing Sites Table at Appendix 6 of the Torfaen LDP, which provides more detail on how the future small sites, windfall and demolitions calculations are made and lists the sites themselves.

3.26 **Torfaen CBC Joint Housing Land Availability Study 2017** (October 2017) -, based on the residual method, the study determined there was a **3.6 years** housing land supply at **1st April 2017**, which is below the 5 years required by National Policy.

- 3.27 **Torfaen CBC Joint Housing Land Availability Study 2018** (August 2018) - based on the residual method, the study determined there was a **3.9 years** housing land supply at **1st April 2018**.
- 3.28 The Council (paragraph 9.2.3 of PPW 9th Ed.) ***“must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing judged against the general objectives and the scale and location of development provided for in the development plan”*** and ***“For land to be regarded as genuinely available it must be a site included in a Joint Housing Land Availability Study”***. Furthermore, paragraph 2.4 of TAN1 on ‘Joint Housing Land Availability Studies’ states that ***“The housing land supply figure, taken from the JHLAS, must be included in an AMR and can be a reason to review an LDP”***; and paragraph 3.4 goes on to state ***“Where the AMR identifies a shortfall in the required 5-year housing land supply the local planning authority should consider the reasons for the shortfall and whether the LDP should be reviewed either in whole or in part.”***
- 3.29 However, the Welsh Government in recognition of the immediate pressures on local planning authorities without a five-year housing land supply, who are liable to receive speculative planning applications for housing; the need to ensure the most appropriate housing sites are brought forward as part of a systematic and rigorous LDP process; and to allow LPAs the capacity to focus on LDP preparation and review, consulted (May - June 2018) on the temporary disapplication of paragraph 6.2 of TAN1 (for the duration of a wide-ranging review of the delivery of housing through the planning system). This would remove the reference to attaching ***“considerable weight”*** to the lack of a five-year housing land supply as a material consideration in determining planning applications for housing.
- 3.30 Subsequently, the Cabinet Secretary for Energy, Planning & Rural Affairs in a letter to all Welsh LPAs dated 18th July 2018, explained her housing review ‘Call for Evidence’ and dis-applied paragraph 6.2 of TAN1. The letter states ***“As a result of the dis-application of paragraph 6.2 of TAN1, it will be a matter for decision makers to determine the weight to be attributed to the need to increase housing land supply where an LPA has a shortfall in its housing land.”*** It is currently unknown if the dis-application of para 6.2 will only be for the duration of the Minister’s ‘housing review’, or for an indefinite period as many people believe.
- 3.31 Therefore, the 2018 AMR whilst noting that the Council, using the ‘residual method’, has an improved 3.9 years housing land supply at April 2018 (up from 3.6 years in April 2017) considers that the lack of the required five-year land supply is due to the recession and large allocated sites not coming forward until late in the plan period. However, the 2018 Torfaen JHLAS forecasts that 2,107 dwellings will be built over the next five years and the Council has resolved to commence its review of the LDP; in part because of an expected continuing lack of a five year land supply going forward, with adoption timetabled in December 2021. Also, using an alternative ‘10-year past build rate method’ for calculating land supply, it is estimated that there is 9.8 years housing land supply going forward. For these reasons, the Council on 23rd October 2018, resolved that: ***“for the duration of the dis-application of paragraph 6.2 of TAN1, when there is less than a five-year housing land supply in Torfaen, ‘low weight’ be given to the need to increase housing land supply as a material consideration in determining planning applications for housing.”***

3.32 However with recent planning permissions delivery of a number of strategic sites are now well underway specifically South Sebastopol (1200 dwellings), Llantarnam SAA3 (450 dwellings), Former Police College (350 dwellings) and therefore a significant increase in housing delivery should be seen over the next few years. The Council continues to promote appropriate new housing development in the County Borough with a number of windfall schemes well underway including (Former Llantarnam Comprehensive (226 dwellings), Former Llantarnam Primary (78 dwellings), Former Kemys Fawr School (31 dwellings), Former Foundry Cottages (31 dwellings) Former Pontymoile School (39 dwellings) Former Two Locks Nursery (14 dwellings); and the number of windfall site dwellings will now be higher than that forecast in the LDP. Significantly the Windfall allowance has been exceeded by 389 dwellings with 3 years of the plan remaining and therefore additional acceptable windfall development is expected which will contribute to improving housing delivery. Residential demolitions (which are netted off the completion figures) are expected to be as per the forecast in the LDP; with small site housing completions likely to be below the LDP forecast.

3.33 **Affordable Housing Delivery** - The Torfaen LDP (Policy H4) seeks to achieve approximately **1,132** affordable homes out of the 4,700 new dwellings expected to be built over the plan period to 2021. This equates to a **24.1%** provision of affordable housing or the delivery of 75 affordable homes per year. As of April 2018, **809** affordable units have been delivered (71.4%) and a further **633** have already been permitted. In the 2017-2018 monitoring period **102** affordable dwellings were delivered.

3.34 The latest **Torfaen Local Housing Market Assessment (LHMA), August 2017**, using existing data sources and the Torfaen housing registers, and following the Welsh Government 'Local Housing Market Assessment Guide' (March 2006) / supplementary 'Getting Started With Your Local Housing Market Assessment: A Step by Step Guide' (November 2014), now considers the affordable housing need in Torfaen by tenure split to be 90% 'social' rented housing and 10% 'intermediate' low cost home ownership / rented housing. This has changed from the previous 2015 Torfaen LHMA 80 / 20% tenure split; which also estimated that Torfaen would need to develop approximately 177 new homes every year to meet the current shortfall and future predicted need. However, due to more people applying to join the Housing Register, the continued rise of house / rent prices and increased levels of homelessness, which has created greater demand for affordable housing, the updated 2017 LHMA estimates that the figure is now nearer 223 p.a. as follows:-

Total Affordable Housing Need in Torfaen (per annum)			
Torfaen Housing Sub-Market Area	Social (Rented) Housing	Intermediate Housing	
		Low Cost Home Ownership	Intermediate Rent
North Torfaen	2	5	0
Pontypool (East & West)	46	7	0
Cwmbran: (North & West and South & East)	149	11	3
TOTAL (223)	197	23	3
Percentage	88%	12%	

- It is considered that the latest Torfaen 2017 LHMA, currently has no significant implications for the LDP; although it will be taken into account in the annual affordable housing viability review in the AMR and the LDP review. It is also

noted that Annex 1 of the Council's Planning Obligations SPG on 'Affordable Housing' will need updating to reflect this latest tenure split.

3.35 **Affordable Housing LDP Policy H4: Viability Review** - With regards to the % of affordable housing sought within each of the four LDP housing sub-market areas (HSMA), LDP Policy H4 states (inter alia) that:-

"These percentages may change by 5% increments (increase or decrease), via Supplementary Planning Guidance, if house prices or construction costs change (up or down) as a result of annual monitoring and an update of the Affordable Housing Viability Study."

3.36 Therefore, the **2015 LDP AMR**, in considering the review of affordable housing & S106 viability, recommended that the level of affordable housing sought in the North Torfaen HSMA be reduced from 'up to 10%' to 'up to 5%' and the S106 SPG be amended accordingly; which was agreed by Council in December 2015. Following consultation on this and other matters, the 'Updated Planning Obligations' SPG was adopted by Council on 20th September 2016. Based upon the finding of the 2015 LDP AMR, the S106 SPG 2016 Update also raised (as a matter of 'planning practice') the threshold at which affordable housing, public open space and recreation is sought from 3 to 10 dwellings (or 0.1 to 0.33ha) in all the HSMA's except for Cwmbran S&E, where viability was more positive for small sites / builders.

3.37 The subsequent **2016, 2017 & this 2018 LDP AMR** (see paragraphs 3.38 to 3.45 below) also reviewed housing / S106 viability and the site size threshold and all have concluded that the above 2015 LDP AMR results remained valid.

3.38 This **2018 LDP AMR** has again reviewed housing / 106 viability and the site size threshold with the latest benchmark land values (which have remained static), new house prices have increased by around 10% in the last year; and construction costs (which have also increased by approx. 9% since 2017 - see Torfaen BCIS tables below). Within the methodology, contrary to the 2017 AMR, the costs of sprinklers and not now considered to be within the BCIS supplied build cost figures; so they have been treated as an abnormal build cost. Similarly, the costs of Welsh Land Transaction Tax (LTT) rather than Stamp Duty Land Tax (SDLT) associated with the land purchase are now deducted from the initial Residual Value. Finally, the latest (January 2018) Welsh Government Acceptable Cost Guidelines (ACG) values for the price paid for social housing has been used (which now has separate costs for small (10 or less dwellings) and large sites (11 or more dwellings)); along with the results of the latest Torfaen Local Housing Market Assessment (August 2017); which now considers the affordable housing tenure split within Torfaen to be 90% social rented housing and 10% intermediate purchase / rented housing (this has changed from the previous 2015 Torfaen LHMA 80/20% tenure split).

Build Costs (m ²)	Torfaen BCIS Q3 2018		
	Houses	Flats	Bungalows
Base Build	£1,183	£1,371	£1,366
Externals at 15%	£177	£206	£205
Sub Total	£1,360	£1,577	£1,571
Location Factor	0.81	0.81	0.81
Total Cost (m²)	£1,102	£1,277	£1,272

Torfaen BCIS Q3 2017		
Houses	Flats	Bungalows
£1,077	£1,249	£1,227
£162	£187	£184
£1,239	£1,436	£1,411
0.83	0.83	0.83
£1,028	£1,192	£1,171

- 3.39 **Welsh Land Transaction Tax (LTT)** - From April 2018, Land Transaction Tax (LTT) replaced UK Stamp Duty Land Tax (SDLT) in Wales. Like SDLT, LTT is payable by purchasers who buy or lease a building or land over a certain price. The tax is broadly consistent with SDLT, preserving the underlying structure and mirroring key elements. However, generally for development land (even where that land may subsequently be used for residential purposes) the non-residential (commercial) rates are applied. The **Welsh Revenue Authority** (WRA) have undertaken all the collection and management functions for LTT since April 2018. LTT has a marginal tax rate structure; which applies the relevant tax rate only to the proportion of the value which falls within the relevant band as follows:-

LTT - Non-Residential Rates	
Price Threshold	Rates
Up to £150,000	0%
The next £100,000 (£150,001 - £250,000)	1.0%
The next £750,000 (£250,001 - £1,000,000)	5.0%
The remaining amount (above £1,000,000)	6.0%

- 3.40 The result of this latest viability testing for each HSMA is shown in turn below. The methodology involves high level testing a 1.0ha site at various housing densities with the standard recreation / public open space S106 costs being added; and then also testing a sample of specific allocated sites within each HSMA with known abnormal costs and all relevant S106 costs being taken into account (*these indicative specific site testing inputs and results should not be relied on to test the viability of the actual future site planning applications, as inputs can change*). In each table, the LDP Benchmark Land Value (BLV) is provided; and the resultant Residual Value (RV) at the relevant LDP Policy H4 / S106 SPG affordable housing % (or less if there are viability issues at that %) plus other S106 costs should be at or greater than this LDP BLV for the site to come forward and thus the LDP policy to still be appropriate; which is indicated by a 'traffic light' colour on the RVs. In addition, the full amount of the other S106 costs is also shown; as Members may choose to 'trade' the recreation, open space or in some cases the education contribution, if viability is marginal and they wish to support affordable housing instead. However, highway or biodiversity S106 contributions are not normally 'tradeable', as they are often necessary to make a development acceptable.
- 3.41 **North Torfaen HSMA** - over the past year, whilst the BCIS base build costs have increased, there has only been a small s house price growth within this HSMA to help pay for them. The results of both the high level and specific sites testing in Tables 1 and 2 below, show that mainly due to this increase in build costs, viability in this HSMA has reduced over the past year to such an extent that sites now only appear viable with a reduction in either the affordable housing or other S106 requirements (open space and recreation). Therefore, it is considered that 'up to 5%' affordable housing should still be sought in the North Torfaen HSMA; but note that even then it is likely that this may not be achievable in most cases and that other S106 contributions may need 'trading away' for them to be developed. The Council could also consider the use of Social Housing / Housing Finance Grants to secure the provision of 10% affordable housing on 'unviable' housing sites as per LDP Policy H4.

Table 1: High Level Sites in North Torfaen HSMA @ £1,750m ²					
Density dph	Site Area (Net Ha)	Residual Value		Benchmark Land Value	Other S106 Costs
		No AH/S106	5%AH+S106		
25	1.0	£114,953	£16,085	£100,000	£73,489
30	1.0	£136,568	£2,330	£100,000	£108,161
35	1.0	£149,340	-£10,629	£100,000	£138,122
40	1.0	£179,500	£50,837	£100,000	£74,720

Table 2: Strategic Sites in North Torfaen HSMA @ £1,750m ²				
Site	Residual Value		Benchmark Land Value	Other S106 Costs
	No AH/S106	5%AH+S106		
Garn-yr-Erw	-£36,000	-£212,000	£82,000	£175,289
The Old Co-op	-£78,000	-£170,972	£20,000	£55,640

3.42 **Pontypool HSMA** - whilst there has been new house price growth in Pontypool, given the large variation in existing use values and new house prices across this HSMA, which are reflected in the results from both the high level and specific sites testing, it was clear that the Pontypool HSMA should be split into two zones for this analysis: i.e. Pontypool East based upon the NP4 0 New Inn / Mamhilad postcode; and Pontypool West based upon the NP4 5, NP4 6 and NP4 8 postcodes for the remainder of Pontypool. Therefore, after taking the results of both the high level and specific sites testing in Tables 3 to 6 below into account, it is considered that 'up to 25%' affordable housing should continue to be sought in the Pontypool HSMA's; but note that achieving full 25% affordable housing and all S106 delivery in Pontypool West is likely to be challenging.

Table 3: High Level Sites in Pontypool West HSMA @ £2,000m ²					
Density dph	Site Area (Net Ha)	Residual Value		Benchmark Land Value	Other S106 Costs
		No AH/S106	25%AH+S106		
25	1.0	£541,657	£228,110	£231,656	£71,677
30	1.0	£671,397	£254,793	£231,656	£109,748
35	1.0	£708,732	£182,752	£231,656	£141,289
40	1.0	£832,870	£167,112	£231,656	£74,720

Table 4: Strategic Site in Pontypool West HSMA @ £2,000m ²				
Site	Residual Value		Benchmark Land Value	Other S106 Costs
	No AH/S106	25%AH+S106		
Animal Pound	£3,442,329	£1,040,865	£1,199,978	£336,724

Table 5: High Level Sites in Pontypool East HSMA @ £2,300m ²					
Density dph	Site Area (Net Ha)	Residual Value		Benchmark Land Value	Other S106 Costs
		No AH/S106	25%AH+S106		
25	1.0	£1,080,812	£712,306	£308,875	£76,471
30	1.0	£1,293,228	£807,212	£308,875	£113,280
35	1.0	£1,394,819	£786,985	£308,875	£145,030
40	1.0	£1,637,713	£906,969	£308,875	£74,720

Table 6: Strategic Site in Pontypool East HSMA @ 2,400m ²				
Site	Residual Value		Benchmark Land Value	Other S106 Costs
	No AH/S106	25%AH+S106		
Mamhilad SAA	£82,667,219	£34,160,684	£12,355,000	£16,305,700

- 3.43 **Cwmbrian North & West HSMA** - new house prices have increased in Cwmbrian over the last year; and given the results of the high level sites testing in Table 7 below, noting that the 25 dwelling Ty'r-ywen Farm LDP allocation has not been tested - but as it lies within a higher value area (£2,300m²) of this HSMA it should be more viable than the result below; it is considered that 'up to 20%' affordable housing should continue to be sought in the Cwmbrian North & West HSMA.

Table 7: High Level Sites in Cwmbrian N&W HSMA @ £2,200m²					
Density dph	Site Area (Net Ha)	Residual Value		Benchmark Land Value	Other S106 Costs
		No AH/S106	20%AH+S106		
25	1.0	£924,341	£563,091	£308,875	£46,700
30	1.0	£1,105,748	£658,238	£308,875	£56,040
35	1.0	£1,187,020	£737,625	£308,875	£65,380
40	1.0	£1,365,265	£780,844	£308,875	£74,720

- 3.44 **Cwmbrian South & East HSMA** - new house prices have increased in Cwmbrian over the last year; and given the results of both the high level and specific sites testing in Tables 8 and 9 below, it is considered that 'up to 30%' affordable housing should continue to be sought in the Cwmbrian South & East HSMA.

Table 8: High Level Sites in Cwmbrian S&E HSMA @ £2,350m²					
Density dph	Site Area (Net Ha)	Residual Value		Benchmark Land Value	Other S106 Costs
		No AH/S106	30%AH+S106		
25	1.0	£1,127,913	£631,589	£386,094	£108,214
30	1.0	£1,403,131	£687,064	£386,094	£56,040
35	1.0	£1,627,553	£763,366	£386,094	£126,977
40	1.0	£1,831,658	£896,838	£386,094	£74,720

Table 9: Strategic Sites in Cwmbrian S&E HSMA @ £2,200 or £2,400m²				
Site	Residual Value		Benchmark Land Value	Other S106 Costs
	No AH/S106	30%AH+S106		
Llanfrechfa Grange	£15,211,127	£7,631,059	£3,764,417	£1,369,500
County Hall & Police HQ	£10,445,609	£5,025,992	£2,169,848	£1,004,300
Canalside (10% AH)	£7,918,776	£3,899,323	£2,131,239	£2,881,925

- Given the above results, it is considered that neither LDP Policy H4 or the S106 SPG need to be reviewed; noting that the Council is already generally on track for meeting its LDP affordable housing target.

- 3.45 **Site Size Threshold Review** - Policy H4 of the LDP sets the site size threshold at which affordable housing, public open space and recreation is sought at 3 dwellings (0.1ha). As with the 2015, 2016 and 2017 AMRs affordable housing viability reviews it is still considered in the 2018 AMR Review, that the site size threshold should be maintained at 10 dwellings (0.33ha) in all the HSMA's except for Cwmbrian S&E, where viability is more positive for small sites (9 or less dwellings) / builders. As a consequence, there is no need to change the 'Updated Planning Obligations SPG', September 2016 for this issue.

- 3.46 **Retail & Leisure** - Table 3.3 below shows vacancy rates in the town centres since the beginning of the Plan Period (noting that care must be taken in their analysis, as the 2006 and 2010 surveys were carried out by GVA and the 2015 - 2018 surveys by the Council and different town centre areas were used, especially in Cwmbrian).

Cwmbran town centre continues to perform exceptionally well as a sub-regional shopping centre with vacancy rates well below the national average. Vacancy rates in Pontypool town centre have increased over the last few years and over the plan period as a whole; and remain above the national averages. For Blaenavon town centre the 2018 survey work has shown that vacancy rates have increased since last year's survey and also remains above the Welsh average.

Table 3.3: Town Centre Vacancy Rates in Torfaen								
Town Centre	Survey Year							
	2006	2010	2015	2016	2017	2018	2019	2020
Cwmbran	2.0%	4.3%	5.4%	7.4%	7%	6.4%		
Pontypool	16.2%	24.0%	13.8%	11%	13%	17.5%		
Blaenavon	26.0%	12.0%	18.0%	25%	19%	24.1%		
UK	8.0%	11.1%	10.4%	12.4%	11.1%	11%		
Wales	-	-	-	-	15.2%	13%		

3.47 **Torfaen Active Travel Plan (ATP)** - In September 2014, the Welsh Government introduced the **Active Travel (Wales) Act 2013** which makes it a legal requirement for local authorities in Wales to map and plan for suitable routes for active travel within settlements with a population of over 2,000 people. Active travel means walking and cycling for everyday short-distance journeys, such as journeys to school, work, or for access to shops or services, but does not include journeys purely made for recreation or social reasons. Therefore, the Council submitted the **'Existing Route Map Consultation 2015 - Response & Submission: Summary Report'** to WG in January 2016; which shows the results of the active travel survey and identifies existing routes that the Council consider suitable for active travel; which has subsequently been approved by the Welsh Government. Then, following a public consultation exercise in May - August 2017, the Council submitted the **'Integrated Network Map'** (INM) to WG by November 2017; which identifies new active travel routes and facilities as well as improvements to existing routes and facilities, that are needed to develop or enhance an integrated active travel network. Going forward the INM is reviewed annually to show how it is being progressed.

- The LDP already allocates several new walking and cycling routes; noting that any other routes identified as part of the Torfaen ATP / ERM / INM can be allocated in the future review of the LDP or negotiated as part of relevant planning applications in the interim. Therefore, it is considered that the Act / Torfaen ERM / INM currently have no significant implications for the LDP.

3.48 **Grange University Hospital, Cwmbran** - First proposed in 2004, the 470 bed / 55,000m² new build Grange University Hospital (previously known as the 'Llanfrechfa Grange Specialist & Critical Care Centre' (SCCC)) will provide complex specialist and critical care treatment for over 600,000 people in South-East Wales, and includes a 24 hour acute assessment unit and emergency department. Whilst planning permission was granted in 2014, the Welsh Government did not announce that it will invest around £350 million in the new hospital until October 2016. Construction started in July 2017, but the hospital is now not expected to open until spring 2021. Six hundred people will be employed in its construction; and there will be up to 3,000 staff working across all rotas and shifts 24/7 (with approximately 600 staff working at any one time), many of whom will transfer from existing hospitals.

- It is considered that the delay in starting the Grange University Hospital has had a negative impact on the associated benefits of housing / employment demand as envisaged in the LDP strategy (both during its construction and afterwards)

3.49 Torfaen's 21 Century Schools Programme / other educational asset developments - is progressing as follows:-

- Garnteg and Cwmffrwdroer Primary Schools, both in Pontypool, have been remodelled (to increase capacity) in 2018; with the associated closure of Brynteg Nursery and Victoria Primary Schools having taken place by September 2018;
- A £4m refurbishment at Penygarn Community Primary school, was completed in 2018;
- Planning approval has been achieved for a replacement Croesyceiliog Secondary School (£30m) to be built on the site of the current school, with construction having now commenced, with completion expected by September 2019;
- The Council's Sixth Form Centre (£24.7m), south of the Morrisons superstore and within the Cwmbran Eastern Strip SAA1, is now under construction, with completion expected by September 2020;
- The Welsh Government have approved, in principle, the Council's Band B proposals for the 21st Century Schools Programme (2019-2024), which would deliver: a new and extended school on the current Maendy Primary school site in Cwmbran (£11m); a new 3-16 Roman Catholic school (£28m) replacing St Albans secondary school and St David's and Our Lady of the Angels primary schools; and significant refurbishments at Ysgol Cwmbran (£3.4m) and Ysgol Bryn Onnen (in Varteg, Pontypool) (£3.5m);
- Negotiations continue with the landowner as regards to the allocated Primary School on the Mamhilad SAA4 site, which is to be provided under a S106 Agreement to serve to site; and
- Coleg Gwent are still considering the future of their Pontypool College site, which is allocated for housing in the LDP. However, more should be known for the 2019 AMR.
- In writing the LDP the Council was aware of its school proposals, even though they could not be fully integrated into the Plan; which is considered flexible enough to accommodate them without the need for a review. It is expected that, as provided for by the LDP, new primary school capacity to accommodate LDP housing sites, especially in Cwmbran South & East, can be provided through the 21st Century Schools Programme with appropriate S106 funding if necessary. However, the availability of Pontypool College as an allocated 140 dwelling housing site will need to be revisited in the 2019 AMR once more information is known. Therefore, it is considered that Torfaen's 21 Century Schools Programme and other educational asset developments currently have no significant implications for the LDP.

4. Local Development Plan Strategy & Policy Monitoring

- 4.1 The 2018 AMR is the fourth monitoring report to be prepared following adoption of the Torfaen LDP in December 2013. The purpose of the monitoring process is to review whether the policies of the LDP are being implemented and the plan strategy being delivered. The detailed LDP Monitoring Framework is included in Appendix A of this report and measures the performance of each of the 18 LDP Objectives. To do this a number of indicators and targets have been developed to monitor performance. This section is intended to provide a summary of the key findings of the assessments.
- 4.2 The following overview of the LDP monitoring data provides an insight into the implementation of the LDP over the last 12 months (1st April 2017 - 31st March 2018). As this is the third AMR, we are able to draw comparisons of trends over time.
- 4.3 An overview of the LDP Monitoring Data for the 2018 AMR provides an interesting insight into the implementation of the LDP over the monitoring period. In addition in combination with the 2015, 2016 & 2017 AMRs, trends can be identified over the wider monitoring period. Of particular note is the following between 1st April 2017 - 31st March 2018:-

Housing

- Housing Delivery is behind the LDP target of 4,700 by 2021. To date (1st April 2018) 2,438 units (52% of the total housing requirement) has been delivered;
- Planning permission for 395 new residential dwellings have been granted during the year, 292 market and 103 Affordable units;
- The plan is performing well in terms of Affordable Housing Delivery. A further 102 units were delivered in the year. To date against the 1,132 target; 809 dwellings or 71.4% has been delivered;
- The Annual Affordable Housing Viability Review has shown that the affordable housing percentages and the site size thresholds should remain unchanged;
- The 2018 Torfaen Joint Housing Land Availability Study (JHLAS) indicates the housing land supply figure is slightly improved from the 2017 figure at 3.9 years; up from 3.6 years;
- An Outline Planning Application and Listed Building Application is being considered for the major regeneration scheme at Mamhilad Action Area (Policy SAA4) and detailed reserved Matters Application for Phase 2 of the Former Police College Site, St Dials (Policy H1/2) was approved (April 2018);

Employment

- The employment allocation under Policy EET2/6 at Usk Vale, Mamhilad, near Pontypool has had permission granted for new industrial units; which are now under construction.

Retail

- Cwmbran continues to perform exceptionally well as a sub-regional centre with vacancy rates well below the national average.

Health

- Planning approval has been granted for the Grange University Hospital at Llanfrechfa, Cwmbran (Policy SAA7) and significant work has commenced on site;

Land Reclamation / Regeneration

- The British SAA5 Action Area, the largest remaining area of industrial dereliction in SE Wales has been bought by the Council and a Cleaning and Greening scheme for the reclamation and subsequent regeneration and redevelopment of this key site in North Torfaen is being progressed;

Education

- Planning approvals have been granted for a number of new educational facilities as part of the Councils 21st Century Schools Programme; work was completed on three primary schools in Pontypool 2018 and construction has commenced on a replacement Croesyceiliog Secondary School and a new Sixth Form Centre, both in Cwmbran.

S106 Contributions from new development

- Through planning permissions granted during 2017-2018 financial contributions totalling approximately £143,300 alongside provision of affordable housing were secured by planning from new development for the provision of community facilities including highways improvements, education, adult recreation, children’s play, etc.

Community infrastructure Levy (CIL)

- With the commencement of the replacement plan the position in relation to the Community Infrastructure Levy for Torfaen is being reviewed and its report is expected to be brought to Council before the end of the year.

Heritage

- The Conservation Area Appraisal Programme is significantly behind schedule.

LDP Strategy Monitoring

- 4.4 The following revised ‘traffic-light’ system colour scheme is used to monitor actions in implementing the Torfaen LPD objectives:-

Figure 4.1: Revised Torfaen LDP Objectives - Monitoring Actions

Previous Monitoring Actions	Revised Monitoring Actions
Continue Monitoring.	Continue Monitoring.
Officer Training Required.	Officer Training Required;
Production of Supplementary Planning Guidance / Development Briefs.	Production of Supplementary Planning Guidance / Development Briefs; and
Policy Research.	Policy Research.
Policy Review.	Policy Review; and
Plan/Strategy Review.	Plan/Strategy Review.

- 4.5 Table 4.1 below summaries the results of the monitoring with respect to each of the 18 LDP Objectives from Appendix A. The results of previous AMRs are also shown to indicate a change in situation from 2015 to 2018.

Table 4.1: LDP Strategy Monitoring - Summary					
LDP Objectives		AMR			
		2018	2017	2016	2015
1	To ensure the provision of an appropriate quality & range of employment sites and retail opportunities to support high and stable levels of employment in Torfaen and deliver a competitive, modern and				

	sustainable economic and thriving town centres				
2	To promote health and well being through the provision of development including community facilities, leisure and outdoor recreational opportunities, accessible to all				
3	To ensure that the location of development does not result in unacceptable risk from flooding, subsidence or health hazards				
4	To ensure the highest quality of design in all developments and delivering safe, healthy and attractive environments				
5	To provide opportunities for the establishment of a network of quality educational facilities which serve local communities and are accessible for all sections of the current and future population				
6	To protect, manage and enhance sustainable tourist attractions and facilities in Torfaen for the benefit of tourists and the community				
7	To conserve and enhance the distinctive cultural and historic resources of the County Borough				
8 & 11	To ensure that all new development reflects best practise in sustainable design and location, construction and operation AND To minimise climate change impacts through reduced emissions of greenhouse gases in both new and existing development, and to adapt to climate change through considerations of its effects in the design and location of new development				
9	To allocate mineral sites if required and safeguard appropriate mineral resources from sterilization				
10	To protect, manage and enhance biodiversity and ecological networks across Torfaen				
12	To protect and enhance the valued landscape character of Torfaen, including important open space and sense of rurality between settlements				
13	To protect Greenfield land by enabling and promoting the most efficient use of appropriate brownfield sites for redevelopment across Torfaen				
14	To ensure all development contributes to improving water quality, protecting water supply and maximising the efficiency of water consumption				
15	To identify and conserve important soil and geological resources including Regionally Important Geological Sites (RIGS) and maintain their quality				
16	To ensure the allocation of an appropriate quantity and variety of housing sites to deliver high quality choice in sustainable locations, well served by essential facilities and accessible by a range of transport modes				
17	To develop integrated and efficient transport infrastructure, public transport and communication networks which are accessible and attractive to all,				

	and encourage a reduction in private car use				
18	To ensure people and organisations reduce, reuse and recycle waste and to foster this through the provision of regional and local waste management facilities				

4.6 From Table 4.1 above it can be seen that the monitoring has shown that for 10 of the 18 LDP Objectives the indicators suggest the LDP policies are being implemented effectively and no further action is required.

4.7 The monitoring has shown that for a further 7 of the LDP Objectives the indicators suggest the LDP policies are not currently being achieved, and that in relation to 2 the situation cannot be addressed without a partial or full review of the Plan. The reasons for these monitoring results are set out in Appendix A. A short summary of the main reasons why these objectives have been indicated as not being achieved is provided below (full details provided in Appendix A).

Objective 1 (Red) - The primary reason for this objective not being achieved is that by the end of 2018 it was expected 10ha of allocated employment land would be developed. To date only 3ha of allocated sites have been delivered and none within the first or second monitoring periods. However, the employment allocation under Policy EET2/6 at Usk Vale, Mamhilad, near Pontypool has had permission granted for new industrial units; which are now under construction. No allocations have been delivered in this third monitoring period, however there has been delivery of 1.1ha on existing employment sites. Therefore a trigger has reached. Delivery of allocated employment land is below target and small sites in Cwmbran have all been sold. Enquiries have shown there is a qualitative lack of larger sites. The Council has seen however a significant upturn in queries and demand for employment land and consider that land will start to be come forward for development in the near future. The need for available and deliverable strategic employment sites to meet demand will be a key issue for the LDP Review.

Objective 16 (Red) - The primary reason for this objective not being achieved is delivery of the LDP Housing target of 4,700 dwellings by 2021. By April 2018, 3,775 (80%) dwellings should have been delivered; and to date some 2,438 dwellings have been delivered representing 52% of the required housing to 2021. It is clear now the LDP target will not be achieved. The 2018 Torfaen JHLAS indicates the housing land supply figure has increased to 3.9 years from the 2017 figure of 3.6 years. Significant delays in the bringing forward of Strategic Sites and hence lower than anticipated build rates have led to the fall in the Housing Land Supply figure. However, with a number of sites now being implemented (South Sebastopol, Llantarnam SAA3, and Former Police College) and windfall sites such as the former Llantarnam Comprehensive and former Llantarnam Primary Schools, build rates should see a significant upturn in the next few years, but this will not meet the required remaining LDP need until 2021.

LDP Policy Monitoring

4.8 Tables 4.2 and 4.3 below show a monitoring summary of the progress of every LDP Strategic Action Area and site allocation or proposal respectively, with any actions the Council proposes to take to aid in their implementation also listed.

Table 4.2: Strategic Action Area Monitoring - Summary			
Site		Progress	Actions
SAA1	Eastern Strip Central, Cwmbran	This brownfield strategic mixed use site has already received planning permission in 2014; the Morrisons store is now built; the 5.6ha B2 Meritor factory has been reduced in size and retained; and the residual 2.7ha B1 / Hotel site is now being developed, in part, for Torfaen's Sixth Form Centre.	Continue ongoing discussions with landowners to bring forward the remaining elements of this regeneration scheme
SAA2	Canalside, Cwmbran	This brownfield strategic mixed use site is allocated in the LDP for 150 dwellings. No planning application has been submitted to date and therefore delivery is behind schedule	Work on going to look at opportunities by the Council's Planning Policy and Regeneration teams to bring this site forward for redevelopment in whole or in part
SAA3	Llantarnam, Cwmbran	This greenfield site has obtained outline planning permission (July 2015) for up to 450 dwellings, B1 employment uses, a neighbourhood centre. Phase 1 for 102 dwellings is now under construction.	Further phases currently being discussed with developers
SAA4	Mamhilad, Pontypool	Outline Planning Application submitted on approx. 2/3 of site for a mixed use development, of including, housing, primary school and reuse of the Grade 11* Listed Building.	Application currently being considered
SAA5	The British, Talywain, Pontypool	This brownfield land reclamation site, within the Pontypool Housing Sub-Market Area, is not likely to involve new built development within the Plan Period. The site has been bought by the Council and a Cleaning and Greening scheme for the reclamation and subsequent regeneration and redevelopment of this key site in North Torfaen is being progressed.	The Council to continue progressing proposals for the site
SAA6	South Sebastopol, Cwmbran	This large greenfield strategic site obtained outline planning permission in January 2014 and again in October 2014; and reserved matters applications have now been approved for three phases totalling 493 dwellings and work has commenced on site by three developers	Continue to facilitate delivery of this scheme through the Development Management process
SAA7	Llanfrechfa Grange, Cwmbran	Whilst planning permission was granted in 2014 for the Grange University Hospital (GUH), WG did not announce that it will invest around £350 million in the new hospital until October 2016. Construction started in July 2017, and is	Study commenced in relation to future development of the remaining employment and residential allocations

	<p>expected to open in spring 2021</p> <p>In terms of the housing element and potential new link road the Council and the ABHB are investigating the potential of the site to accommodate a Life Sciences hub and therefore future use of the site may change. WG not progressing employment site and concerns that access and levelling costs may make the employment element uneconomic</p>	
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Table 4.3: LDP Site Allocations Monitoring - Summary

Site		Progress	Actions
H1/1	County Hall & Police HQ, Llanyravon - 220 dwellings	Preferred bidder approved and pre application discussions continuing	Encourage & support submission of planning application from successful bidder
H1/2	Former Police College & Adj. Land, St. Dials - 350 dwellings	Planning application approved and work has commenced on Phase 1 of development. Phase 2 application has being determined subject to S106	Continue to press Phase 2 S106 and encourage landowners to bring forward Phase 3
H1/3	Former Belle Vue Nursery, St. Dials - 16 dwellings	Site under construction	No action necessary
H1/4	Ty'r-ywen Farm, Fairwater - 25 dwellings	Site sold by Council	Encourage & support planning application from land owner
H2/1	Former Trevethin School, Penygarn - 115 dwellings	Site completed	No action necessary
H2/2	Animal Pound & Adjacent Land, Wainfelin - 135 dwellings	Site stalled. Not being progressed	Site stalled. Encourage & support site planning application from landowners
H2/3	Pontypool College, Cwmyrnyscoy - 140 dwellings	Nature and extent of any development of the site is unknown at this time. Coleg Gwent reviewing plans for the site	Coleg Gwent reviewing the future of site and unlikely to be brought forward in the plan period
H2/4	Coal Yard, Station Road, Panteg - 15 dwellings	Remainder of site acquired by landowner from Council in 2017. Delivery forecast 2019/2020	Encourage & support site landowner to bring permitted site forward and submit planning application on remainder
H3/1	Garn-yr-Erw Terrace, Blaenavon - 26 dwellings	Site stalled and landowner unlikely to bring forward. Planning application disposed off	No action necessary

H3/2	Blaenavon Health Centre, Blaenavon - 17 dwellings	The site is now in use for employment purposes	Site now occupied for employment uses, following Change of Use permission in 2015. Site not being brought forward for housing
H3/3	St Peters School, Blaenavon - 18 dwellings	Site unlikely to be brought forward in the plan period	Encourage and support landowner to bring site forward
H3/4	Hillside School, Blaenavon - 64 dwellings	Site completed	No action required
H3/5	Land off Giles Road, Blaenavon - 25 dwellings	Pre App discussions held in 2014, Landowner looking to bring site forward	Ransom strip issue resolved. Encourage and support landowners to bring site forward
H3/6	Old Co-op, 39-43 High Street, Abersychan - 24 dwellings	Site unlikely to be brought forward in the plan period	No action required
H7/1	Rose Cottage, Pontypool - 10 pitches	Currently staled invalid planning application for site	Encourage & support progressing planning application and site delivery
H7/2	Former Race AFC Football Pitch, Pontypool - 32 pitches	Granted full planning permission in January 2015 for 31 pitches. 10 pitches completed.	Council to monitor demand and consider implementation of further phase(s)
EET1/1	Ty Coch Way, Two Locks	Site now built out - 1.4ha delivered	No Action required
EET1/2	Llantarnam Park A	Site acquired by Gwent Police for new headquarters	Encourage completion of permission and site development
EET1/3	Llantarnam Park B	Site acquired by Gwent Police	Encourage completion of permission and site development
EET1/4	Llantarnam Park C	No planning application - Discussions ongoing with potential developer for the site	Encourage and promote site development
EET2/1	Former Gas Works Site, New Inn	0.9ha granted permission as part of household waste recycling centre (now built) - 1.2ha remaining	Encourage and promote site development
EET2/2	Lower Mill Field (North), Pontymoile	No Planning permission - Undeveloped	Encourage and promote site development
EET2/3	Lower Mill Field (South), Pontymoile	No Planning permission - Undeveloped	Encourage and promote site development
EET2/4	Land South of Travel Lodge, Pontymoile	No Planning permission - Undeveloped	Encourage and promote site development
EET2/5	Mamhilad Business Park	Land recently sold. No Planning permission - Undeveloped	Encourage and promote site development

EET2/6	Usk Vale, Mamhilad	Planning application approved, first phase under construction	Encourage development of further phases
EET3/1	Varteg Road, Garndiffaith, Pontypool	Land owner on northern part of site exploring options to acquire remaining for car parking purposes	Encourage and promote site development
EET3/2	Gilchrist Thomas Ind. Est., Blaenavon	Site has been part developed (car park extension, storage and factory extension) - 0.7 delivered 0.5ha remaining	Encourage and promote site development
EET3/3	Kays and Kears, Blaenavon	Land recently sold. No Planning application submitted	Encourage and promote site development
EET4/1	Craig Y Felin, Cwmbran	No planning permission and landowner not progressing site	Encourage and promote site development of this key strategic site
EET4/2	Former Ty Coch Tip, Cwmbran	No Planning Permission - Landowner considering site options	Encourage and promote site development
RLT2/1	Cwmbran Town Centre (Eastern Side)	No Planning permission - Investigations ongoing by the Town Centre Owners on redevelopment options for this site	Encourage and promote site development
T1/1	North Torfaen Highway Improvements	Part completed with Online improvements on A4043 through to Albion Road roundabout completed.	Continue to seek public funds and work with transport colleagues to seek grant funding to complete improvements
T1/2	Pontypool & New Inn Park and Ride	No Planning Application - Undeveloped. Ongoing investigations. WG have funded design work	Continue to seek public funds and work with transport colleagues to seek grant funding to complete improvements
T1/3	Cwmbran Town Centre Improvements	Part completed through Morrison's / Arvin Meritor schemes under SAA1 (with S106 monies remaining and further work planned as part of remaining development area). Still requires public funding to complete	Continue seeking public funds (and relevant S106/S278 schemes) to complete improvements
T1/4	Llanfrechfa Grange Link Road	In terms of the housing element and potential new link road the Council and the ABHB are investigating the potential	Linked to SAA7; encourage Aneurin Bevan University Health Board to bring the housing site forward

		of the site to accommodate a Life Sciences hub and therefore future use of the site may change. Any future proposals for the site will investigate the need through a TIA for the implementation of the link road.	
T3/1	NCN492 Varteg Road Bridge to Blaenavon Town Centre	Scheme implemented	None required
T3/2	NCN492 to Abersychan Town Centre	Awaiting Outline investigation	Liaise with Highways with planning input if necessary
T3/3	Abersychan Town Centre to NCN492 at Merchant's Hill, Pontypool	Scheme implemented	None required
T3/4	Pontypool & New Inn Train Station to Pontypool Town Centre	Awaiting Outline investigation	Liaise with Highways with planning input if necessary
T3/5	Pontypool & New Inn Train Station to Mamhilad	Awaiting Outline investigation	Liaise with Highways with planning input if necessary
T3/6	Usk (Monmouthshire) to Coed-y-Gric Road, Griffithstown	Awaiting Outline investigation	Liaise with Highways with planning input if necessary
M3	Tir Pentwys Preferred Area for Aggregates	SWRAWP Regional Technical Statement on Aggregates (RTS) 1 st Review has set a zero tonnes aggregate apportionment for Torfaen	Planning application refused, appeal programed
CF1	Blaenavon Primary Care Resource Centre	Scheme Completed	None required
CF2	Panteg Primary School	School opened February 2017	None required
CF6	Playing Field - Eastern Fields, Cwmynyscoy	Uneconomic to develop new playing field due to excessively high remediation costs (£753,600 + land costs). However, Council is now looking to identify another playing field site in the locality	Council to continue pursuing other playing field sites in the locality

4.9 Table 4.4 below detail LDP policies where there are issues with their effective either in part or as a whole; all other LDP polices are considered to be performing

effectively. Table 4.4 also details the actions the Council will undertake to remedy these LDP performance issues.

Table 4.4: LDP Policy Effectiveness Monitoring - Summary			
Policy		Issue	Actions
S1	Urban Boundaries	The British SAA5 - Regeneration area is included within the Urban Boundary. Concern that the inclusion of the wider site in the urban area is encouraging potential sporadic, piecemeal development in this area, not part of a comprehensive regeneration scheme	Review of urban boundary to be considered in review of plan
S5	Housing	3.9 years housing land supply in April 2018. Only 2,438 dwellings have been completed which is below the LDP target of delivery of 3,775 dwellings by 2018	Plan assessed as requiring review. Implement actions from Tables 4.2 & 4.3 above
S6	Employment and Economy	Behind on delivery of employment land on allocated LDP Sites. However an identified lack of readily available sites for new development. New employment opportunities required to meet demand	Whilst the allocated sites have yet to be developed there is an identified lack of available sites for new development. The protection of existing employment sites and the need for the identification of new employment opportunities should be a priority
H4	Affordable Housing	The Annual Viability Review has shown that in North Torfaen the Council should only be seeking up to 5% affordable housing provision Small sites 3-9 (dwellings), especially in weaker market areas, are not making any S106 or limited affordable housing provision	Continue to monitor annually
HE1	Buildings and Structures of Local Importance	Policy not effectively being used; as the Heritage SPG / 'Local	Council to develop programme of Conservation work

	List' and associated Article 4 Direction (to remove demolition Permitted Development rights) has not yet been prepared / made	including Heritage SPG, 'Local List' and associated Article 4 Direction
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Core and Mandatory Indicators

4.10 The LDP Regulations set out a number of mandatory indicators that should be reported in the Annual Monitoring Report. LDP Regulation 37 prescribes two core indicators which must be included in the Annual Monitoring Report:-

- The housing land supply taken from the current Housing Land Availability Study; and
- The number of net additional affordable and general market dwellings built in the LPA's area.

4.11 The LDP Manual identifies other mandatory indicators which should be included in the Monitoring Frameworks. Table 4.5 below reports on the results for the mandatory indicators. Neither the LDP Regulations nor the LDP Manual set out a requirement to analyse the information set out in respect of the mandatory indicators. However, nearly all of these indicators are included in the LDP Monitoring Framework and is thus subject to analysis and consideration as part of the monitoring process.



Table 4.5 Mandatory Indicators

Mandatory Indicators	Monitoring Results
The housing land supply taken from the current Housing Land Availability Study	The current 2018 Joint Housing Land Availability Study Torfaen indicates there is a 3.9 year housing land supply
Number of net additional affordable and general market dwellings built per annum	A total of 324 units were built during 2017-2018. This comprised 237 market dwellings and 87 affordable units
Net employment land supply development	3.98ha of allocated employment land developed during 2017/18 1.1ha permitted on existing employment sites 6.98ha of allocated LDP employment land delivered to date
Amount of development including housing permitted on allocated sites in the development plan as a % of development plan allocations and as a % of total development permitted	From a total of 315ha of allocated land 30.58ha has been granted planning permission during the monitoring period 2017/18 which is equivalent to 9.7% of development plan allocations Out of a total of 56.08ha permitted in 2017/18 30.58ha was on allocated sites which is equivalent to 54.5% of total development permitted
Average density of housing development permitted on allocated development plan sites	The average density of housing development permitted on allocated sites during 2017/18 is 17.63 dwellings per

	hectare (net)
Amount of new development permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted	During 2017/18, 24.11ha of a total of 56.08ha permitted was on previously developed land equating to 42% of all development permitted
Amount of major retail, office and leisure development (m ²) permitted in town centres expressed as a percentage of all major development permitted (TAN4)	No major retail, office and leisure developments have been permitted in Torfaen's town centres
Planning permission granted in C1 and C2 floodplain areas during the year (Amended indicator)	During 2017/18, there was no permissions for highly vulnerable or emergency services permitted within flood zone C2 During 2017/2018 there was 1 employment development permitted in the C2 floodzone
Amount of greenfield and open space lost to development (ha) which is not allocated in the plan	During 2017/18 0.23ha of greenfield and open space has been lost to development
Amount of waste management capacity permitted expressed as a percentage of the total capacity required, as identified in the regional waste plan	No waste management capacity developments have been permitted in 2017/18
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	Not Applicable - The North and South Wales Regional Aggregate Working Parties Regional Technical Statement 1 st Review (1 st August 2014) Table 5.2 has, for Torfaen, made a 'zero' tonne apportionment for both 'land won sand & gravel' and 'crushed rock'
The capacity of renewable energy developments installed in Strategic Search Areas (SSA) by type (TAN8)	Not Applicable - Torfaen does not lie within a SSA
Total housing units permitted on allocated sites as a % of overall housing provision	283 units permitted on allocated sites in 2017/18, which would equate to 6% of overall housing provision. However these were Reserved Matters applications to the Outline permission (South Sebastopol) considered in the 2015 AMR. Therefore 0 units permitted on allocated sites. Total permissions on allocated sites since adoption is 27.5% (2015 AMR) + 14.2% (2016 AMR) + 0.4% (2017 AMR) + 0.0% (2018 AMR)= 42.1% of total housing provision permitted to date
Employment land permitted (ha) on allocated sites as a % of all employment allocations	3.98ha permitted on allocated sites equating to 9.8% of all employment allocations during 2017/18.

5. Sustainability Appraisal Monitoring

- 5.1 The Strategic Environment Assessment Directive requires local authorities to undertake Strategic Environmental Assessment as part of preparation of their development plan. A joint SA/SEA was undertaken as part of the preparation of the Torfaen LDP in line with best practise.
- 5.2 The SEA Directive also requires the Council to monitor the state of the environment through monitoring sustainability objectives. The 23 Sustainability Objectives set out in the Final SA Report (2013) are identified in Table 5.1 below. A range of initial indicators to monitor the objectives were set out in an initial monitoring framework in Table 13.1 in the Final SA Report (2013) to assist in monitoring the social, economic and environmental impact of the LDP. The set of indicators was preliminary and identified potential indicators. Through this monitoring process we have found there is an opportunity to improve the SA Monitoring to ensure that appropriate data is collected as a number of indicators are no longer relevant or data is not available or not sufficiently detailed to enable monitoring. The indicators will and will continue to be refined over the subsequent monitoring periods. The SA monitoring framework tables are included in Appendix B of this report which sets out the results of the monitoring of the 23 SA Objectives.
- 5.3 A traffic light system methodology has been used to identify if progress is being made towards the relevant objective, which is based on that used for the assessment of the LDP but amended for the purposes of this monitoring exercise. To summarise therefore for monitoring purposes a green result indicates that the results indicate a positive effect against achieving the objective, a white result indicates a neutral effect and red indicates the results suggest a negative effect against meeting the objective. An overview of the appraisal table is below:

Positive Effect towards meeting the Objective	
Neutral Effect	N
Negative Effect towards meeting the Objective	

- 5.4 For each objective the SA Report identified the predicted long term effect of the LDP against the objective. This identified whether the LDP would be likely to have positive or negative effects against the objectives. The result for each objective will be the overall net effect when all the indicators are taken into account, considering there will be a range of positive, neutral and negative effects identified under each objective.
- 5.5 The following Table 5.1 sets out the summary assessment of the results of the Sustainability Monitoring. This can be cross referenced against the background data table in Appendix B of this report. A summary analysis of these results is provided in paragraphs 5.-5.7 below. The results of the 2015, 2016 & 2017 AMRs are also shown to indicate a change in situation from 2015 to 2018.

Table 5.1 Sustainability Monitoring		Monitoring Results			
Objectives		2018	2017	2016	2015
1 & 2	To enable high and stable levels of local employment in Torfaen (positive effects) & To achieve economic growth to contribute to business competitiveness (positive effects)		N	N	
3	To promote and enhance sustainable tourism in Torfaen (positive effects)				
4	To protect, manage and enhance Blaenavon Industrial Landscape World Heritage Site as a cultural and tourism destination (positive effects)				
5	To protect, manage and enhance biodiversity (both positive and negative effects)				
6	To protect and manage geodiversity (positive effects)				
7	To reduce air pollution and improve air quality (both positive and negative effects)				
8	To minimise noise and light pollution (both positive and negative effects)				
9	To minimise the risk of and from flooding (both positive and negative effects)	N	N	N	
10	To conserve and enhance historic resources and their settings (both positive and negative effects)	N	N		N
11	To protect and enhance the valued landscape character of Torfaen (both positive and negative effects)				
12	To make most efficient use of land and buildings (both positive and negative effects)	N	N	N	N
13	To achieve a modal shift to more sustainable transport modes (both positive and negative effects)	N			
14	To promote sustainable building design (positive effects)	N	N	N	N
15	To reduce waste generation and disposal to landfill and maximise reuse and recycling (both positive and negative effects)	N			
16	To maintain and improve water quality (both positive and negative effects)	N	N	N	N
17	To contribute to an increase in the use of renewable energy sources across the County Borough (positive effects)				N
18	To improve the affordability of housing (positive effects)				
19	To improve the variety and quality of housing (positive effects)	N	N	N	N
20	To improve accessibility to and protect and improve the quantity and quality of local services and facilities (positive effects)	N	N	N	N
21	To improve educational attainment and increase skill levels (positive effects)				
22	To improve the health and wellbeing of the population (positive effects)				
23	To promote, strengthen and enhance the cultural identity of communities and improve social cohesion and diversity (positive effects)	N	N	N	N

- 5.6 The results of the Sustainability monitoring indicate that out of 23 Sustainability Objectives overall positive effects were identified for 11 objectives and neutral effects for 10 objectives. Two objectives (Local employment and Economic Growth) are now showing negative effects and this in part has led to the review of the LDP. The sustainability monitoring has therefore worsened since last year but overall the table shows for the majority of the sustainability objectives identified, progress is being made, on balance, against the range of monitoring indicators for the particular objective. Neutral results are identified for 10 of the objectives and actions to improve these should be targeted through the LDP Review. Progress will continue to be monitored in next year's 2019 AMR. Data availability had again proved a problem for certain indicators and a further review of additional indicators will be undertaken for the 2019 AMR.
- 5.7 On balance it is considered that the plan is moving in a positive direction of travel overall against the sustainability objectives, aside from issues identified above. The monitoring exercise raises issues in respect of employment land delivery, housing delivery and the need to ensure conservation of heritage assets through a Conservation Area Programme review.

6. Conclusions and Recommendations

Conclusions

- 6.1 This 2018 AMR is the fourth monitoring report prepared since the adoption of the LDP in December 2013. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan and to determine whether or not it needs to be reviewed. In assessing the performance of the effectiveness of the LDP the LDP Manual sets out four key questions to be considered in the AMR. These are addressed below:-

1. What new issues have occurred in the area or in local/national policy (key recent contextual and national policy changes, future prospects)?

- 6.2 The AMR needs to consider whether any significant changes in local circumstances or to national legislation, regulations and policy planning have any significant implications for the LDP.
- 6.3 As outlined in Chapter 3, the Welsh Government published and consulted on the main issues, options and preferred option for the National Development Framework (NDF) (April to July 2018). WG also published a draft Planning Policy Wales (PPW) (10th Edition) which proposes to restructure PPW (9th Edition) into policy themes around the well-being goals with policy updated to reflect new Welsh Government strategies and policies; with introduction expected by Christmas 2018. WG also published a revised TAN20 on 'Planning and the Welsh Language' in October 2017; a new TAN24 on the 'The Historic Environment' in May 2017; and a replacement Circular 005/2018 on 'Planning for Gypsy, Traveller and Showpeople Sites' in June 2018. In addition, following a series of letters from and to the Welsh Minister regarding SDPs and Joint LDPs, the Cabinet Secretary for Energy, Planning & Rural Affairs wrote to the Council on 29th March 2018 inviting the preparation of an individual Replacement Torfaen LDP; which following approval of the 'Delivery Agreement' in June 2018, has now commenced. Finally, the Cabinet Secretary, in July 2018, dis-applied paragraph 6.2 of TAN1 on 'Joint Housing Land Availability Studies'; which removed the reference to attaching "*considerable weight*" to the lack of a five-year housing land supply as a material consideration in determining planning applications for housing' and left it to the 'decision maker' (i.e. the Council) to determine the weight to be attached to this material consideration. Therefore, the Council is expected to take a resolution, at the same time it approves this AMR in October 2018, to give a 'low weight' to the need to increase housing land supply as a material consideration in determining planning applications for housing.
- 6.4 As regards the Cardiff City Region SDP, the Leaders of the Cardiff Capital Region and each individual LPA have written to the Cabinet Secretary in support of producing the SDP. Currently South East Wales Strategic Planning Group (SEWSPG) Senior Officers, the Leaders and Chief Executives of the relevant Councils are considering matters in relation to the SDP boundary; responsible authority & resources; governance; and the SDP Delivery Agreement (timetable), scope (topics / evidence base requirements) and duration. It is expected that a report will be presented to the 10 Councils in late 2018 in order to formally agree preparation of the SDP.

- 6.5 Within Torfaen, in early 2018, under the provisions of the Well-being of Future Generations Act the Torfaen Public Service Board (PSB) published the 'Well-Being Plan for Torfaen'.
- 6.6 These contextual matters will be taken into account in the production of the replacement Torfaen LDP as none require alteration to the existing plan.

2. How relevant, appropriate and up to date is the LDP Strategy and its key policies and targets?

- 6.7 It is considered that the evidence collected from this fourth AMR following adoption of the LDP in 2013 indicates that the basic strategy whilst sound is taking too long to deliver both in relation to housing and employment development. The regeneration aims of the strategy are being realised, however delivery continues to be slower than anticipated. The main indication of this is the Joint Housing Land Supply figure continuing to fall below the 5 year figure at 3.9 years. This can be attributed to the impacts of the global recession and the delays in bringing forward key strategic sites. Whilst a number of these sites are now starting to deliver housing numbers and this has been supplemented by some acceptable windfall sites the number being delivered is still below the projected plan trajectory. It is considered the plan is moving in the right direction in terms of the achievement of its objectives, but the strategy is taking longer to deliver than anticipated. The downturn in the economy has had a marked effect on house building rates and therefore on the delivery of affordable housing. Whilst there is now progress on a number of key sites the previous low house building rates means delivery is still behind schedule. Viability continues to be an issue in overall house building and this has an adverse impact on the levels of affordable housing that can be delivered through the planning system.
- 6.8 From a regional perspective, the LDP is meeting its mineral and waste requirements in line with regional technical statements/regional plans through site allocations and policy implementation. Also the LDP is assisting in the planning of future health services for the region through facilitating the delivery of the new Grange University Hospital at Llanfrechfa Grange which will serve Gwent and South Powys.
- 6.9 The development strategy remains fundamentally sound however due to slow progress there is considered a need for intervention at this stage in the form of a review of the Plan; which is now underway.

3. What sites have been developed or delayed in relation to the plan's expectations on location and timing?

- 6.10 Section 4 of this report provides a detailed analysis of the delivery of each individual allocation, and where this is behind schedule a statement to facilitate delivery.
- 6.11 The monitoring results indicate generally that the plan policies are performing effectively and the LDP Objectives are generally being met. Work has commenced on strategic sites SAA1, SAA3, SAA6 and H1/2. However, significant delays, despite an outline Planning Application being submitted for Mamhilad (SAA4), on strategic sites SAA2 (Canalside), SAA4 (Mamhilad), SAA7 (Llanfrechfa Grange) and H1/1 (County Hall) has continued to produce a shortfall in the Housing Land supply figure of 3.9 years.

6.12 The LDP allocations are being delivered, albeit in general over a longer than anticipated timescale and contributing towards the LDP Strategy. The status of all the LDP allocations is set out in Tables 4.2 & 4.3.

4. What has been the effectiveness of delivering policies and in discouraging inappropriate development?

6.13 It is clear that parts of the plan namely housing delivery and employment delivery is slower than anticipated. In terms of housing delivery, the plan is on target for delivery in the North of the Borough effectively delivering the regeneration aims of the development strategy for this area. Delays to the bringing forward of the strategic sites and the downturn of the economy is resulting in slower delivery of housing in the Cwmbran and Pontypool sub market areas. Even with some strategic sites coming forward there is expected to be a continued shortfall in housing delivery rates against targets which will mean the overall housing target will not be met. This has implications for delivery of other aspects of the plan, such as affordable housing delivery.

6.14 The LDP has so far proved effective in discouraging inappropriate development with no major applications requiring to be refused or being subject of appeal.

6.15 Recommendation of AMR

As a result of the above, the LDP Annual Monitoring Report 2018 concludes that:-

There is evidence to indicate the need for a review of the plan at this time because progress in delivery of the strategy is slower than expected primarily due to the global recession and its impact on the housing and employment markets. A review of the plan was carried out in 2018 and a replacement plan is now in preparation.

Appendix A - Torfaen LDP Annual Monitoring Framework Tables (2018 AMR)

LDP Objective 1	To ensure the provision of an appropriate quality & range of employment sites and retail opportunities to support high and stable levels of employment in Torfaen and deliver a competitive, modern and sustainable economic and thriving town centres			
Monitoring Aim	<ul style="list-style-type: none"> ▪ <i>Ensure delivery of allocated employment sites and protection of existing employment sites</i> ▪ <i>Enable delivery of convenience and comparison floorspace requirements for Cwmbran and Pontypool</i> ▪ <i>Improve vitality and viability of the town centres over the plan period</i> 			
	Supporting Policy: S6, S8, S9	Supporting Strategic Action Area Policy: SAA1-SAA7	Supporting Borough Wide Policy:	Supporting Topic Based Policy: EET1-EET6, RLT1-RLT11, CF2
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
1. 40.3ha of allocated employment land developed over the plan period (use class B1,B2,B8)	10ha of allocated employment land delivered by 2017	<i>Annual area (ha) of allocated employment land developed for B1, B2, B8 uses</i>	2.8ha of employment allocations developed per annum for employment purposes	Less than 1ha of employment allocations per annum for employment purposes since 2013
<p>1. ANALYSIS - During the monitoring period 0 ha of allocated employment land has been developed, but 3.98ha is at an advanced stage of construction at Usk Vale on LDP allocation EET2/6. This is in addition to the 3.0 ha of allocated sites delivered as reported in the 2015 and 2016 AMR's.</p> <p>As of April 2018 of the total 40.3 ha of allocated land for employment and business 3.00 ha or 7.4% of employment land has been developed</p> <p>By the end of 2017 it was expected 10ha of allocated employment land would be developed. To date only 3.0 ha of allocated sites have been delivered. Therefore, a trigger has been reached. The Council has seen however a significant upturn in queries and demand for employment land and consider that land will start to be come forward for development in the near future. For example the 2019 AMR will show the 3.98ha delivery on Usk Vale, further an additional 2.6 ha employment development at Usk Vale has been granted planning permission and 1.4 ha at Llantarnam Business Park (EET/2 & EET/3) has also been granted planning permission. In addition employment allocation EET/4 totalling 1.4ha at Llantarnam Business Park is under offer with an identified developer and will be likely to be brought forward in the next few years. Also the owner of the Kays and Kears EET3/3 have been in discussions with the Council in relation to bringing forward the development of the site.</p> <p>In addition to the allocated sites, the Council monitors annually the existing employment areas across the County Borough. As well as aiming to facilitate delivery of new allocated employment sites, protection and enhancement of existing employment estates to facilitate economic development is supported. During the period 1/4/17-31/3/18 planning permissions</p>				Activated

for 0.446ha of new employment land has been approved comprising new build and redevelopment of existing sites equating to 1.1ha of employment land development based on a 40%plot ratio. To date since adoption of the LDP the we have seen the following employment land delivery on the redevelopment of existing sites which outlines the importance of the protection of existing industrial estates:

2015 AMR - 1.86ha (This represents at 40% site coverage for buildings equivalent to 4.65ha of employment land redeveloped (considering buildings equate to 40% of an employment site, the remaining 60% being access, parking and landscaping). During the period 1/4/15-1/4/16 4.65ha

2016 AMR - 0.62ha (This represents at 40% site coverage for buildings equivalent to 1.55ha of employment land redeveloped (considering buildings equate to 40% of an employment site, the remaining 60% being access, parking and landscaping)

2017 AMR - 0.34ha of actual floorspace permitted but taking consideration 40% plot ratio on redevelopment for actual floorspace , the remaining 60% being access, parking and landscaping a total of 1.98ha of employment land delivered

2018 AMR – 0.44ha of actual floorspace permitted but taking consideration 40% plot ratio on redevelopment for actual floorspace , the remaining 60% being access, parking and landscaping a total of 1.1ha of employment land permitted

Total - Dec 13 (LDP Adoption) - 1st April 18 = **8.62 ha of employment land approved.**

Planning Permissions on allocated employment land - Permission has been granted for up to 14,500sqm on up to 2.96ha of B1 employment land at Llantarnam SAA3. Also as part of the Morrison’s permission 2.5ha of B1 office floorspace was permitted as part of this application along with the redevelopment of the 5.6 ha Meritor facility (which has not previously reported). Planning permission for 6.7ha of employment land at Uskvale granted permission. Total 17.76 ha.

Whilst new build activity is behind schedule conversions and redevelopment of existing sites has seen activity, which outlines the importance of the protection of existing industrial estates. To conclude, whilst there has even permissions the monitoring target of delivery of 10ha by 2017, has not been met and therefore delivery of allocated employment delivery is behind schedule

A trigger has been activated and the plan is behind schedule in this regard with delivery of allocated employment land.

2. Development of identified retail floorspace requirements in Cwmbran and Pontypool up to 2021 to be delivered in town centre	Planning permission for retail development to meet comparison floorspace requirements in Cwmbran Town Centre (Approx. 4,800-8,400sqm) Planning permission for retail development to meet convenience floorspace requirements for Pontypool (Approx. 1,120-1,500sqm net)	<i>Amount of major new retail and leisure development permitted in the three defined town centres</i>	Any major Retail and Leisure permissions are granted within existing town centres	Non delivery by 2017
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<p>2. ANALYSIS - No major new retail and leisure development permitted in the three town centres during the monitoring period.</p> <p>Convenience floor space requirements for Cwmbran was taken up by Morrison's Planning Applications 11/P/00101 and 12/P/00035 respectively. Council in ongoing discussions with owners of Cwmbran Town Centre M&G in relation to potential future proposals for redevelopment of town centre site RLT2/1 Land on the eastern side of the town centre (broadly the area to the east of North Walk and the Mall) to accommodate identified comparison floorspace requirement in Cwmbran Town Centre (of approx. 4,800-8,400sqm).</p> <p>However, the Council approved 2 schemes from M&G Real Estate for physical/environmental improvements to Gwent Square and the Watergardens which should enliven these spaces and increase vitality of the Town Centre and hopefully encourage further investment and interest from retailers looking to locate in the Town Centre.</p> <p>No convenience floorspace requirements delivered in Pontypool during this monitoring period.</p> <p>The remaining floorspace requirements hasn't been delivered by the 2017 monitoring trigger next year but still considered potentially achievable in the plan period.</p> <p>Therefore whilst a trigger has not been reached there has been to date non delivery of the identified comparison requirements in Cwmbran and Convenience in Pontypool. Ongoing discussions with M&G to facilitate delivery of identified comparison retail requirements.</p>				<p>Not Activated</p>
3. Protection of existing employment land	Protection of existing employment land	<i>Area (ha) of employment land lost to alternative uses</i>	No loss of existing employment land	1 application granted permission on existing employment land for alternative uses
<p>3. ANALYSIS - No allocated employment land lost to other uses therefore the plan is on target. There have been 4 COU of applications resulting in loss of B1/B2/B8 floorspace approved in the monitoring period.</p> <p>5 applications resulting in a loss of employment floor space have been approved. This included COU of a vacant B1 office at 63 The Avenue, Sebastopol to A1 Retail (25.52 sqm), a Unit at Springvale for COU from workshop & storage to Retail car sales (140sqm), a unit a North Pontypool Industrial Park from B1/B8 to a Café (A3) (68 sq m) and Henry Hughes House, Pontypool for COU from B1/B8 to residential (641 sq m). The one application which was not a COU application for the demolition of the former Parke Davis complex at Mamhilad, Pontypool (47,000 sq m). This totals 4.77 ha.</p> <p>In terms of the first case there was no justification or consideration of the loss of employment floorspace as part of the determination of the application. In respect of the second case, car sales was considered an employment generating use complimentary to the wider area. Whilst 2nd hand car sales does not fall with B1/B2/B8 it is considered an appropriate use for the industrial estate as not a traditional retail use that would be more appropriately located in the town centre and in this case would not have an unacceptable impact on the operating conditions of neighbouring units. In respect of the third case whilst the demand for employment use wasn't fully justified it was determined the loss of the employment building consideration was given to no objection from highways in terms of the ability of other uses to operate successfully without impact of A3 use and that the unit was in close proximity to a public car park. In respect of the forth case it was determined that the loss of the employment use was acceptable in this instance as the loss of employment use would be outweighed by the benefits of the sympathetic renovation of the property and bringing a vacant building back into use.</p>				<p>Activated</p>

<p>In relation to the Parke Davies complex there was no justification or consideration of the loss of employment floorspace as part of the determination of the application.</p> <p>It is considered that whilst a trigger has been reached these are not considered to affect overall employment provision.</p>				
4. Protection of primary retail core in defined Primary frontages from conversion to other uses	<p>No loss of A1 units in defined 100% Primary frontages in Pontypool</p> <p>No exceedance of non A1 uses above prescribed 1/3 limit in the Cwmbran and Pontypool Town Centre Primary Frontage</p>	<p><i>Number of applications approved per annum for non A1 uses in defined 100% primary frontages in Pontypool</i></p> <p><i>Number of applications approved per annum for non A1 uses over and above prescribed 1/3 limit in defined 100% primary frontages in Cwmbran and Pontypool</i></p>	<p>No loss of A1 units in defined 100% Primary frontages</p> <p>No exceedance of non A1 uses above prescribed 1/3 limit in the Cwmbran and Pontypool Town Centre Primary Frontage</p>	<p>1 application granted permission up to 2017</p> <p>1 application granted permission up to 2017</p>
<p>4. ANALYSIS -</p> <p>Non A1 100% Primary Frontages - No applications approved for non-A1 uses in defined 100% primary frontages.</p> <p>Non A1 uses over 1/3 limit in defined 100% Frontages - No applications approved resulting in non-A1 uses over and above 1/3 limit</p> <p>The Plan is therefore on target in respect of protection of Primary Retail frontages and the vitality and viability of our town centres</p>				Not Activated
5. Protection of secondary frontages in Pontypool and Cwmbran Town Centres	<p>No exceedance of non a1 uses above prescribed 50% limit in Secondary Frontages of Cwmbran and Pontypool</p>	<p><i>Number of applications approved per annum for non A1 uses over and above prescribed 50% limit in defined secondary frontages</i></p>	<p>No exceedance of non a1 uses above prescribed 50% limit in Secondary Frontages of Cwmbran and Pontypool</p>	<p>1 application granted permission up to 2017</p>
<p>5. ANALYSIS - Non A1 over 50% secondary frontages - No applications approved resulting in non A1 uses above 50% limit in defined secondary frontages</p> <p>The plan is therefore on target in respect of protection of Secondary Retail frontages and the vitality and viability of our town centres</p>				Not Activated
6. Protection of existing town, district or local centres	<p>No permissions granted</p>	<p><i>Amount of retail floorspace (above 235sqm gross) developed outside established town, district or local centres</i></p>	<p>No permissions granted</p>	<p>1 application granted permission per annum</p>
<p>6. ANALYSIS - There has been no applications for retail floor space of above 235sqm granted outside the town centre in the monitoring period.</p>				Not Activated

The plan is therefore on target in respect of protection of the existing town, district and local centres.					
7. Reduce vacancy rates across the three town centres over the plan period to improve vitality and viability of the centres	Reduce vacancy rates across the three retail centres by 2017	<i>Annual vacancy rates of Cwmbran, Pontypool and Blaenavon Centres</i>	Reduction in vacancy rates across the three retail centres	Increase in current vacancy levels by 2017 from a 2014 base date	
7. ANALYSIS - The table below shows the vacancy rates in town centres since the beginning of the Plan period				Activated	
Town Centre	2006 Survey (National Average of 8%)	2010 Survey (National Average 11.06%)	2015 Survey (National Average 10.4%)	2016 Survey (TCBC Survey)	2017 Survey (TCBC Survey)
Cwmbran	2%	4.3%	5.4%	7.4%	7%
Pontypool	16.18%	24%	13.75%	11.5%	13%
Blaenavon	26%	12%	18%*	25%	19%
<small>*Incorrectly reported as 13% in 2015 AMR</small>					
Town Centre	2018 Survey (TCBC Survey)				
Cwmbran	6.4%				
Pontypool	17.5%				
Blaenavon	24.1%				
<p>The table above shows vacancy rates in the town centres since the beginning of the Plan Period (noting that care must be taken in their analysis, as the 2006 and 2010 surveys were carried out by GVA and the 2015 - 2018 surveys by the Council and different town centre areas were used, especially in Cwmbran). Cwmbran town centre continues to perform exceptionally well as a sub-regional shopping centre with vacancy rates well below the national average and have decreased further since last year. Vacancy rates in Pontypool town centre have increased over the last year, but decreased over the plan period; but remain slightly above the national average. For Blaenavon town centre vacancy rates have increased since last year which is disappointing but slightly decreased over the plan period as a whole, but is well above the national average and is evidence of a challenging retail environment for the high street. The focus on protecting core retail units in this town centre is of key importance to ensure the vitality and viability of the town centre.</p>					
The Plan is therefore not on target in respect of reduction in vacancy rates across the three town centres by 2017.					
Bodies Responsible: Torfaen County Borough Council		Data Sources: TCBC Planning Applications TCBC Employment Land and Retail Studies TCBC Annual Retail Surveys			

Summary Assessment Objective 1	
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LDP Objective 2	To promote health and well-being through the provision of development including community facilities, leisure and outdoor recreational opportunities, accessible to all			
Monitoring Aim	<ul style="list-style-type: none"> ▪ <i>Enable delivery of community facilities</i> ▪ <i>Protection of areas of important urban open space to encourage recreation and health improvement</i> 			
	Supporting Policy: S4-S9	Supporting Strategic Action Area Policy: SAA1-SAA7	Supporting Borough Wide Policy:	Supporting Topic Based Policy: H5, EET4-EET6, RLT4, RLT8, T3, CF1-CF6, C3
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
8. New development contributing to retention/enhancement or provision of community facilities	Provision made in 100% of applicable developments per annum by 2017 in line with Adopted 106 SPG No applications approved contrary to protective aim of Policy CF3	<i>% of applicable developments providing community facilities, leisure and outdoor recreation facilities</i> <i>Number of applications approved contrary to protective aim of Policy CF3</i>	Provision made in 100% of applicable developments per annum in line with Adopted 106 SPG No applications approved contrary to protective aim of Policy CF3	Provision made in 60% of applicable developments per annum 1 application approved contrary to protective aim of Policy CF3
8. ANALYSIS				Not Activated
<p>% of applicable developments providing community facilities, leisure and outdoor recreation facilities - A review has been undertaken of all applications of 3 or more dwellings that have provided open space, play and recreation contributions/facilities in line with the Adopted Planning Obligations SPG. From November 2015 this has been set at 10 dwellings to reflect the agreed planning practise of not seeking contributions from below 10 dwellings (aside from Cwmbran South and East) due to viability constraints. In total 7 applications were approved which fell within the S106 threshold.</p> <ul style="list-style-type: none"> ▪ Kemys Fawr Infants School, Griffithstown (31 dwellings) – S106 SPG compliant (100% affordable housing scheme) ▪ Two Locks Nursery School, Cwmbran (14 dwellings) - S106 SPG compliant (100% affordable housing scheme) ▪ Ty Rosser Gwyn, Garndiffaith (12 dwellings) – Not a fully S106 SPG compliant scheme (no children’s play payment was made and no education payment was made (100% affordable housing scheme) ▪ Llantarnam Primary School, Cwmbran (78 dwellings) – S106 SPG compliant ▪ Penywain Lane, Wainfelin (41 dwellings) – S106 SPG compliant (100% affordable housing scheme) ▪ Wren’s Nest Character area, South Sebastopol (181 dwellings) – not S106 SPG compliant but in accordance with signed site S106 Agreement for development of 1200 dwellings for whole of South Sebastopol site. ▪ Tir Brychiad phase, South Sebastopol (102 dwellings) – not S106 SPG compliant but in accordance with signed site S106 Agreement for development of 1200 dwellings for whole of South Sebastopol site. <p>However, only the first 5 applications will be considered against the target given that the South Sebastopol applications are in accordance with a previously signed overall S106 agreement. Of these 4 out of 5 or 80% were SPG compliant. Therefore this is within the target of 60%. In terms of the Ty Rosser Gwyn application no education payment was made as the proposal was only for 16 – 24 year olds. The application report did not cover the issue of children’s play payment but given that the</p>				

<p>housing was for use by 16 – 24 year olds only the same argument for no education payment could also be made for no children’s play payment. For the two South Sebastopol application the development for these phase was in accordance with the signed S106 agreement which covers the whole development and this agreement would have been assessed on the basis of Viability and the reduction in S106 was therefore justified.</p> <p>Further, the indicator monitors the numbers that were subject to assessment against the SPG noting that the SPG allows for none or less provision if justified on viability grounds. Therefore all applications were properly assessed against the SPG, with 4 meeting requirements and 2 having to go through an appraisal. The target to ensure all applications are assessed against the SPG has therefore been met.</p> <p>Further during the period 2017-2018 S106 contributions totalling approx. £140,000 was secured for new and improved community facilities.</p> <p>Number of apps approved contrary to protective aim of Policy CF3 - A small number of 2 planning applications have been approved for loss of community facilities, as identified below:</p> <p>Old Castle Inn, Abersychan - COU from Public house to 1 dwelling - Facility redundant and fully tested against policy requirements.</p> <p>Former Meeting Hall, British Road, Talywain - Conversion of former Kingdom Hall to Joinery Workshop - Comparable replacement facility provided within walking distance of the site and therefore it’s no longer required.</p> <p>Gwynedd 10 Llanover Road, Blaenavon - change of use of redundant retail unit to residential use - No consideration of the loss of the retail unit against policy CF3 as part of the determination of the planning application.</p> <p>Former Football Factory Avondale Industrial Estate, Cwmbran - COU from Leisure (D2) to B8 - No consideration of loss of community facility against the requirements of Policy CF3 as part of the determination of the planning application</p> <p>The first 2 applications both met the requirements of the Policy and therefore in compliance with the indicator but given that 2 applications did not the trigger has been activated.</p>				Activated
9. Protection of designated Important Urban Open Spaces	Designated IUOS remain undeveloped	<i>Amount of land of identified Important Urban Open Space lost to development</i>	0ha lost per annum	
<p>9. ANALYSIS - A review of planning applications indicates there was 0ha of Important Urban open Space lost to development. This is clear that the designation of such spaces in the LDP has given the necessary protection to retain this important network of green corridors in the County Borough</p> <p>The Plan is therefore on target in respect of the protection of designated Important Urban Open Space in Torfaen.</p>				Not Activated
Bodies Responsible: Torfaen County Borough Council		Data Sources: TCBC Planning Applications TCBC S106 Database		

Summary Assessment Objective 2

LDP Objective 3	To ensure that the location of development does not result in unacceptable risk from flooding, subsidence or health hazards			
Monitoring Aim	• <i>Promote the precautionary approach to development in respect of floodrisk</i>			
	Supporting Policy: S2, S3, S8	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy:
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
10. No highly vulnerable development will take place within the C1 and C2 flood zones	No planning permissions granted for highly vulnerable development within C1 and C2 floodplain areas	<i>Amount of development (by TAN15 para 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN15 tests (para 6.2 i-v)</i> <i>*This indicator to be broken down to outline extensions to dwellings, and applications for individual dwellings and multiple dwellings*</i>	No permissions granted for highly vulnerable development within C1 and C2 floodplain areas	<u>N/A</u> No applications for Highly Vulnerable development to be permitted in C2 floodplain <u>N/A</u> 100% of applications permitted in C1&C2 floodplains to meet all the TAN15 tests (para 6.2)
10. ANALYSIS - 1 planning applications approving Highly Vulnerable development in a C2 floodplain:				Activated
Note –_The monitoring indicator as reported in the Welsh Government Sustainable Development Returns has now been simplified and we now monitor “ <i>Planning permission granted and refused for development in C1 and C2 floodplain areas during the year</i> ”. This will record granted and refused permission for residential and non-residential				
Non residential - Planning permission granted for the development of industrial units in C2 floodplain (16/P/00238) for the erection of 2 terraces of industrial development (totalling 2,782 sq m). FCA undertaken and NRW & Council’s Land Drainage Officer did not object providing appropriate conditions were attached.				
Residential – 1 application approved for COU of Public Open Space to residential curtilage for adjoining nursing home (17/P/0972/FUL) within a C2 floodplain zone. This application did not however involve built development.				
A trigger has therefore been reached with the granting of highly vulnerable development in a C2 floodplain however this did not involve built development.				
Bodies Responsible: Torfaen County Borough Council & Natural Resources Wales		Data Sources: TCBC Planning Applications		

Summary Assessment Objective 3

LDP Objective 4	To ensure the highest quality of design in all developments and delivering safe, healthy and attractive environments			
Monitoring Aim	▪ <i>Creation of sustainable communities promoting quality design in new development</i>			
	Supporting Policy: S3, S4, S8	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy: C4, C5, HE2
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
11. Facilitate good design in new development	SPG adopted in line with timescales in Appendix 2 of the LDP	<i>Annual delivery of SPG during the year</i>	Adoption in accordance with the timetable in LDP Appendix 2	A 2 year delay in adoption of SPG in line with the timetable
<p>11. Analysis - The SPG Programme in Appendix 2 of the LDP listed the SPG to be produced and also the existing SPG that needs to be reviewed to take account of the amended LDP Policy context. Given the delivery of the SPG programme would be dependent on resources and priority no specific timetable for production was agreed. Whilst progress on a number of SPG is underway, it is considered that a number of key SPG/Development Frameworks / Development Briefs should be prepared over the coming year to facilitate delivery of the plan. The 2015 AMR proposed a rewording of the indicator to monitor delivery of SPG during the year. The indicator will now focus on numbers of SPG delivered. As 2 SPG were delivered in 2016 no trigger has been reached.</p> <p>The 2018 AMR reports that there has been no SPG delivered during the monitoring period however the update of the Blaenavon Design Guide is in progress and should be completed this calendar year.</p> <p>No trigger has been reached in respect of this indicator but delivery of the SPG programme is behind that envisaged and further action to deliver specific SPG over the next year should be undertaken.</p>				Activated
Bodies Responsible: Torfaen County Borough Council		Data Sources: TCBC SPG Programme		

Summary Assessment Objective 4

LDP Objective 5	To provide opportunities for the establishment of a network of quality educational facilities which serve local communities and are accessible for all sections of the current and future population			
Monitoring Aim	▪ <i>Enable delivery of improved and additional education facilities across the County Borough up to 2021 and secure improvements through S106 as part of new development schemes</i>			
	Supporting Policy: S8	Supporting Strategic Action Area Policy: SAA4	Supporting Borough Wide Policy:	Supporting Topic Based Policy: EET4, CF2, CF3
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
12. Delivery of	Implementation of Panteg	<i>Provision of new primary</i>	Status of delivery of primary	Non implementation by 2017

allocation CF2 Panteg Primary School	Primary School	<i>school at Panteg</i>	school	
<p>12. ANALYSIS - The LDP safeguarded land under Policy CF2 for the provision of a new primary school at Panteg Steelworks. Planning Application (15/P/00100) for new primary school approved on 28th April 2015. Construction was commenced in 2015 and was opened in October 2016.</p> <p>Whilst not a direct indicator of the plan as reported in the SA Monitoring, the Planning team has facilitated the delivery of a number of educational improvement schemes (new school/extensions/refurbishment) through the grant of planning permission contributing to delivering this LDP Objective during the 2018 AMR period.</p> <p>The Plan therefore is on target</p>				Not Activated
Bodies Responsible: Torfaen County Borough Council		Data Sources: TCBC Planning Applications - S106 Monitoring Database TCBC Education Department		

Summary Assessment Objective 5

LDP Objective 6	To protect, manage and enhance sustainable tourist attractions and facilities in Torfaen for the benefit of tourists and the community			
Monitoring Aim	<ul style="list-style-type: none"> <i>Facilitate improvements to the tourism assets of Torfaen through the planning system and protect resources from damaging development</i> 			
	Supporting Policy: S6, S8	Supporting Strategic Action Area Policy: SAA2	Supporting Borough Wide Policy:	Supporting Topic Based Policy: EET6, T2, T3, HE2
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
13. Improvement in quality and provision of tourist facilities	Improvement in quality and provision since adoption of the LDP Increase in visitors to Torfaen	<i>Number of new development schemes delivered for tourist related facilities</i> <i>Annual number of visitors to TCBC</i>	Planning consents for new or improved tourism facilities Year on year increase of visitors to Torfaen	No schemes by 2017 Decrease in visitors to the County Borough compared to previous year
<p>13. ANALYSIS - There have been no applications for tourist related development during the monitoring period, however there were 4 schemes in 2015 and as such no trigger has been reached. The Council will continue to facilitate acceptable tourist related facilities through the planning system as they come forward.</p> <p>2017 – total economic impact of tourism £75.85m, which was a 2.4% increase on 2016 2016 - Total economic impact of tourism £71.22m, which was a 0.8% increase on 2015 2015 - Total economic impact of tourism was £69.75m, which was 5.5% increase on 2014 2014 - Total economic impact of tourism was £65.40m, which was a 6.5% increase on 2013</p>				Not activated

<p>2017 - Total visitor days in 2017 was 1.37 million, which was a 4.1% increase on 2016 2016 - Total visitor days in 2016 was 1.32 million, which was a 0.4% increase on 2015 2015 - Total visitor days in 2015 was 1.32 million, which was a 5.4% increase on 2014 2014 - Total visitor days in 2014 was 1.25 million, which was a 4.1% increase on 2013</p> <p>2017 – 922 FTE jobs supported by tourism spend, which is a 0.9% increase from 2016 2016 - 914 FTE jobs supported by tourism spend, which is a 0.8 increase from 2015 2015 - 906 FTE jobs supported by tourism spend, which was a 7.8% increase from 2014</p> <p>Whilst the latter indicator is not a direct result of the implementation of the LDP, the LDP can facilitate this through the permission of tourist related schemes, which the planning system has done as identified above. However there are positive results in terms of an increase in visitor numbers and spend annually in the County Borough.</p> <p>The Plan is therefore on target in respect of facilitating improvements to the tourism assets of Torfaen</p>				
14. Protection of existing tourist facilities	No loss of tourist facilities to other uses	<i>Loss of tourist facilities (Policy EET6) to other uses</i>	No loss of tourist facilities to other uses	Loss of 2 or more tourist facilities over plan period
<p>14. ANALYSIS - There has been 1 application resulting in the loss a loss of tourist facility during the monitoring period which resulted in the loss of 3 holiday let flats and their replacement with a single dwelling. The application was considered against evidence that the owner was in ill health and was unable to run the lets, they had been vacant since 2013 and were no longer economically viable.</p> <p>There have been 2 applications therefore (1 in 2015) that have resulted in a loss of tourist facilities. This involved (COU of holiday cottage to dwelling at Yew Tree Farm, Upper Cwmbran), however this was considered acceptable as the owners could no longer continue running the cottage as part of the farm enterprise.</p> <p>A trigger has been reached therefore in respect of loss of tourist facilities</p>				Activated
Bodies Responsible: Torfaen County Borough Council		Data Sources: TCBC Planning Applications TCBC Economic Development - STEEM Data		

Summary Assessment Objective 6	
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LDP Objective 7	To conserve and enhance the distinctive cultural and historic resources of the County Borough			
Monitoring Aim	<ul style="list-style-type: none"> ▪ <i>Promote conservation and enhancement of cultural and historic resources and protect them from inappropriate development</i> ▪ <i>Promote continued protection of Blaenavon World Heritage Site from inappropriate development and design</i> 			
	Supporting Policy: S4,	Supporting Strategic	Supporting Borough Wide	Supporting Topic Based

	S7, S8	Action Area Policy: SAA2, SAA4, SAA7	Policy: BW1	Policy: EET6, C2, HE1, HE2
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
15. Conservation and Enhancement of the Blaenavon World Heritage Site	No applications approved contrary to advice from CADW or ICOMOS	<i>Development permitted with adverse impacts on the setting or character of Blaenavon World Heritage Site</i>	No applications approved contrary to advice from CADW or ICOMOS	1 development permitted contrary to advice from ICOMOS/CADW regarding potentially negative effects upon the setting and character of the BILWHS
15. ANALYSIS - There has been no applications approved contrary to advice from CADW or ICOMOS which could have adverse impacts on the setting of the World Heritage Site.				Not activated
16. Development Proposals do not adversely impact upon buildings and areas of built or historical interest and their setting	No planning consents are issued where there is an outstanding objection from the Councils Conservation Officer, CADW or GGAT.	<i>Occasions when development permitted would have an adverse impact on a Listed Building, Conservation Area, Site of Archaeological Significance, or Historic Park and Garden</i>	No planning consents are issued where there is an outstanding objection from the Councils Conservation Officer, CADW or GGAT. Production of Heritage SPG by 2017 Production of Buildings of Local Importance SPG by 2017	1 or more planning consents issued
16. ANALYSIS - There has been no applications permitted with an outstanding objection from the authorities Conservation Officer. Production of Heritage SPG have commenced but given resource constraints focus will be on preparation of the statutory Conservation Area Appraisals with the Blaenavon Conservation Area approved by Council in October 2017. Therefore, considered the Plan remains on track in respect of the protection of historic resources.				Not Activated
17. Development Proposals do not adversely impact upon buildings and areas of built or historical interest and their setting	Complete Conservation Area Assessments by 2017 and review every 5 years	<i>Number of Conservation Areas with up to date assessments</i>	Complete Conservation Area Assessments by 2017 and review every 5 years	Complete Conservation Area Assessments by 2017 and review every 5 years not completed
17. ANALYSIS - There are currently six Conservation Areas in Torfaen. These are Blaenavon Town Centre, Pontypool Town Centre, Llantarnam, Upper Cwmbran and Cwmavon. The following Conservation Area Appraisals have been undertaken: <ul style="list-style-type: none"> Blaenavon Conservation Area - Conservation Area Appraisal and reviewed boundary undertaken in 2011, with 				Activated

amendments to boundary made - Up to date. A revised Blaenavon was prepared in 2017 and approved by Council in October 2017. Therefore this is positive.

- Cwmavon Conservation Area - Conservation Area Appraisal and review of boundary undertaken in 2011 - Up to date
- Pontypool Town Centre - Conservation Area Appraisal and review of boundary undertaken in 2011, with amendments to boundary made - Up to date
- Monmouthshire and Brecon Canal Conservation Area - Conservation Area Appraisal undertaken in 2011 to designate length within Torfaen as a Conservation Area - Up to date
- Llantarnam Conservation Area - This is lacking an up to date CAA , last undertaken in 1984 – The Council’s Conservation Officer started an initial review of this during the monitoring period (2018 AMR)
- Upper Cwmbran Conservation Area - This is lacking an up to date CAA, last undertaken in 1984

Four out of 6 CAA’s have assessments that will need review in 2017, and Llantarnam and Upper Cwmbran have not been reviewed since 1984. Therefore a trigger has been activated in respect of the need for Conservation Area Review of all 5 Conservation Areas to meet statutory requirements. A work program is required to be in place to facilitate the complete review of all Conservation Area Appraisals and given this will be a significant piece of work this will be the focus of work given its statutory requirement over the next few years.

Bodies Responsible: Torfaen County Borough Council & ICOMOS/CADW

Data Sources: TCBC Conservation Area Appraisals
TCBC Planning Applications

Summary Assessment Objective 7

LDP Objective 8 & 11	To ensure that all new development reflects best practise in sustainable design and location, construction and operation AND To minimise climate change impacts through reduced emissions of greenhouse gases in both new and existing development, and to adapt to climate change through considerations of its effects in the design and location of new development			
Monitoring Aim	▪ <i>New development promotes sustainable design and location principles including the need to minimise travel by car</i>			
	Supporting Policy: S2, S3, S8	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy:
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
18. To increase the amount (in MW) of energy produced in the Torfaen from renewable sources	Annual increase in the permitted capacity of renewable electricity and heat projects within Torfaen since 2013	<i>Permitted capacity (MW) of renewable electricity and heat projects</i>	Annual increase in the permitted capacity of renewable electricity and heat projects within Torfaen through the plan period	No annual increase in the permitted capacity of renewable electricity and heat projects within the County Borough over a 3yr period.
18. ANALYSIS – No applications approved during this monitoring period. However since 2015 a total of 20.38MW have been approved representing a significant increase from 2015-2018.				Not Activated

19. Major planning applications assess potential for onsite Renewable / Low Carbon Energy technologies	100% of all strategic sites and action areas are accompanied by a Renewable / Low Carbon Energy Assessment	<i>Number of strategic sites and strategic action areas which are accompanied by a Renewable/Low Carbon Energy Assessment</i>	100% of all strategic sites and action areas are accompanied by a Renewable / Low Carbon Energy Assessment	75% of all strategic sites and strategic action areas accompanied by a Renewable /Low Carbon Energy Assessment
19. ANALYSIS - During the monitoring period there were two RM applications granted for South Sebastopol. However these are not applicable as this would have been reported under the Outline Consent. Notwithstanding this, it is becoming apparent that there is no policy leverage to insist on these being undertaken and the policy is ineffective unless changes to national policy occur, which it is accepted could impact on viability. Given this it is likely this element of the policy will be reviewed in future LDP's.				Not Activated
20. Promote a sustainable approach to the location of Major Windfall development	All new windfall developments permitted per annum.	<i>Number of Major Windfall schemes permitted per annum within 400m of facilities (shop, bus) and 1000m of school</i>	All new windfall developments permitted per annum	Less than 80% of all new windfall developments permitted per annum
20. ANALYSIS - 5 major windfall scheme permitted during the monitoring period, which was within recommended distances: <ul style="list-style-type: none"> ▪ Kemys Fawr Infants School, Griffithstown (31 dwellings) - Within distance to facilities and distance to primary school ▪ Two Locks Nursery School, Cwmbrau (14 dwellings) - Within distance to facilities and distance to primary school ▪ Ty Rosser Gwyn, Garndiffaith (12 dwellings) - within distance for bus stop and school but not within distance to shops ▪ Llantarnam Primary School, Cwmbrau (78 dwellings) - Within distance to facilities and distance to primary school ▪ Caldicot Way, Cwmbrau (28 dwellings) - Not within distance to bus stop. Site adjacent to Roman Catholic School (but to be replaced in Band B 21st Century School Programme) but over a 1000 m to English primary education school. Site within walking distance to shop. <p>Therefore only 60% of windfall permitted within recommended distances to promote sustainability and trigger has been activated.</p>				Activated
Bodies Responsible: Torfaen County Borough Council & Development Industry		Data Sources: TCBC Planning Applications		

Summary Assessment Objective 8 & 11

LDP Objective 9	To allocate mineral sites if required and safeguard appropriate mineral resources from sterilization			
Monitoring Aim	<ul style="list-style-type: none"> ▪ <i>To safeguard important mineral resources from sterilisation</i> ▪ <i>Maintain a minimum 10 year landbank of permitted aggregate resources</i> 			
	Supporting Policy:	Supporting Strategic	Supporting Borough Wide	Supporting Topic Based

		Action Area Policy: SAA5	Policy:	Policy: M1, M2, M3, M4
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
21. Maintain a minimum 10 year aggregate landbank throughout the plan period	Planning permission for Tir Pentwys granted Maintain a minimum 10 year supply of aggregate resources	<i>Aggregate Landbank for Torfaen</i>	Maintain a minimum 10 year supply of aggregate resources	Less than a 10 year land supply of RTS aggregate resources Planning permission for Tir Pentwys not granted by 2016
21. ANALYSIS - There are issues with the monitoring aim (No.21) to 'maintain a minimum 10 year aggregate landbank throughout the plan period and planning permission for Tir Pentwys to be granted by 2017'. This because, the South Wales Regional Aggregates Working Party (SWRAWP) Regional Technical Statement (RTS) on Aggregates 1st Review (2014), as endorsed by the Welsh Minister, now makes a 'zero' primary aggregate apportionment for Torfaen, but encourages the use of secondary materials. This compared to an annual requirement of 400,000 tonnes per annum in the previous 2008 RTS, upon which the LDP (Policy M3) made a 7.2Mt aggregate allocation in the Tir Pentwys Preferred Area for Aggregates. This site which has been subject to a planning application was recently refused. However given the zero apportionment, there is no RTS requirement to maintain a 10 year aggregate landbank for Torfaen. The applicant has appealed to Welsh Government against the refusal of the application and a Public Inquiry will be held by the appointed Planning Inspector in January 2019.				Not Activated
22. No permanent, sterilising development will be permitted within a mineral buffer zone or minerals safeguarding area	No permanent, sterilising development will be permitted within a mineral buffer zone or minerals safeguarding area	<i>Number of planning permissions for permanent, sterilising development within a mineral site buffer zone or minerals safeguarding area</i>	No permanent, sterilising development will be permitted within a mineral buffer zone or minerals safeguarding area	1 permanent sterilising development permitted within a mineral buffer zone or a minerals safeguarding area
22. ANALYSIS - No permissions granted for permanent sterilising development within a mineral site buffer zone or mineral safeguarding area				Not Activated
Bodies Responsible: Torfaen County Borough Council & South Wales Regional Aggregates Working Party		Data Sources: TCBC Planning Applications, Regional Technical Statement, SWRAWP Annual Survey		

Summary Assessment Objective 9

LDP Objective 10	To protect, manage and enhance biodiversity and ecological networks across Torfaen			
Monitoring Aim	<ul style="list-style-type: none"> To protect and enhance the strategic biodiversity network across Torfaen including key ecological corridors 			
	Supporting Policy: S3, S7, S8	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy: BG1
Policy Target	Monitoring Target	Indicator	Annual / Interim Monitoring	Assessment Trigger

	2017		Target	
23. Promoting incorporation of green infrastructure in new development	Annual net increase	<i>Number of major developments incorporating habitat creation or green infrastructure within their schemes or providing off-site improvements through S106 mechanisms</i>	Annual net increase	No net increase over a 2 year period
23. ANALYSIS - All new major residential development has incorporated green infrastructure and landscaping contributing to habitat creation in the design. This indicator however is likely to realise a 100% figure as all major schemes should include landscaping/open space which will contribute to meeting this indicator.				Not Activated
24. Ensure protection of European designated Sites	No developments permitted	<i>Number of planning applications granted which have an adverse effect on the integrity of a Natura 2000 site</i>	No developments permitted	1 development permitted contrary to the advice of NRW
24. ANALYSIS - No developments permitted which have an adverse effect on the integrity of a Natura 2000 site.				Not Activated
25. No development will take place which adversely affects the integrity of a designated site for nature conservation	No developments permitted	<i>Number of developments permitted with the potential to adversely affect the features of a protected site for nature conservation</i>	No developments permitted approved contrary to the advice of NRW or the Councils Ecologists 2014 Production of Biodiversity SPG	1 or more permissions granted contrary to the advice of NRW or the Councils Countryside section
25. ANALYSIS - No developments permitted contrary to advice of Council Ecologist. Where developments have been permitted mitigation measures to address impacts have been secured. The plan is behind target for the production of the Biodiversity SPG, although preparation has commenced. Given resource issues as the Council now only has 1 ecologist, as identified in the AMR publication of SPG will be considered as part of the wider green infrastructure study as part of the LDP Review Process.				Activated
26. No development will take place which results in detriment to the favourable conservation status of EU protected species or significant harm to species protected by other statute	No developments permitted	<i>Number of developments permitted which results in detriment to the favourable conservation status of EU protected species or significant harm to species protected by other statute</i>	No developments permitted approved contrary to the advice of NRW or the Councils Ecologists	1 or more permissions granted contrary to the advice of NRW or the Councils Countryside section
26. ANALYSIS - No Developments permitted which results in detriment to favourable conservation status of EU protected species contrary to advice of NRW or Council Ecologist.				Not Activated
Bodies Responsible: Torfaen County Borough		Data Sources: TCBC Planning Applications		

Summary Assessment Objective 10	
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LDP Objective 12	To protect and enhance the valued landscape character of Torfaen, including important open space and sense of rurality between settlements			
Monitoring Aim	<ul style="list-style-type: none"> Protect and enhance the valued landscape character and important open space of the County Borough to 2021 			
	Supporting Policy: S1, S2, S7	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy: CF4, CF5, C1, C2, C4, C5, HE1, HE2
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
27. No development will take place which adversely affect a Special Landscape Area	No planning permissions approved contrary to the advice of NRW or the Councils Landscape Officer	<i>Number of developments permitted with the potential to affect a Special Landscape Area</i>	No planning permissions approved contrary to the advice of NRW or the Councils Landscape Officer	1 or more permissions granted contrary to the advice of NRW or the Councils Landscape officer
27. ANALYSIS – No Developments permitted contrary to the advice of NRW or the Councils Landscape Officer.				Not Activated
28. No inappropriate development in Green Wedges contributing to the coalescence of settlements	No Planning permissions approved for inappropriate development within the green wedge designations which contribute to the coalescence of settlements	<i>Planning permissions approved for inappropriate development within the green wedge designations which contribute to the coalescence of settlements</i>	No Planning permissions approved for inappropriate development within the green wedge designations which contribute to the coalescence of settlements	1 or more permissions granted for inappropriate development within the green wedge designations which contribute to the coalescence of settlements
28. ANALYSIS - No development permitted during the monitoring period				Not Activated
Bodies Responsible: Torfaen County Borough Council & Natural Resources Wales		Data Sources: TCBC Planning Applications		

Summary Assessment Objective 12	
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LDP Objective 13	To protect Greenfield land by enabling and promoting the most efficient use of appropriate brownfield sites for redevelopment across Torfaen
Monitoring Aim	<ul style="list-style-type: none"> Promote the efficient use of urban land and maximise the use of brownfield land within settlement limits

	Supporting Policy: S1, S2	Supporting Strategic Action Area Policy: SAA1, SAA2, SAA4, SAA5, SAA7	Supporting Borough Wide Policy:	Supporting Topic Based Policy: H1, H2, H3, H6, H7, EET1-EET3, RLT2, T1, W1, CF1, CF2, C1, C4, C5
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
29. By 2021 60% of the permitted development is on previously developed land	60% or above of new development permitted on PDL up to 2017	<i>Amount of new development (ha) permitted on PDL (brownfield development and conversions) expressed as a % of all development per annum</i>	60% of new development on PDL per annum	Less than 60% per 3 year period
<p>29. ANALYSIS - During 2017-2018 43% of new development (24.11 ha out of 56.08 ha) was permitted on PDL. This is the fourth year that the 60% PDL target figure has not been reached, with 53% in 2016 -2017, 42.3% PDL in 2015-2016 and 10.54% in 2013-2015. However this has been the result of permission on greenfield allocations and permissions for a number of solar farms which have contributed to this figure.</p> <p>As the large development on brownfield target falls below 60% hence a negative effect was identified. However no trigger has been breached as the 60% figure is sought as an average over the 3 year period.</p> <p>However in respect of development completions for the monitoring period this was significantly above the 60% figure at 93%.</p>				Activated
30. Minimise loss of further greenfield development that is not allocated in the plan	No significant net loss	<i>Amount of Greenfield and open space lost to development (ha) which is not allocated in the development plan</i>	No significant net loss	Greater than 4 ha since 2013 1 development resulting in significant loss for 3 consecutive years
<p>30. ANALYSIS – During 2013/2015 – 0ha of greenfield and open space lost to development During 2015/2016 - As a result of the permission for two large solar farms totalling over 21ha there has been a total of 23ha of greenfield land/open space lost to development not allocated in the development plan. As such a trigger has been reached but the loss of this greenfield land will increase delivery of Renewable Energy technology which is a key aim of the plan. It is considered it is an appropriate use for these greenfield site locations. However the purpose of the indicator was for permanent built development, a solar farm is a temporary use which can be returned to its original state in a very short time and does not permanently change the character of the land and continues to maintain its ecological function During 2016/2017 0.13ha of greenfield and open space has been lost to development. During 2017/18 0.23ha of greenfield and open space has been lost to development</p> <p>Note – This indicator was intended to relate to built development and not for the development of solar farms.</p>				Activated
Bodies Responsible: Torfaen County Borough Council		Data Sources: TCBC Planning Applications		

Summary Assessment Objective 13

LDP Objective 14	To ensure all development contributes to improving water quality, protecting water supply and maximising the efficiency of water consumption			
Monitoring Aim	<ul style="list-style-type: none"> To ensure that new development promotes the protection of water quality and quantity and improves water quality where practicable 			
	Supporting Policy: S3, S7	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy:
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
32. No development will adversely impact on water quality or quantity	No planning applications approved contrary to the advice of Natural Resources Wales / Dwr Cymru Welsh Water on water supply or water quality	Number of planning applications permitted contrary to the advice of Natural Resources Wales / Dwr Cymru Welsh Water on water supply or water quality	No planning applications approved contrary to the advice of Natural Resources Wales / Dwr Cymru Welsh Water on water supply or water quality	1 planning permission approved contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water supply or water quality
32. ANALYSIS - No planning applications permitted contrary to advice from NRW/Dwr Cymru on water quality or water supply issue				Not Activated
Bodies Responsible: Torfaen County Borough Council & Natural Resources Wales		Data Sources: TCBC Planning Applications		

Summary Assessment Objective 14

LDP Objective 15	To identify and conserve important soil and geological resources including Regionally Important Geological Sites (RIGS) and maintain their quality			
Monitoring Aim	<ul style="list-style-type: none"> To conserve important Agricultural land of Grades 1,2,3a and designated Regionally Important Geological Sites within Torfaen 			
	Supporting Policy: S7	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy: BG1
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
33. Protect RIGS from development	No developments permitted that have a negative effect on RIGS	Number of new developments that have a negative impact on RIGS	No developments permitted that have a negative effect on RIGS	1 development permitted contrary to the advice of the Councils Ecologists.
33. ANALYSIS - No developments permitted with impact on RIGS				Not Activated
34. Protect important	No developments permitted	Area of Agricultural Land of	No developments permitted	1 development granted resulting in

Agricultural land from development	resulting in significant loss of Agricultural Land Grades 1, 2 & 3a	Grades 1, 2 & 3a lost to development	resulting in significant loss of Agricultural Land Grades 1, 2 & 3a	significant loss contrary to the advice of NRW or the Council's Landscape officer
34. ANALYSIS - No developments permitted resulting in significant loss contrary to advice of NRW or Councils Landscape Officer				Not Activated
Bodies Responsible: Torfaen County Borough Council & Natural Resources Wales		Data Sources: TCBC Planning Applications		

Summary Assessment Objective 15

LDP Objective 16	To ensure the allocation of an appropriate quantity and variety of housing sites to deliver high quality choice in sustainable locations, well served by essential facilities and accessible by a range of transport modes			
Monitoring Aim	<ul style="list-style-type: none"> Maintain a 5 year land supply Delivery of 4,700 units in accordance with the development strategy to be comprised of 550 dwellings in North Torfaen, 1,875 dwellings in Pontypool and 2,275 in Cwmbran Delivery of 1,132 affordable dwellings between 2006-2021 Delivery of 20-42 new Gypsy & Traveller pitches 			
	Supporting Policy: S5	Supporting Strategic Action Area Policy: SAA2-SAA7	Supporting Borough Wide Policy:	Supporting Topic Based Policy:H1-H9
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
35. Maintain a 5 year supply of housing land for development throughout the plan period	Maintain a 5 year land supply of housing land for development throughout the plan period	*C <i>The housing land supply taken from the current Joint Housing Land Availability Study (TAN1)</i>	Maintain a 5 year land supply of housing land for development throughout the plan period	Less than a 5 year supply of housing land
35. ANALYSIS - The Housing Land Supply has increased from 3.6 years from the 2017 study to 3.9 years in the 2018 study. Therefore the land supply is below the required 5 years and actions to address the shortfall are set out in the AMR				Activated
36. Deliver 4700 new dwellings by 2021	Delivery of 2,921 dwellings in Torfaen by 2017: <ul style="list-style-type: none"> North Torfaen - 351 dwellings Pontypool - 1,168 dwellings Cwmbran - 1,402 dwellings 	*C <i>Number of net additional affordable and general market dwellings built in Torfaen per annum</i> <i>Dwellings delivered by strategy area</i>	Delivery of 2,476 dwellings in Torfaen by 2016 Delivery of 4,700 dwellings by 2021 Track completions data in line with forecasted requirements Delivery of 297 units in North	10% reduction in delivery of units = 2,228 dwellings by 2016 10% reduction in delivery of units by

			Torfaen by 2016 Delivery of 990 units in Pontypool by 2016 Delivery of 1,188 units in Cwmbran by 2016	2016: North Torfaen - 267 dwellings Pontypool - 891 dwellings Cwmbran - 1,069 dwellings
<p>36. ANALYSIS - There was 324 additional affordable and general dwellings built between 1/4/17 - 31/3/18. In total 2438 dwellings have been delivered out of the 4700 target. Taking account of 72 demolitions accrued over the plan period a residual requirement for 2334 dwellings to be delivered to 2021. As such the delivery is behind the 2017 monitoring target of the 2921 with only 83.5% of that target delivered. A trigger has therefore been activated as per the 2016 AMR with a review of the plan now being undertaken.</p> <p>As identified in 2017 AMR the LDP target of 4,700 dwellings over the Plan Period to 2021 is no longer achievable; as that would require a build rate of (2,234 dwellings / 3 years) 744 dwellings per annum which has never been achieved.</p> <p>In terms of delivery against the Monitoring targets for the sub market areas: North Torfaen - Delivery has been exceeded in North Torfaen with 424 dwellings or 77% of housing requirement delivered Pontypool - Delivery is below target with 920 or 49% of housing strategy area requirement delivered Cwmbran - Delivery is below target with only 1086 or 48% of housing strategy area requirement delivered.</p>				Activated
37. Promoting the efficient use of land	100% of sites delivering a minimum net density of 30dph	<i>Average density of housing development permitted on allocated development plan sites</i>	100% of sites delivering a minimum net density of 30dph	Less than 90% of sites achieving a minimum net density of 30dph Average net density of permitted allocations falling below 30dph
<p>37. ANALYSIS - The average density of housing development permitted on allocated sites is 17.63 dwellings per hectare and therefore the indicator has been triggered. However these applications are RM applications to the Outline planning permission for South Sebastopol (25.5dph net across the site). Therefore these are expected to be lower density and are in line with the parameters of the development brief.</p> <p>South Sebastopol Reserved Matters (Net developable 6.69ha) – 14.7dph South Sebastopol Reserved Matters – (Net developable 8.02ha) – 20.57dph</p>				Activated
38. Develop Housing allocations at or above the estimated number of units specified	Residential allocations developed at or above the estimated number of units in the Housing Policies	<i>Number of units permitted on Housing allocations at or above the estimated number of units specified</i>	Residential allocations developed at or above the estimated number of units in the Housing Policies	Residential allocations developed below the estimated number of units specified
<p>38. ANALYSIS - 2 Housing allocations permitted during the monitoring period:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Wren's Nest Character area, South Sebastopol (181 dwellings) <input type="checkbox"/> Tir Brychiad phase, South Sebastopol (102 dwellings) 				Not Activated

Dwellings in line with the Development Brief parameters				
39. Provision of 1132 affordable dwellings between 2006-2021 through the planning system as secured by condition or S106	By 2017 provide 704 affordable dwellings through the planning system (24.1% of the total number of dwellings delivered to be affordable)	<i>Annual Affordable Housing Completions</i> <i>Change in Viability (WG Policy such as Sprinklers/Part L) (Annual Hometrack Data)</i>	By 2016 provide 597 affordable dwellings through the planning system Change in Affordable Housing testing variables by +/- 5% (Build Costs/Construction Costs/House Prices/CIL)	10% reduction in delivery - 537 affordable dwellings by 2016 (Dependant on delivery of dwelling target) Dwelling completions forecast to fall below specified requirement N/A
<p>39. ANALYSIS - 102 affordable units completed in 2017-2018. To date 809 affordable units (71.4%) have been completed since commencement of the LDP with a further 633 permitted as of April 2018. The plan is performing very positively in terms of affordable housing delivery.</p> <p>We have revisited the affordable housing viability assessment with the latest data and concluded that the affordable housing percentages sought under the revised Policy agreed in the 2015 AMR remain valid.</p>				Not activated
40. Provision of at least 20 new Gypsy and Traveller Pitches between 2011-2021 and 2 transit pitches	By 2017 12 Gypsy & Traveller pitches delivered	<i>Number of Gypsy & Traveller Pitches delivered</i> <i>Vacancy Rates on pitches</i>	By 2016 10 Gypsy & Traveller pitches delivered By 2021 20 pitches delivered and 2 transit pitches After 2017 there will be vacancies available that will supply any identified demand	Less than 10 Gypsy & Traveller pitches delivered by 2015 No vacancies on pitches
<p>40. ANALYSIS - Planning permission was granted for 31 pitches at former Race AFC Football Pitch, Cwmynyscoy in January 2015 and the first phase of 10 pitches built in 2016 and further pitches will be built as the need arises (i.e. Phase 2 of 10 pitches and Phase 3 of 11 pitches). The 2 transit pitches were delivered in 2017</p> <p>There are no vacancies on the sites at this present time.</p>				Not activated
41. Provision of 2 Gypsy & Traveller Sites at Rose Cottage and the Former Race AFC Pitch	Occupation of the sites by 2017	<i>Occupation of the allocated sites</i>	Occupation of the sites by 2017	Non occupation of the allocated Gypsy and Traveller Sites by 2017 due to it not being available for development Replacement site identified for Gypsy and Traveller occupation
<p>41. ANALYSIS - As outlined above, development of the 1st Phase of the former Race AFC site for 10 pitches was completed in 2016 and are now occupied</p> <p>Currently stalled invalid Planning application for Rose Cottage Site, therefore the landowner should be encouraged to progress application. However in line with the JHLAS 2018 delivery unlikely in the plan period however this could change</p>				Activated

if the planning application is progressed in the interim. The Council will encourage and support progressing the planning application and site delivery.		
Bodies Responsible: Torfaen County Borough Council	Data Sources: TCBC Planning Applications, Joint Housing Land Availability, Gypsy Traveller Count	

Summary Assessment Objective 16

*C = Core Indicator

LDP Objective 17	To develop integrated and efficient transport infrastructure, public transport and communication networks which are accessible and attractive to all, and encourage a reduction in private car use			
Monitoring Aim	<ul style="list-style-type: none"> Implementation of identified transport improvements as outlined in Policy T1 			
	Supporting Policy: S2, S4	Supporting Strategic Action Area Policy: SAA1-SAA7	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy:T1-T3
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
42. Promoting use of sustainable transport infrastructure	Delivery by 2017	<i>Delivery of Pontypool Park and Ride/Share facility</i>	Track planning status Delivery by 2017	Non commencement by 2017
42. ANALYSIS - This scheme is behind schedule and therefore a trigger has been reached. No planning Application to date, ongoing investigations with WG funding design work. Continue to seek public funds and work with transport colleagues to seek grant funding to complete improvements.				Activated
43. Delivering transport infrastructure	Delivery by 2017 if required by TIA	<i>Delivery of Llanfrechfa Grange Link Rd as part of SAA7</i>	Track planning status Delivery by 2017	Non commencement by 2017 if required by TIA
43. ANALYSIS - Scheme subject to TIA to prove need as part of SAA7 housing element; which is behind schedule in terms of receiving planning permission. This will be considered as part of study commissioned by Council, Welsh Government and Health Board in relation to investigation of potential for a Medi Park to be developed adjacent to the Grange University Hospital.				Not activated
44. Promoting delivery of sustainable transport infrastructure	Delivery of all schemes by 2021	<i>Delivery of walking and cycle routes as part of T3</i>	Track delivery status	No trigger
44. ANALYSIS - To date of the 6 walking cycling routes 2 have been completed and 4 are awaiting outline investigation. No further progress during this AMR period and Track delivery of the remaining in the 2019 AMR.				Not activated
Bodies Responsible: Torfaen County Borough Council	Data Sources: TCBC Planning Applications, TCBC Highways Schemes Delivery Data			

Summary Assessment Objective 17

LDP Objective 18	To ensure people and organisations reduce, reuse and recycle waste and to foster this through the provision of regional and local waste management facilities			
Monitoring Aim	<ul style="list-style-type: none"> Improve the provision of waste management facilities through permitting a 0.4ha Civic Amenity site in the County Borough in accordance with the requirements of the SE Wales Regional Waste Plan 1st Review 			
	Supporting Policy: S6	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy:	Supporting Topic Based Policy: W1
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
45. Promoting delivery of waste management facilities and encouraging reduction, recycling and reuse of waste.	Delivery of 0.4ha Civic Amenity Site by 2015	Amount of open air waste management permissions in (ha) expressed against the total maximum requirement of 0.4ha as identified in the Regional Waste Plan	Delivery of 0.4ha Civic Amenity Site by 2015	Non delivery of 0.4ha Civic Amenity Site by 2016
45. ANALYSIS – No further development in this AMR period (2018). The LDP target has now been met.				Not activated
Bodies Responsible: Torfaen County Borough Council & SE Wales Regional Waste Plan Group		Data Sources: TCBC Planning Applications, TCBC Waste Management Department		

Summary Assessment Objective 18

SAA's	Strategic Action Areas
Monitoring Aim	<ul style="list-style-type: none"> SAA1 - The construction of approximately 2.7 Ha for B1 uses and a hotel, approximately 5.6 Ha for B2 uses, a 6,860m² gross foodstore, leisure uses and public open space. SAA2 - The construction of approximately 100 dwellings as part of a longer term mixed use regeneration scheme SAA3 - The construction of 450 dwellings, 8 hectares of employment land, a neighbourhood centre and informal recreation provision aided by strategic highway improvements SAA4 - The construction of approximately 1,700 dwellings (690 dwellings to be delivered during the Plan Period), employment uses, re-use of the Grade II* Listed Building, neighbourhood centre, primary school, open space and recreation facilities as part of a mixed use scheme to create a sustainable urban village within a landscaped setting. SAA5 - The reclamation and remediation of this site to prepare the site for future regeneration after the plan

	<p><i>period</i></p> <ul style="list-style-type: none"> ▪ <i>SAA6 - The construction of 1,200 dwellings (approximately 690 to be delivered during the Plan Period), and ancillary uses focussed around a village core. This shall include education provision, community facilities, neighbourhood centre, playing pitch provision and public open space</i> ▪ <i>SAA7 - The construction of a Specialist and Critical Care Centre Hospital, approximately 300 dwellings, 4.8 hectares of employment land, community facilities, playing pitch provision, children's play areas and public open space aided by strategic highway infrastructure improvements if required by TIA</i> 			
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
46. Delivery of SAA1 Eastern Strip	Planning permission granted and delivery of B1 Hotel and public open space and commencement of leisure uses	<p><i>Development Framework prepared and adopted for the development of the Eastern Strip SAA</i></p> <p><i>Planning permission granted for SAA1</i></p> <p><i>Delivery of key infrastructure to facilitate delivery</i></p> <p><i>Delivery of land use elements</i></p>	<p>Adopted Development Framework by 2015</p> <p>Full permission for B1/Hotel by 2015</p> <p>Highway Improvements to Roundabouts in line with TIA and planning conditions</p> <p>Delivery of B1 Hotel and public open space by 2017</p> <p>Track delivery of Leisure uses</p>	<p>No development Framework by 2015</p> <p>No permission for B1/Hotel by 2015</p> <p>Non delivery of B1 hotel/Hotel and public open space by 2017</p>
<p>46. ANALYSIS - This brownfield strategic mixed use site has already received planning permission in 2014; the Morrison's store is now built; the 5.6ha B2 Meritor factory has been reduced in size and retained; and a proportion of the residual 2.7ha B1 / Hotel site is now being developed, in part, for Torfaen's Sixth Form Centre.</p>				
47. Delivery of SAA2 Canalside	Planning permission granted and commencement of residential development by 2017	<p><i>Development Framework prepared and adopted for the development of the Canalside SAA</i></p> <p><i>Planning permission granted for SAA2</i></p> <p><i>Delivery of key infrastructure to facilitate delivery</i></p> <p><i>Delivery of land use elements</i></p>	<p>Adopted Development Framework by 2015</p> <p>Outline permission by 2015</p> <p>Detailed phased permission by 2016</p> <p>Highway Improvements in line with TIA and planning conditions</p> <p>Commencement of residential development by 2017</p>	<p>No Adopted Development Framework by 2015</p> <p>No outline permission by 2015</p> <p>No detailed phased permission by 2016</p> <p>Non commencement of residential development by 2017</p>

				Less than 20 dwellings developed by 2018
47. ANALYSIS - This brownfield strategic mixed use site is allocated in the LDP for 150 dwellings. No planning application has been submitted to date and therefore delivery is behind schedule. Work ongoing to look at opportunities by the Councils Planning Policy & Implementation Team and Regeneration teams to bring this site forward for redevelopment in whole or in part.				
48. Delivery of SAA3 Llantarnam	Planning permission granted and delivery of 240 dwellings , 3ha of employment land and highway infrastructure improvements by 2017	<i>Development Framework prepared and adopted for the development of the Llantarnam SAA</i> <i>Planning permission granted for SAA3</i> <i>Delivery of key infrastructure to facilitate delivery</i> <i>Delivery of land use elements</i>	Adopted Development Framework by 2014 Outline permission for whole site by 2014 Detailed phased permission by 2017 Highway Improvements (Newport Road Roundabout, Rouge mount roundabout improvements and Crown Roundabout improvements) in line with TIA Delivery of 60 units per year and 150 by 2016 Delivery of 2ha of employment land by 2017 Commencement of delivery of play areas by 2016 Commencement of neighbourhood centre by 2019	No Adopted Development Framework by 2014 No outline permission by 2014 No detailed phased permission by 2017 Delivery of less than 60 per year and 150 by 2016 Non delivery of 2ha of employment land by 2017 No delivery of play areas by 2016 Non commencement of neighbourhood centre by 2019
48. ANALYSIS - This greenfield site has obtained outline planning permission for up to 450 dwellings, B1 employment uses, a neighbourhood centre, etc.; and the reserved matters application for the 1st Phase for 102 dwellings has gained planning permission. The first phase is under construction with 41 built at April 2018. Planning application for the Neighbourhood centre element for 22 dwellings has been granted this year with development expected to commence shortly. In respect of the Eastern parcel the owner is in discussions with a developer for the site and a DOC application has been submitted for approval of the Development Brief for the Eastern parcels which is currently being assessed.				
49. Delivery of SAA4 Mamhilad	Planning permission granted and delivery of 280 dwellings by 2017, main access through route, provision of appropriate recreation facilities	<i>Development Framework prepared and adopted for the Mamhilad SAA</i> <i>Planning permission granted for SAA4</i>	Adopted Development Framework by 2014 Outline permission for whole site by 2014	No Adopted Development Framework by 2014 No outline permission by 2014 No detailed phased permission by

	commencement of employment provision	<i>Delivery of key infrastructure to facilitate delivery</i> <i>Delivery of land use elements</i>	Detailed phased permission by 2015 Delivery of key access through route by 2015 in line with TIA and planning conditions Delivery of 60 units per year and 150 by 2016 Commencement of employment land by 2017 Commencement of delivery of play areas/recreation by 2016 Commencement of neighbourhood centre by 2019	2015 Delivery of less than 60 per year and 150 by 2016 Non delivery of 2ha of employment land by 2017 Non commencement of play areas by 2016 Non commencement of neighbourhood centre by 2019
49. ANALYSIS - This strategic brownfield / greenfield site, within the Pontypool Housing Sub-Market Area, has not yet obtained planning permission and delivery of this site is significantly behind forecasts. An outline planning application was submitted in 2017 on approximately 2/3 of the site for a mixed use development of 941 dwellings, primary school and reuse of the Grade 11 Listed Building and the application is currently being considered. The lack of delivery is a cause for concern, as this is a key strategic site forecast to deliver 690 dwellings in the plan period to serve the Pontypool Housing Sub-Market Area and thus is a key contributor to meeting the LDP housing target.				
50. Delivery of SAA5 The British	Commencement of reclamation scheme	<i>Progress on land reclamation scheme</i>	Track planning and delivery status	N/A
50. ANALYSIS - This brownfield land reclamation site, within the Pontypool Housing Sub-Market Area, is not likely to involve new built development within the Plan Period. The British SAA5 Action Area, the largest remaining area of industrial dereliction in SE Wales has been bought by the Council and a Cleaning and Greening scheme for the reclamation and subsequent regeneration and redevelopment of this key site in North Torfaen is being progressed.				
51. Delivery of SAA6 South Sebastopol	Planning permission granted and delivery of 300 units by 2017, provision of appropriate recreation and open space provision and commencement of village centre	<i>Planning permission granted for SAA6</i> <i>Delivery of key infrastructure to facilitate delivery</i> <i>Delivery of land use elements</i>	Planning permission for whole site by Autumn 2013 Detailed phased permissions by 2017 Highway Improvements (Cwmbran Drive and New Inn Roundabout) in line with TIA and Planning Conditions Delivery 225 units by 2016 Delivery of appropriate recreation and open space provision as part of the approved S106	No outline permission by Autumn 2013 No detailed phased permission by 2017 Delivery of less than and 225 units by 2016 Non delivery of appropriate recreation and open space provision as part of the approved

			Commencement of neighbourhood centre by 2017	S106 Non commencement of neighbourhood by 2017
<p>51. ANALYSIS - This large greenfield strategic site obtained outline planning permission in January 2014 and again in October 2014; and reserved matters applications for three phases have been approved giving a total of 493 dwellings and work is progressing on site by three developers. 77 units have been completed at April 2018. Delivery of the site is however behind schedule but given 3 developers are operating significant delivery of units is expected over the next few years.</p>				
52. Delivery of SAA7 Llanfrechfa Grange	Planning permission granted and delivery of 50 units and 1.5ha of employment land by 2017	<p><i>Planning permission granted for SAA7</i></p> <p><i>Delivery of key infrastructure to facilitate delivery</i></p> <p><i>Delivery of land use elements</i></p>	<p>Planning permission for residential and employment by 2015</p> <p>Commencement of Link Road in accordance with findings of TIA and planning condition</p> <p>Delivery of SCCC Hospital by 2018</p> <p>Delivery of 60 units by 2017</p> <p>Delivery of 1.5ha of employment by 2018</p> <p>Delivery of appropriate recreation and open space provision as part of the approved S106 by 2018</p>	<p>No permission for housing/employment by 2015</p> <p>Non delivery of SCCC hospital by 2018</p> <p>Delivery of less than 60 units by 2017</p> <p>Non delivery of 1.5ha of employment land by 2018</p> <p>No delivery of recreation/play areas by 2018</p>
<p>52. ANALYSIS - Outline permission was granted for the Hospital element in October 2012 and reserved matters were approved in May 2015. Whilst planning permission was granted in 2014 for the Grange University Hospital (GUH), WG did not announce that it will invest around £350 million in the new hospital until October 2016. Construction started in July 2017, and is expected to open in spring 2021.</p> <p>In terms of the housing element and potential new link road the Council and the ABHB are investigating the potential of the site to accommodate a Life Sciences hub and therefore future use of the site may change. WG not progressing employment site and concerns that access and levelling costs may make the employment element uneconomic</p>				
<p>Bodies Responsible: Torfaen County Borough Council & Development Industry</p>		<p>Data Sources: TCBC Planning Applications</p>		

Appendix B - Torfaen LDP Sustainability Appraisal / Strategic Environmental Assessment Monitoring Tables

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2018 PERFORMANCE	
1. To enable high and stable local employment levels in Torfaen. 2. To achieve economic growth to contribute to business competitiveness <i>Effects on encouraging economic growth and enabling high and stable levels of local employment in Torfaen</i>	Positive	% of people of working age who are economically active	To increase the % of people of working age who are economically active	% has increased over the last four years and is above the welsh average		
		Results 2012-2013 - 73.6% of population economically active (42,500 people) 2013-2014 - 75.1% of population economically active (42,900 people) 2014-2015 - 75.8% of population economically active (44,100 people). Compared to Welsh average of 74.4%) 2015-2016 - 75.9% of population economically active (Compared to welsh average of 75.2%) 2016-2017 - 78.0% of population economically active (Compared to welsh average of 75.2%) 2017-2018 – 77.0% of population economically active (Compared to Welsh average of 76.3%) The % of people of working age who are economically active has generally increased over the last 4 years but has decreased over the last year by 1%. However it is above the welsh average. This indicator is showing a neutral effect giving the fall since last year. (Source Economic Devt Department www.statswales.gov.wales)				
		Annual area (ha) of allocated employment land developed for B1, B2 and B8 uses	2.8ha of employment allocations developed per annum for employment purposes	See LDP Indicator under LDP Objective 1 (Policy Target 1)		
		Analysis - See LDP Indicator 1 above				
		Annual area (ha) of employment land lost to other uses per annum	No loss of existing employment land	See LDP Indicator 3 above (Policy Target 3)		
		% of people working in area of residence (16-64)	Increase	% of people who live and work in Torfaen is decreasing		
		Results 2008 - 62% (Number of people working in home authority - 22900 / Total number of working residents 36,900) 2011 - 60% 2013 - 58.3% 2014 - 57.5%				

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2018 PERFORMANCE
		<p>2015 - 56.18% compared to Welsh average of 69.5%</p> <p>2016 – 52.2% compared to Welsh average of 68.5%</p> <p>2017- 54.0% compared to welsh average of 68.9%. (Number of people working in home authority - 22700 / Total number of working residents 40,400)</p>		<p>In common with other local authorities, Torfaen’s residents are less likely to work within their own County than the residents for wales as a whole. The figures show that there has been a decrease since 2008 with regards to people working in area of residence which is not uncommon with other local authorities, with an influx of people to Cardiff for employment. The challenge is to provide a range and type of local employment opportunities. This gives rise to the need to create sustainable communities within Torfaen in order to increase services and jobs for local people within the County Borough and further beyond as part of the South East Wales region for local employment. In 2008 Torfaen has a net outflow of commuters with 4500 more people travelling out of the local authority to their place of work rather than travelling into the area to work. In 2015 the net outflow had_reduced to 3500 commuters which is positive.</p> <p><i>(Source Economic Development Department from www.statswales.gov.wales)</i></p>	

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2018 PERFORMANCE	
		Amended Indicator - Business Births	Increase annually	Business births increasing		
		<p>Results - Data from 2009 shows business births have increased from 190 in 2009 to 250 in 2013. Business births have increase from 220 in 2012 to 250 in 2013. In 2014 this had risen to 280 and in 2015 290 so this this is encouraging showing the increase in the start-up of new businesses. In 2016 the figure remained at 290. There is no update for 2017 and 2018 and therefore it appears this dataset is no longer being collected</p> <p><i>(Source Economic Development Department from www.statswales.gov.wales)</i></p>				
		Amended - Earnings by Workplace	Increase	Indicator reworded to reflect NOMIS description		
		<p>Analysis –</p> <p><u>Earnings by Workplace (2017)</u> Gross weekly pay (Full time) - Torfaen (£519.3) Wales (£505.9) Hourly Pay (Full Time) - Torfaen (£13.12) Wales (£12.75)</p> <p><u>Earnings by Workplace (2016)</u> Gross weekly pay (Full time) - Torfaen (£492.2) Wales (£498.3) Hourly Pay (Full Time) - Torfaen (£12.40) Wales (£12.66)</p> <p><u>Earnings by Workplace (2015)</u> Gross weekly pay (Full time) - Torfaen (£485.1) Wales (£484.4) Hourly Pay (Full Time) - Torfaen (£12.17) Wales (£12.26)</p> <p><u>Earnings by workplace (2014)</u> Gross weekly pay (Full time) - Torfaen (£449.30) Wales (£473) Hourly Pay (Full time) - Torfaen (£11.27) Wales (£11.82)</p> <p><u>Earnings by workplace (2013)</u> Gross weekly pay (Full time) - Torfaen (£456) Wales (£470)) Hourly Pay (Full time) - Torfaen (£11.46) Wales (£11.83)</p> <p>Gross weekly pay has risen by 12.2% since 2013 and in 2017 has increased above the Welsh average is higher than the Welsh average by 2.6%. down from a gap of 3.1% in 2013. Hourly pay has also risen since 2013 and is now above the Welsh average.</p> <p><i>(Source: www.nomisweb.co.uk)</i></p>				
		Annual Retail Vacancy Rates of Cwmbran, Pontypool and Blaenavon Centres	Reduction in vacancy rates across the three retail centres	See LDP Indicator under LDP Objective 7 (Policy target 7)		

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2018 PERFORMANCE	
Summary Assessment Objectives 1 and 2 - Employment and Economy						
3. To promote and enhance sustainable tourism in Torfaen <i>Effects on promoting and enhancing sustainable tourism in Torfaen</i>	Positive	Number of new development schemes permitted for tourist related facilities	Planning consents for new or improved tourism facilities	See LDP Policy Target 13 above		
		Number of FTE jobs supported by tourism spend	Increase	See LDP Policy Target 13 above		
		Analysis - In 2017, 922 full time equivalent jobs were supported by tourism spend which is a 0.9% decrease since 2016. <i>Steam Summary TCBC</i>				
		Total Visitor Days (Millions)	Increase	See LDP Policy Target 13 above		
		Analysis - In 2011 942,000 visitors came to Torfaen generating £54.4million. In 2012 annual visitors decreased to 938,000 however generating £57.1 million. The numbers of people visiting Torfaen is encouraging showing Torfaen has much to offer tourists. Total visitor days in 2014 was 1.25 million, which was a 4.1% increase on 2013. Total Visitor days in 2017 1.37 million representing a 4.1% increase on 2016 (1.32 million) which is a positive trend.				
		Total economic impact of tourism	Increase	See LDP Policy Target 13 above		
		Analysis - In 2011 942,000 visitors came to Torfaen generating £54.4million. In 2012 annual visitors decreased to 938,000 however generating £57.1 million. The trend in the increase in visitor spend is encouraging and the LDP will continue to facilitate improvements to the tourism offer in Torfaen 2014 - Total economic impact of tourism was £65.40m, which was a 6.5% increase on 2013 2015 - Total economic impact of tourism was £69.75m, which was a 5.5% increase on 2014 2016 - Total economic impact of tourism £71.22m, which was a 0.8% increase on 2015 2017 – total economic impact of tourism £75.85m, which was a 2.4% increase on 2016				
Summary Assessment Objective 3 - Tourism						
4.To protect manage and enhance Blaenavon Industrial Landscape World Heritage Site as a cultural and tourism	Positive	Development permitted with adverse impacts on the setting or character of Blaenavon World Heritage Site	No applications approved contrary to advice from CADW or ICOMOS	See LDP indicator under LDP Objective 7 (Policy Target 15)		
		Analysis - There has been no applications permitted contrary to the advice of ICOMOS or CADW with adverse impacts on the setting or character of the World Heritage Site				

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2018 PERFORMANCE
destination		Visitor numbers to: <ul style="list-style-type: none"> ▪ Blaenavon Ironworks ▪ Big Pit Mining Museum ▪ Pontypool and Blaenavon Railway ▪ Town of Blaenavon ▪ Blaenavon Landscape ▪ The Monmouthshire and Brecon Canal 	Increase	Indicator to be amended to reflect attractions which monitor visitor numbers	
<p>Analysis - Overall visitor numbers to Blaenavon attractions (World Heritage Centre/Ironworks have increase from 2016-2017).</p> <p>It is considered Torfaen is performing well in terms of numbers to its key attractions.</p> <p>Torfaen STEEAM Tourist data 2014 - Big Pit - 146,073 2015 - Big Pit - 146,020 2016 - Big Pit - 109,008 2017 - Big Pit - 151,568 (Increase)</p> 2014 - World Heritage Centre - 34,978 2015 - World Heritage Centre - 37,715 2016 - World Heritage Centre - 43,605 2017 - World Heritage Centre - 42,228 (Decrease) 2014 - Blaenavon Ironworks - 22,467 2015 - Blaenavon Ironworks - 29,107 2016 - Blaenavon Ironworks - 30,641 2017 - Blaenavon Ironworks - 38,605 (Increase) 2014 - Pontypool and Blaenavon Railway - 14,108 2015 - Pontypool and Blaenavon Railway - 23,275 (40% increase) 2016 - Pontypool and Blaenavon Railway - 12,580 2017 - Pontypool and Blaenavon Railway - 15,384 (Increase)					
		Occasions when development permitted would have an adverse impact on a Listed Building, Conservation Area, site of archaeological significance or Historic Park and Gardens	No planning consents are issued where there is an outstanding objection from the Councils Conservation Officer, CADW or GGAT.	See LDP Indicator under LDP Obj 7 Policy Target 16	

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2018 PERFORMANCE	
Summary Assessment Objective 4 - Blaenavon Industrial Landscape World Heritage Site						
5.To protect, manage and enhance biodiversity <i>Effects on protecting, managing and enhancing biodiversity and maintaining and improving water quality</i>	Positive and Negative	Area of Local Nature Reserve (LNR)	Increase the area of LNR to at least 1ha/1000 population	Coverage exceeds target		
		Analysis - In 2008 there was six LNR's covering 133.6ha. In 2014 there were 7 LNR's covering 150ha. The coverage in Torfaen exceeds the target with provision equating to approximately 1.64ha/1000 population. The Council is therefore performing very well in terms of the area of LNR. No change in 2018.				
		Area of SSSI lost to development	Nil			
		Analysis - There are 4 SSSI's in Torfaen. There has been no loss of SSSI as a result of development, which is positive				
		Number of major developments incorporating habitat creation or green infrastructure within their schemes or providing off site biodiversity mitigation through S106 mechanisms	Annual net Increase	See LDP Indicator under LDP Obj 10 Policy Target 23		
		Number of planning applications granted which have an adverse effect on a Natura 2000 Site	No developments permitted contrary to the advice of NRW or the Councils Ecologists	See LDP Indicator under LDP Obj 10 Policy Target 24		
		New Indicator - Green Space under positive biodiversity management	Increase the green space under positive biodiversity management			
		Analysis - Data is recorded annually, therefore is considered a useful indicator to monitor enhancement of biodiversity. The green space under positive biodiversity management has increased from 150ha in 2013/2014 to 200ha in 2014/15. The increase is very positive. Data reported on the Councils Annual performance Report indicates 1450ha is under positive biodiversity management however due to the considerable difference in the figures it is likely that the 2017 figure includes additional areas not considered under the 2016 data. No further update for 2018				
		New Indicator - Land brought into positive biodiversity management through the Pollinators Action plan	Maintain or increase the amount of land			
		Analysis - The adopted Pollinators Action Plan for Torfaen has brought an additional 22 ha of Council owned land into positive management. A further 2.286 ha is managed by Bron Afon. No further update for 2018				
No of developments permitted which results in detriment to the favourable	No developments permitted contrary to the	See LDP Indicator under LDP Objective 10 (Policy Target 26)				

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2018 PERFORMANCE
		conservation status of EU Protected species or significant harm to species protected by other statute.	advice of NRW or the Councils Ecologists		
Summary Assessment Objective 5 - Biodiversity					
6.To protect and manage geodiversity <i>Effects on protecting and managing geodiversity</i>	Positive	No. of contaminated land sites remediated through new development	Increase		
		Analysis - The County Borough has an industrial legacy. As of 2008 approximately 1,800 potentially contaminated land sites have been identified in Torfaen. The quantity is no longer monitored. The ongoing remediation of the Eastern Strip has been progressing last year, removing chemicals from the concrete slab on which the factory sits. The former Sheppard's Hill Gypsy and Traveller site is nearing completion and therefore is one site that has been remediated this year but on land instability rather than contamination.			
		Amount of greenfield and open space lost to development (ha) which is not allocated in the development plan	No significant net loss	See LDP Indicator under LDP Obj 13 Policy Target 30	
		Number of new developments that have a negative impact on RIGS	No developments permitted that have a negative effect on RIGS	See LDP Indicator under LDP Obj 15 Policy Target 33	
		Area of Agricultural Land of Grades 1, 2 or 3a lost to development	No developments permitted resulting in significant loss of Agricultural Land Grades 1, 2 & 3a	See LDP Indicator under LDP Obj 15 Policy Target 34	
Summary Assessment Objective 6 - Geodiversity					
7.To reduce air pollution and improve air quality <i>Effects on reducing air pollution and improving air quality</i>	Positive and Negative	Estimated background air pollution data	To meet national air quality standards ¹ for pollutants		
		Analysis – Conclusions from new monitoring data - This 2018 Progress Report confirms that measured air quality within Torfaen continues to meet national standards, as concentrations of all monitored pollutants are within the stipulated limits therefore no further investigation is required. Conclusions relating to new developments - There have been no new industrial installations and no new or substantially altered roads within Torfaen. There are no new fugitive sources of emissions. Emissions from domestic solid fuel burning have been assessed and the results indicate that there is an insufficient density of coal fired homes to be considered significant. This assessment therefore			

¹ http://www.welshairquality.co.uk/moreinfo.php?n_action=standards&t=5

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2018 PERFORMANCE
		determines that further investigation is not necessary.			
		<p>Proposed Actions - This Progress Report confirms that measured air quality within Torfaen continues to meet national objectives. There is therefore no requirement to proceed to a fast track AQMA declaration. New monitoring data has not identified any need for additional monitoring or changes to the monitoring programme, however Torfaen have increased the number of monthly diffusion tubes deployed by 5 in order to improve our understanding of the levels of nitrogen dioxide associated with traffic across the borough, The results derived from this work will contribute to the next report to be submitted in 2019, and to subsequent reports</p>			
		Ozone - No of exceedances of the 120ug/m3 daily mean.	Ozone - No more than 25 exceedances of 120 g/m3 maximum daily mean per year as averaged over 3 years.	Indicator no longer being reported - Indicator deleted	N
		Following discussions with our Environmental Health Team, the continued relevance of this dataset was questioned in the 2017 AMR. As such this will be removed. The two remaining indicators are sufficient to report on Air Quality in Torfaen.			
		Number of Air Quality Management Areas designated in the County Borough	No additional AQMAs declared		
Summary Assessment Objective 7 - Air Quality		Analysis - No Air Quality Management Areas have been declared in Torfaen			
8.To minimize noise and light pollution <i>Effects on minimising noise and light pollution</i>	Positive and Negative	No. of residential permissions granted in TAN11 category D locations²	Nil		
		Analysis - There have been no residential permission granted in TAN11 Category D (Planning permission should normally be refused) locations.			
		Proportion of development that leads to unacceptable levels of light pollution	Nil		
		Analysis - No applications approved with outstanding objection from Environment Health in respect of light pollution			
		Proportion of development that leads to unacceptable levels of noise pollution	Nil		

² <http://wales.gov.uk/topics/planning/policy/tans/tan11/?lang=en>

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2018 PERFORMANCE
Summary Assessment Objective 8 - Noise and Light Pollution		Analysis - No applications approved with outstanding objection from Environment Health in respect of noise pollution.			
9.To minimize the risk of flooding and increase flood resilience <i>Effects on minimising the risk of and from flooding</i>	Positive and Negative	Amount of development (by TAN15 development category) permitted in C1 and C2 floodplain areas not meeting all TAN15 tests	No permissions for highly vulnerable development within C1 and C2 floodplain areas	See LDP Indicator under LDP Obj 3 Policy Target 10	N
Summary Assessment Objective 9 - Minimising flooding					
10.To conserve and enhance historic resources and their settings <i>Effects on conserving and enhancing historic resources and their settings</i>	Positive and Negative	Occasions when development permitted would have an adverse impact on a Listed Building, Conservation Area, site of archaeological significance or Historic Park and Gardens	No planning consents are issued where there is an outstanding objection from the Council's Conservation Officer, CADW or GGAT.	See LDP Indicator under LDP Obj 7 Policy Target 16	
		Number of listed buildings, archaeological sites or buildings of local importance enhanced through development	Increase	Same as 2016 - No increase	N
		Analysis - During the monitoring period there was 1 application resulting in conversion, enhancement of a Listed Building which were considered to offer positive benefits by the Conservation officer – Pentre Bach Farm (Alteration to Grade 11 Listed Building)			
		Number of Listed Buildings and historic sites	Maintain	No further update from 2015	N
		Analysis January 2009 -There were 253 Listed Buildings in the County Borough, 3 designated as Grade 1, 23 designated as Grade 2* and 227 designated as Grade 2. The number of Scheduled Ancient Monuments was 25. The Blaenavon World Heritage Site, 2 Historic Parks and Gardens (Pontypool Park and Llantarnam Abbey) and 5 Conservation Areas (Blaenavon Town, Cwmavon, Upper Cwmbran, Llantarnam and Pontypool Town Centre) are the other statutory designations December 2013 - There were 254 Listed Buildings in the County Borough, 3 designated as Grade 1, 22 designated as Grade 2* and 229 designated as Grade 2. The number of Scheduled Ancient Monuments was 26. The Blaenavon World Heritage Site, 2 historic parks and gardens (Pontypool Park and Llantarnam Abbey) and 6 Conservation Areas are the other statutory designations December 2015 - There were 251 Listed Buildings in the County Borough, 3 designated as Grade1, 22 designated as Grade 2* and 226 designated as Grade 2. The number of Scheduled Ancient Monuments was 26. The Blaenavon World Heritage Site, 2 historic parks and gardens (Pontypool Park and Llantarnam Abbey) and 6 Conservation Areas are the other statutory designations			

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2018 PERFORMANCE
		No further update			
		Number of Conservation Areas with up to date assessments	Complete Conservation Areas with up to date assessments by 2017 and review every 5 years	See LDP Indicator under LDP Obj 7 Policy target 17	N
Summary Assessment Objective 10 - Historic Resources					
11.To protect and enhance the valued landscape character of Torfaen <i>Effects on preserving and enhancing the valued landscape character of Torfaen</i>	Positive and Negative	Planning permissions approved for inappropriate development within the green wedge designations which contribute to the coalescence of settlements	No planning permissions approved for inappropriate development within the green wedge designations which contribute to the coalescence of settlements	See LDP Indicator under LDP Obj 12	
		Proportion of major developments that include landscaping and planting schemes	100%		
		Analysis - All major developments permitted in the Monitoring Period have included landscaping and planting schemes that are both important for visual purposes, in ensuring green space is provided in developments to soften the urban area, but also provided health benefits in terms of recreation and also offering positive biodiversity benefits.			
		Amount of land (ha) of identified Important Urban Open Space lost to development	0ha lost per annum	See LDP Obj 2 Policy Target 9	
Summary Assessment Objective 11 - Valued Landscape Character					
12.To make most efficient use of land and buildings <i>Effects on making the most efficient use of land and buildings</i>	Positive and Negative	Amount of new development (ha) permitted on PDL (brownfield and conversions) expressed as a % of all development permitted per annum	60% or higher	See LDP Indicator 12 policy target 29	N
		Average density of housing development permitted on allocated sites	100% of sites delivering a minimum net density of 30dph	See LDP Indicator	
		Amount of Greenfield and open space (lost to development (ha) which is not allocated in the Development Plan	No significant net loss	See LDP indicator 30	N

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2018 PERFORMANCE																		
		Number of empty properties brought back into reuse	Increase																				
		<p>Analysis - The numbers of properties brought back into use has fluctuated in terms of annual increase / decreases numbers have quadrupled since 2010 where 36 properties were brought back into use compared with 165 in 2014/15. Rates actually decreased from 189 in 13/14 to 14/15 a fall of 12.7%. There has been a significant rise in properties back into reuse over the monitoring period compared to 2010 figures which is positive. The 2017 AMR reports a decrease in 70 properties brought back into use from the 15/16 figure.</p> <p>The 2018 figure shows a significant decrease to 17 properties. However this dataset is not comparable to previous years given recent changes in how the Performance Indicator is measured and the new definition of what constitutes direct action in terms of having to directly evidence that a property has been brought back into use.</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Total properties brought back into use</th> </tr> </thead> <tbody> <tr> <td>10/11</td> <td>36</td> </tr> <tr> <td>11/12</td> <td>109</td> </tr> <tr> <td>12/13</td> <td>72</td> </tr> <tr> <td>13/14</td> <td>189</td> </tr> <tr> <td>14/15</td> <td>165</td> </tr> <tr> <td>15/16</td> <td>178</td> </tr> <tr> <td>16/17</td> <td>108</td> </tr> <tr> <td>17/18</td> <td>17 - New PI Measurement</td> </tr> </tbody> </table>				Year	Total properties brought back into use	10/11	36	11/12	109	12/13	72	13/14	189	14/15	165	15/16	178	16/17	108	17/18	17 - New PI Measurement
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Summary Assessment Objective 12 – Efficient Use of land and Buildings																							
13.To achieve a modal shift to more sustainable transport modes <i>Effects on achieving a modal shift to more sustainable transport modes</i>	Positive and Negative	Number of major windfall schemes permitted per annum within 400m of facilities (shop, bus stop) and 1,000m of a school	All new windfall developments permitted per annum	See LDP Indicator under LDP Objective 8 and 11 Policy target 20	N																		
		% of population travelling to work by sustainable modes	Increase	See TLP for data	N																		
		<p>Analysis - Recent statistics drawn from the 2011 census shows the following travel to work methods:</p> <p>Car/Motorcycle/Van/Taxi - 81.9% compared to 77.8% in 2001</p> <p>Public transport - 6% compared to 5.2% in 2001</p> <p>Foot - 8.1% compared to 9.4% in 2001</p> <p>Cycle - 1.2% compared to 1.02% in 2001</p> <p>Work at home - 2.8% compared to 6.15% in 2001</p> <p>This indicates that in 2011, the percentage of people travelling to work by sustainable modes was 15.3%, whereas in 2001 15.6% travelled using sustainable modes. Therefore there are marginally less people using sustainable transport than 10 years ago. It is</p>																					

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2018 PERFORMANCE
		evident people are still dependant on driving a car or other vehicle to work as this has increased by nearly 3% over the 10 year period. The data has not been updated for the 2018 AMR.			
		Number and Value of planning contributions secured for improvements in public transport, walking and cycling	Maintain or Increase	New Indicator	
		Analysis - No S106 planning contributions secured this financial year for improvements in public transport walking and cycling			
		Delivery of walking and cycling routes as part of LDP Policy T3	Increase	See LDP Indicator	
Summary Assessment Objective 13 - Modal shift to sustainable modes					
14.To promote sustainable building design <i>Effects on promoting sustainable building design</i>	Positive	Number of strategic sites and strategic action areas which are accompanied by a Renewable / Low Carbon Energy Assessment	100% of all strategic sites and action areas are accompanied by a Renewable / Low Carbon Energy Assessment	See LDP Indicator	N
Summary Assessment Objective 14 - Promote Sustainable Building					
15.To reduce waste generation and disposal to landfill and maximize reuse and recycling <i>Effects on reducing waste generation and disposal to landfill and maximise reuse and recycling</i>	Positive and Negative	% of municipal waste collected by local authorities sent to landfill	Decrease Annually		
		Analysis - In 2013/14 10.6% of municipal waste collected by local authority was sent to landfill. In 2014/15 this increased slightly to 11.6%, In 2016/2017 this has decreased significantly to 2.72%. In 2018 this had increased to 3.76%			
		% of municipal and household waste reused/recycled and composted	52% by 2012/2013 58% by 15/16 64% by 19/20 and 70% by 2024/2025 (source: WG ³)		
		Analysis - This has increased annually from 46.7% in 2010/11 to 52.7% in 2014/2015. Rates are increasing and in 2014/2015 was above the statutory target of 52% however it is below the Welsh average of 56.2%. The Council continues to facilitate an increase in recycling rates. In 2016 for 16-17 the recycling rates increased to 63.59% just short of the target for 2019/20. In 2017-18 this figure had decreased to 60.6			

³ <http://wales.gov.uk/topics/sustainabledevelopment/design/standards/?lang=en>

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2018 PERFORMANCE
		http://gov.wales/docs/statistics/2015/151008-local-authority-municipal-waste-management-2014-15-en.pdf			
		Amount of open air waste management permissions in (ha) expressed against the total maximum requirement of 0.4ha as identified in the Regional Waste Plan	Delivery of 0.4ha Civic Amenity Site by 2015	See LDP Indicator under LDP Obj 18 (Policy target 45)	
Summary Assessment Objective 15 - Reduce Waste					
16.To maintain and improve water quality <i>Effects on contributing to maintaining and improving water quality</i>	Positive	% surface water (natural water bodies) of Good Ecological Status	Water Framework Directive - Good ecological status in all Wales waterbodies by 2027 Ambition to achieve good ecological status in waterbodies by 2015		
Analysis 2009 Baseline - 50% of surface water (natural water bodies) was of good ecological status compared to welsh average of 30% which is positive compared to the welsh average of 30% 2014 (Annual Classification snapshot) - This indicates 43.75 % of surface water (natural water bodies) was of good ecological status which was above the welsh average of 34.77. However this annual snapshot should not be used to identify annual trends to identify environmental trends over time) No update for 2016/17/18					
		Amended - % surface water of Good Chemical Status	Increase	Indicator amended - Data no longer available	
Analysis 2009 Baseline - 75% of surface water of good chemical status compared to 77% welsh average. 25% of the waterbodies is failing 2014 Baseline (Annual Classification) - 80% of surface water of good chemical status compared to 78% welsh average. 20% of the waterbodies is failing No further update since 2014, new datasets expected to be released shortly and will be reported in the forthcoming SA/SEA Scoping Report for the replacement LDP					
		Water Use per Household	To reduce the water use of households annually	Indicator deleted - Data no longer available	x
		Biological Quality of the Afon Lwyd	Increase	Indicator deleted - Data no longer available	x

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2018 PERFORMANCE	
		Litres of water consumed per resident	Decrease	Indicator deleted - Data no longer available	x	
		% groundwater of Good Status	Increase			
		Analysis 2009 - 80% of groundwater is of good ecological status compared to 65% in Wales. 20% in poor condition. 2014 - (Annual Classification Snapshot) 80% of groundwater is of good status compared to 55% in Wales. 20% in poor condition These results are positive compared to the Welsh average but an increase above 80% has not been realised. No further update since 2014, new datasets expected to be released shortly and will be reported in the forthcoming SA/SEA Scoping Report				
		Number of planning applications permitted contrary to advice of Natural Resources Wales / Dwr Cymru Welsh Water on water supply or water quality.	No planning applications approved contrary to the advice of Natural Resources Wales / Dwr Cymru Welsh Water on water supply or quality	See LDP Indicator		
Summary Assessment Objective 16 - Maintain Water Quality						
17.To contribute to an increase in the use of renewable energy sources across the County Borough <i>Effects on contributing to an increase in the use of renewable energy sources across the County Borough</i>	Positive	Number of strategic sites and strategic action areas which are accompanied by a Renewable/Low Carbon Energy Assessment	100% of all strategic sites and action areas are accompanied by a Renewable/Low Carbon Energy Assessment	See LDP indicator		
		Permitted capacity of renewable electricity and heat projects (MW)	Annual increase in the permitted capacity of renewable electricity and heat projects within Torfaen through the Plan Period	See LDP Indicator		
Summary Assessment Objective 17 - Increase Renewable Energy						
18.To improve the affordability of	Positive	Annual Affordable Housing Completions	By 2016 provide 597 affordable dwellings through the planning	See LDP Indicator		

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2018 PERFORMANCE
housing <i>Effects on improving the affordability of housing</i>			system		
		Average house price to earnings ratio	Decrease	Indicator amended to 'earnings' ratio	
		<p>Analysis - The latest house price to earnings ratio in Torfaen in 2017 was 4.8:1 (based on data from the ONS Housing affordability in England and Wales: 2017 Bulletin) and remains unchanged since 2016. https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2017</p> <p>2006 - 5.0 : 1 2012 - 5.4 : 1 2007 - 5.8 : 1 2013 - 4.9 : 1 2008 - 5.7 : 1 2014 - 5.1 : 1 2009 - 5.1 : 1 2015 - 5.0 : 1 2010 - 5.2 : 1 2016 - 4.8 : 1 2011 - 5.5 : 1 2017 - 4.8 : 1</p> <p>(Housing affordability is calculated by dividing house prices by annual earnings. House prices are taken from the House Price Statistics for Small Areas (HPSSAs) produced by the Office for National Statistics (ONS) and refer to the median and lower quartile price paid for residential properties in England and Wales. Earnings data are from the Annual Survey of Hours and Earnings (ASHE) and refer to median and lower quartile gross annual earnings for full-time employees.)</p>			
Summary Assessment Objective 18 - Improve Affordability of Housing					
19.To improve the variety and quality of housing <i>Effects on improving the variety and quality of housing</i>	Positive	Number of net additional affordable and general market dwellings built in the LPA's area per annum for Cwmbran, Pontypool and North Torfaen	In line with identified targets in LDP Monitoring Framework	See LDP Indicator	
		Net additional Gypsy & Traveller Pitches delivered	By 2016 10 Gypsy and Traveller pitches delivered.	See LDP Indicator	
Summary Assessment Objective 19 - Improve variety and quality of housing					
20.To improve accessibility to and protect and improve the quantity and quality of local services and facilities <i>Effects on improving accessibility to and protecting and improving the</i>	Positive	Level of Community Infrastructure per ward	Maintain or Increase	Indicator - Data is not available as no definitive list exists.	x
		Number of new community facilities granted planning permission	Increase		
		<p>Analysis - 4 applications granted permission for new or enhance community facilities:</p> <ul style="list-style-type: none"> Children's play and Recreation Facilities secured at 5 major housing sites granted permission during the year New 250 seat stand - Celtic Park football ground New 11-16 school building and new sixth form building and new recreation facilities (3g pitch) and external play areas - 			

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2018 PERFORMANCE	
quantity and quality of local services and facilities		Croesyceiliog School				
		<ul style="list-style-type: none"> COU from A1 to D2 Ladies Fitness Centre - George St, Pontypool New footbridge - Pontypool Active Living Centre 				
		Number of community facilities lost per annum through the planning system	Maintain or Decrease			
		Analysis Number of apps approved contrary to protective aim of Policy CF3 - A small number of 2 planning applications have been approved for loss of community facilities, as identified below: <ul style="list-style-type: none"> Old Castle Inn, Abersychan - COU from Public house to 1 dwelling - Facility redundant and fully tested against policy requirements. Former Meeting Hall, British Road, Talywain - Conversion of former Kingdom Hall to Joinery Workshop - Comparable replacement facility provided within walking distance of the site and therefore it's no longer required. Gwynedd 10 Llanover Road, Blaenavon - change of use of redundant retail unit to residential use - No consideration of the loss of the retail unit against policy CF3 as part of the determination of the planning application. Former Football Factory Avondale Industrial Estate, Cwmbbran - COU from Leisure (D2) to B8 - No consideration of loss of community facility against the requirements of Policy CF3 as part of the determination of the planning application The first 2 applications both met the requirements of the Policy and therefore in compliance with the indicator but given that 2 applications did not the trigger has been activated. 				
		Percentage of total length of rights of way in the l.a. that are easy to use by the public			New Indicator	
		Analysis - The percentage of total lengths of rights of way in the local authority that area easy to use by the public has decreased from 85% to 77%. 2013-14 - 72% 2014-15 - 85% 2015-16 - 78% 2016-17 - 77% 2017-18 - 79%				
		% of applicable developments providing community facilities, leisure and outdoor recreational opportunities	Provision made in 100% of applicable developments per annum in line with the Adopted S106 SPG		See LDP indicator	
Amount of accessible natural greenspace per 1000 population	2.4ha of recreational open space per 1000 population 2 hectares of natural greenspace per 1000; no		Data not available as base information (Exegeses and KKP recreation Study) not kept up to date. Aim to update this information over	x		

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2018 PERFORMANCE	
			person should live more than 300m walking distance from their nearest area of natural greenspace	the next year and monitor recreational open space from 2016 against 2009 base date		
Summary Assessment Objective 20 - Accessibility to and quantity and quality of local facilities						
21.To improve educational attainment and increase skill levels <i>Effects on improving educational attainment and increased skill levels</i>		% of adults without basic numeracy and literacy skills	Decrease	Data not collated in this form annually. Considered other indicators in terms of qualified persons more appropriate	x	
		Provision of a new primary school at Panteg	Delivery by 2017	See LDP Indicator		
		New schemes granted planning permission for education provision as part of 21st Century schools programme	Increase			
		Analysis - 3 new schemes gained permission during the monitoring period: <ul style="list-style-type: none"> ▪ Croesyceiliog Comp - New 11-16 school building and new sixth form building and new recreation facilities (3g pitch) and external play areas - Croesyceiliog School 				
		% of pupils gaining A*-E A Level Grades	Increase			
		Analysis - In 2017 98.2% of pupils gained A*-E grades compared to 97.1% last year. This is 1% above the Welsh average. The % of pupils gaining A/A* grades increased to 18.9% from 17.1% last year.				
		% of 19 year olds with Level 2 Qualifications (5 GCSE A-C or NVQ equivalent)	Increase			
		Analysis – Cannot locate data for 2018. In 2017 overall 52.6% of pupils achieved the level two threshold, down from 78.6% last year as a result of the BTEC qualifications no longer contributing to this. This is below Welsh average of 62.8% In 2016 overall 52.6% of pupils achieved the level two threshold, down from 78.6% last year as a result of the BTEC qualifications no longer contributing to this. This is below Welsh average of 62.8% However results in the level two threshold of 5 GCSE's A*-C, including English/Welsh first language and maths fell for the first time in four years to 52.9% a reduction of 3.8% from 2015 figures.				
% of population attaining highest qualification	Increase	No Update				

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2018 PERFORMANCE	
		<p>Analysis - Qualified residents % of all aged 16+ Highest level attained (level 4/5) = 20.3% compared to 13.5% in 2001 Highest qualification attained Level 3 = 11.2% compared to 5.16% in 2001 Highest Qualification attained Level 1/2 = 31.4% compared to 37% in 2001 No Qualification = 28.9% compared to 36% in 2001</p> <p>Year end Dec 2017 Data Highest qualification level of working age adults by region and local authority (cannot locate data for 2018)</p> <p>Qualified to NQF level 4 or above = 33.5% compared to 37.4% welsh average Qualified to NQF level 3 or above = 54.2% compared to 58.3% welsh average Qualified to NQF level 2 or above = 76.5.% compared to 78.5. welsh average No Qualification = 8.3% compared to 8.7% welsh average</p>				
Summary Assessment Objective 21 - Improve education attainment and skill levels						
22. To improve the health and well-being of the population. <i>Effects on improving the health and wellbeing of the population</i>		% of Lower Super Output Areas in the most deprived 10% of all Welsh LSOA's	Decrease			
		Analysis - Latest WIMD 2014 shows Torfaen has 5% of its LSOA's in the most deprived 10% (Ranks1-191) down from 6.75% in 2011. No further update for 2017				
		Overall Index of Multiple Deprivation - Levels of Deprivation in Torfaen	Decrease			
		Analysis - 2014 data - Torfaen has the following percentages of its 60 LSOAs in the deprivation brackets (with the 30% figures being seen as defining the most deprived areas in Wales):- <ul style="list-style-type: none"> ▪ 5% in most deprived 10% (ranks 1-191) - down from 6.75% in 2011 ▪ 25% in most deprived 20% (ranks (1-382) - up from 16.7% in 2011 ▪ 38.3% in most deprived 30% (ranks 1-573) - up from 35.0% in 2011 ▪ 56.7% in most deprived 50% (ranks 1-955) - no change since 2011 Torfaen has three LSOA's in the most deprived 10% in wales (Trevethin 1, Upper Cwmbran 1, Pontnewydd 1)				
		No further update for 2018				
		Delivery of Health Facilities (Blaenavon Health Centre)	By 2015	See LDP Indicator		
		Delivery of Specialist Critical Care	By 2018	See LDP Indicator		

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2018 PERFORMANCE
		Centre at Llanfrechfa			
		% of new developments (10 or more units) within 800m walking distance of key health services	Nil		
		<p>Analysis - Out of 6 large housing schemes permitted, 3 were within 800m of key health services i.e. doctors' surgery, equating to 50%. It is unlikely given the distribution of GPs that all windfall development will be within 800m of facilities however the figure has increased from last year.</p> <p>2018 Sites below</p> <ul style="list-style-type: none"> ▪ Kemys Fawr Infants School, Griffithstown (31 dwellings) - Outside distance ▪ 2 Reserved Matters Applications - South Sebastopol - Outside distance ▪ Two Locks Nursery School, Cwmbran (14 dwellings) - Within distance (GP Surgery) ▪ Ty Rosser Gwyn, Garndiffaith (12 dwellings) - Within distance (GP Surgery) ▪ Llantarnam Primary School, Cwmbran (78 dwellings) - Within distance (Dentist) - outside distance for GP surgery ▪ Caldicot Way, Cwmbran (28 dwellings) - Within distance (GP Surgery) 			
Summary Assessment Objective 22 - Improve health and well-being of the population					
23.To promote strengthen and enhance the cultural identity of communities and improve social cohesion and diversity	Positive	Number of new community facilities granted planning permission	--	See SA Indicator under Objective 20 above	
		Number of community facilities lost per annum through the planning system	Decrease	See LDP Indicator	
		% of applicable developments providing community facilities, leisure and outdoor recreation facilities	Provision made in 100% of applicable developments per annum in line with Adopted S106 SPG	See LDP Indicator	
		% of people speaking Welsh	No target		
		Analysis - This has fallen from 11.1% in 2001 to 9.8% between the 2001-2011 Census. However, whilst rates have fallen the LDP has played its part in promoting the welsh language. The LDP safeguarded land for the provision of a 410 place primary school at Panteg, land secured under S106 as part of the residential scheme. This brand new facility will assist in promoting the welsh language and may attract more children to learn welsh. This indicator is only monitored in the annual census so is unlikely to generate any trend data over the monitoring period, therefore should potentially be removed in next year's study			

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2018 PERFORMANCE
		Number of Gypsy Traveller Pitches delivered		See LDP Indicator	
Summary Assessment Objective 23 - Strengthen and enhance cultural identity					

APPENDIX C - Changes to LDP and SA Monitoring Framework

Objective	Indicator	Change	AMR	Reason
Local Development Plan AMR Tables				
1 - Employment & Retail (Policy target 2)	2. Amount of major new retail and leisure development permitted in three defined town centres	No change to indicator - Incorrect trigger on original framework. Amended as follows " 4 significant development permitted outside of a defined town centre " to "Non delivery by 2017"	2015 AMR	The trigger should be monitoring delivery rather than development permitted outside of a town centre. This issue is addressed under Policy target 6.
4 - Highest quality design (Policy target 11)	11. Adoption of design guidance as outlined in SPG Programme	Indicator amended - Annual delivery of SPG during the year	2015 AMR	In light of the fact there is no specified timetable to monitor delivery above it is considered this indicator should be reworded to 'Annual delivery of SPG during the year'
14 - Ensure development contributes to water quality, protecting water supply	31. % of relevant planning permissions incorporating SUDS	Indicator deleted	2015 AMR	Data is not recorded and not easily accessible. Further Given the use of SUDS is non statutory and the authority has been provided with no additional resources to take on the maintenance liabilities relating to SUDS then there is no mechanism to ensure implementation of SUDS in all new developments. Also provision of SUDS is non statutory and not mandatory and will not therefore be undertaken by all applications so determining 'relevant permissions' is difficult. Further the data is not collected and reported and not easily available from planning applications.
Sustainability Appraisal/Strategic Environmental Assessment Tables				
1 & 2 - Employment and Economic Growth	<i>No of Business VAT registrations</i>	<i>Indicator omitted. Replaced with 'Business Births'</i>	2015 AMR	VAT business registration statistic discontinued in 2008. Amend indicator to business births, from Births, Deaths and Active Enterprises statistic supplied annually by WG Stats Wales
	<i>Annual pay by residence (Average Earnings)</i>	<i>Indicator reworded to reflect new title Earnings by Workplace</i>	2015 AMR	To reflect correct terminology on NOMIS website
3 - Promote and enhance sustainable	<i>Number of new development schemes delivered for tourist related</i>	<i>'Number of new development schemes</i>	2015 AMR	Indicator reworded to reflect developments permitted as this can be monitored through the planning system

tourism	<i>facilities</i>	<i>permitted for tourist related facilities”</i>		
	<i>Number of people employed in the tourism industry</i>	<i>Indicator amended to ‘Number of FTE jobs supported by tourism spend’</i>	2016 AMR	Indicator to be amended to ‘Number of FTE jobs supported by tourism spend’ to reflect STEAM data returns
	<i>Total number of visitors to attractions in Torfaen</i>	<i>Indicator reworded to ‘Total Visitor Days (Millions)’</i>	2016 AMR	Indicator amended to ‘Total Visitor Days (Millions)’ to reflect STEAM data returns
	<i>Total Tourism spend per annum</i>	<i>Indicator amended to ‘Total economic impact of tourism’</i>	2016 AMR	Indicator amended to ‘Total economic impact of tourism’ to reflect STEAM data
4 - Protect and enhance Blaenavon World Heritage Site	Visitor numbers to: Blaenavon Ironworks; Big Pit Mining Museum; Pontypool and Blaenavon Railway; Town of Blaenavon; Blaenavon Landscape; and The Monmouthshire and Brecon Canal	Indicator reworded to ‘ <i>Visitor numbers to attractions where visitor numbers are recorded</i> ’	2015 AMR	To reflect the fact that visitor number data is not available for a number of attractions. Now use STEAM data
	<i>Number of development projects that include the restoration of features that contribute to the integrity of the BILWHS</i>	Potentially delete for next year’s AMR	2016 AMR	Would appear difficult to quantify for monitoring purposes.
	<i>Implementation of Actions from the Forgotten Landscapes Action Plan</i>	Indicator deleted in 2016 AMR	2016 AMR	Forgotten Landscapes project now completed.
5 - Protect, manage and enhance biodiversity	<i>% change of selected Torfaen LBAP species</i>	Indicator deleted	2015 AMR	The data is not easily available and would be too resource intensive to collect
	<i>Sites of Special Scientific Interest in favourable condition</i>	Indicator deleted	2015 AMR	The data is responsibility of NRW and data is not readily available. A recent board report on SSSI’s outlined there is a lack of up to date evidence of feature conditions/SSSI due to resource issues and competing priorities.
	<i>Green Space under positive biodiversity management</i>	New Indicator	2015 AMR	Monitoring indicator for which there is annual data to monitor the protection, enhancement of biodiversity
	<i>Land brought into positive management through the Pollinators Action Plan</i>	New Indicator	2015 AMR	Monitoring indicator for which there is annual data to monitor the protection, enhancement of biodiversity
9 - Minimise the risk of flooding and increase flood resilience	<i>Number of new properties at risk of flooding</i>	Indicator potentially deleted	2015 AMR	Data was held externally from the Council and no longer available and addressed in part by LDP Indicator monitoring permissions in flood risk areas. Will review next year
	<i>% relevant planning permissions</i>	Indicator deleted	2015 AMR	See LDP Indicators above

	<i>incorporating SUDS</i>			
12 - Make most efficient use of land	<i>Area of Derelict/Contaminated Land</i>	Indicator deleted	2015 AMR	Data not regularly updated due to resources and not monitored annually
13 - Modal shift to sustainable transport modes	<i>Number of development incorporating green travel plans</i>	Indicator deleted	2015 AMR	Green travel plans are no longer used as TAN18 sets out the requirements for requiring travel plans for certain thresholds for developments. Given all developments meeting the threshold would have to prepare one the data would only realise a 100% figure which does not provide any useful information for monitoring purposes.
	<i>% of people using public transport</i>	Indicator deleted	2015 AMR	Data not comprehensive and would be dependent on all public service operators providing exact passenger numbers
14 - Promote sustainable building design	<i>% of relevant planning permissions incorporating SUDS</i>	Indicator deleted	2015 AMR	See LDP Indicator above
15 - Reduce waste generation	<i>Municipal Waste Arising's</i>	Indicator deleted and new indicator “% of municipal waste collected by local authorities sent to landfill” added	2015 AMR	Data monitored but key indicator on amount of waste recycled/reused composted already included. Annual waste arising's is more than likely to continue to decrease so considered better indicators to monitor. New indicator added “% of municipal waste collected by local authorities sent to landfill”
	<i>% non-hazardous waste from construction recycled, recovered or reused</i>	Indicator deleted and new indicator “% of municipal and household waste reused/recycled and composted” added	2015 AMR	Not considered a key headline indicator. Will be replaced with an indicator monitored for biodegradable waste diverted from landfill. “% of municipal and household waste reused/recycled and composted
16 - Maintain and improve water quality	<i>Chemical water quality of the Afon Llwyd</i>	Indicator amended to “% surface water of Good Chemical Status”	2015 AMR	The Water framework directive changed the requirements for monitoring water quality to the assessment of chemical status. New amended indicator added
	<i>% surface water (natural water bodies) of Good Ecological Status</i>	New indicator added	2015 AMR	The Water framework directive changed the requirements for monitoring water quality to the assessment of ecological status. New amended indicator added
	<i>% groundwater of Good Status</i>	Indicator added	2015 AMR	The Water framework directive changed the requirements for monitoring water quality to the assessment of groundwater status. New amended indicator added
	<i>Water use per household</i>	Indicator deleted	2015 AMR	Data no longer available
	<i>Biological Quality of the Afon Llwyd</i>	Indicator deleted	2015 AMR	Data not monitored, amended indicator now in place.

				See comments on chemical quality indicator above
	<i>Litres of water consumed per resident</i>	Indicator deleted	2015 AMR	Data was held externally from the Council and no longer available
17 - Contribute to an increase in use of renewables	<i>Electricity generated from renewable sources</i>	Indicator deleted	2015 AMR	Torfaen specific data not available which is monitored regularly
18 - To improve the affordability of housing	<i>Average house price to income ratio</i>	Indicator amended - Average house price to <u>earnings</u> ratio	2015 AMR	Dataset used is earnings rather than income as this relates to a single person in full time employment, where income refers to a household income.
19 - Improve variety and quality of housing	<i>Number of houses meeting WHQS</i>	Indicator deleted	2015 AMR	All social housing is required to meet WHQS. Data would only realise a 100% return
20 - Improve accessibility to protect and improve quantity and quality of local facilities	<i>Level of Community Infrastructure per ward</i>	Indicator deleted	2015 AMR	Comprehensive dataset not available and the definition of community infrastructure is wide ranging and difficult to fully quantify.
	<i>Percentage of total length of rights of way in the l.a. that are easy to use by the public</i>	New Indicator added	2015 AMR	New indicator which is monitored annually which is monitors quality and accessibility of local facilities
	<i>Amount of accessible natural greenspace per 1000 population</i>	Indicator deleted	2015 AMR	Data not available as base info not kept up to date.
21 - Improve educational attainment and skill levels	<i>% of adults without basic numeracy and literacy skills</i>	Indicator deleted	2015 AMR	Data not collated in this form annually. Considered other indicators in terms of qualified persons more appropriate
	<i>% of population attaining highest qualification</i>	Indicator deleted	2017 AMR	Data no longer available. Amend indicator to Highest qualification level of working age adults.
	<i>% of pupils gaining A*-E A Level Grades</i>	Indicator added	2015 AMR	Annual indicator that is monitored by TCBC Education as a benchmark of performance
23 - Promote strengthen and enhance cultural identity of communities and improve social cohesion	<i>Level of Community Infrastructure per ward</i>	Indicator deleted	2015 AMR	See Objective 20 above
	<i>% of community buildings that have a range of uses</i>	Indicator deleted	2015 AMR	No comprehensive dataset exists
	<i>Niche retail development in local centres that contributes to local distinctiveness</i>	Indicator deleted	2015 AMR	Difficult to accurately measure as open to interpretation. Will consider monitoring retail development in local centres
	<i>% of people speaking welsh</i>	Indicator deleted	2017 AMR	Data not updated on a regular basis only through census returns so unable to show trends.