

## Monitoring Torfaen LDP Housing Delivery

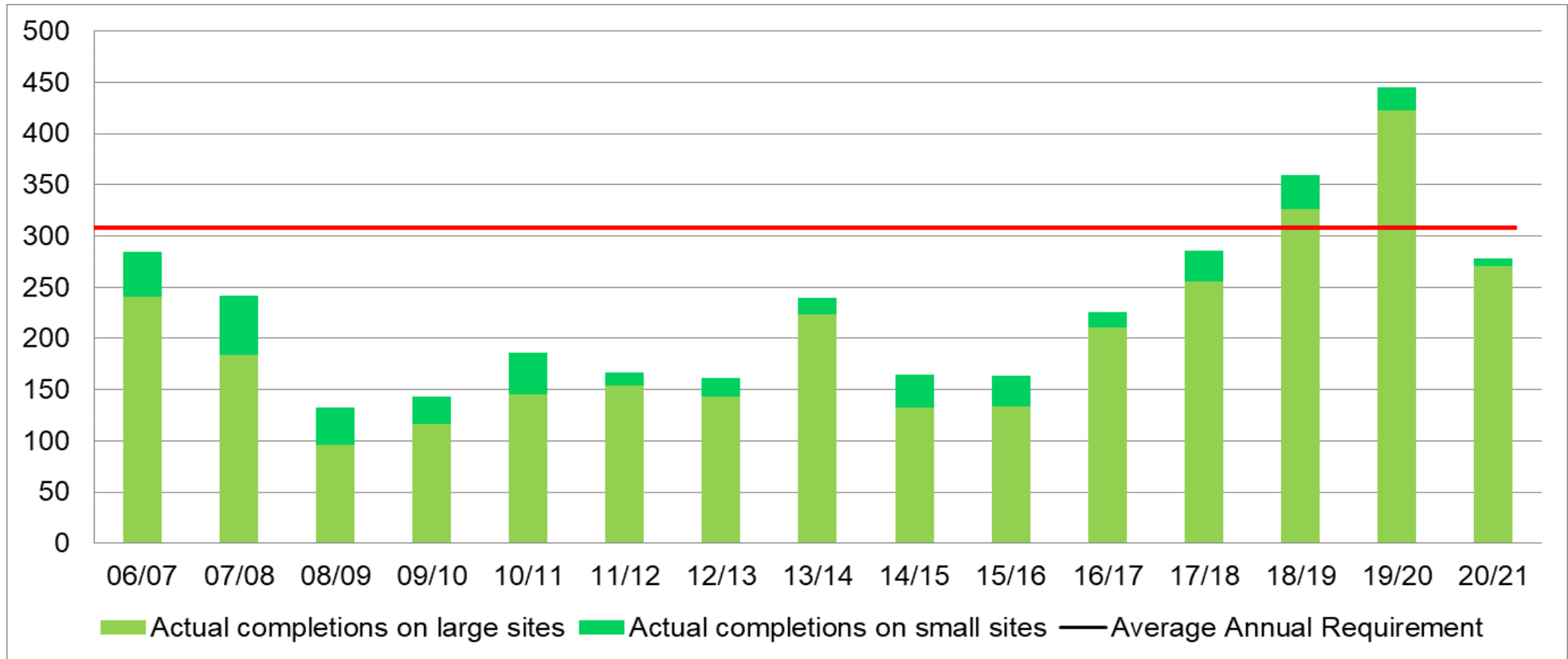
### Extract from Torfaen LDP: Annual Monitoring Report 2023

- 3.65 **Housing Delivery in Torfaen** - The DPMv3 advises that, for adopted LDPs, the Average Annual Requirement methodology (AAR - i.e. the LDP housing requirement / plan period in years = 4,700 dwellings / 15.25 years = 308 dwellings per annum (dpa)) and Tables 19-21 and Diagram 16 be used within the AMR with the 'best information' in conjunction with the Housing Study Group to monitor the delivery of housing. Also, with regard these tables, once the plan end date has been reached, the Welsh Government have also advised that "*LPAs should just say they underbuilt by xx (that number is frozen) at plan end but include more up to date commentary for where they are now...*".
- 3.66 Therefore, the Torfaen LDP Policy S5, set a 4,700 dwellings housebuilding target over the 2006 to 2021 plan period, and by 1<sup>st</sup> April 2021, **3,480 dwellings (74%)** had been built, some **1,220 dwellings (26%)** short of the target. In addition, Table 21 (page 24) and Diagram 16 (page 25) below (from DPMv3) show housing completions in Torfaen for the LDP plan period 1<sup>st</sup> January 2006 - 31<sup>st</sup> March 2021, which were previously agreed by the Torfaen Housing Study Group.
- 3.67 In the following 2021-2023 monitoring period, an additional **472 dwellings** were built; therefore, as of April 2023, **4,312 dwellings (91.7%)** had been built, some **388 dwellings (8.3%)** short of the LDP target; again these housing completions have been agreed by the Torfaen Housing Study Group.
- 3.68 **Affordable Housing Delivery in Torfaen** - Similarly, 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. Therefore, as of April 2021, **1,143** affordable units have been delivered (101% of the LDP target); which also equates to **32.8%** of all completions. However, it should be noted that this delivery has only been achieved through the use of both S106 Obligations and WG Social Housing Grant; and that the total affordable housing need, was and still is, much higher than the above LDP target.
- 3.69 In the following 2021-2023 monitoring period, an additional **150** affordable dwellings were delivered; therefore, as of April 2023, **1,293** affordable units had been delivered (**113%** of the target); which also equates to **30%** of all completions.
- 3.70 **Housing Supply in Torfaen** - Going forward, DPMv3 Tables 19-20 have been combined into AMR Table 3.3 on page 26 below (which shows the timing and phasing of large housing sites (10 or more dwellings) with planning permission or LDP / RLDP housing allocations in Torfaen (2023-2028) @ 1<sup>st</sup> April 2023). Table 3.3 also shows that over the next five years, it is forecast that an average of **318 dwellings per annum** (dpa) will be built in Torfaen. Indeed, this is above the Torfaen LDP Average Annual Requirement of **308 dpa**. Therefore, this demonstrates that housing supply will not run out in the County Borough before the new Torfaen RLDP is adopted.

**Table 21: Calculating the Average Annual Requirement (AAR) for housing delivery in Torfaen @ 1st April 2021**

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
B Remaining years	15.25	14	13	12	11	10	9	8	7	6	5	4	3	2	1
C Total housing provision	5,740	5,740	5,740	5,740	5,740	5,740	5,740	5,740	5,740	5,740	5,740	5,740	5,740	5,740	5,740
D Total LDP housing requirement	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700
E completions on large sites during year	<b>241</b>	<b>184</b>	<b>96</b>	<b>116</b>	<b>145</b>	<b>154</b>	<b>143</b>	<b>223</b>	<b>133</b>	<b>134</b>	<b>211</b>	<b>256</b>	<b>326</b>	<b>423</b>	<b>271</b>
F Actual recorded completions on small sites	<b>44</b>	<b>58</b>	<b>37</b>	<b>27</b>	<b>41</b>	<b>13</b>	<b>18</b>	<b>17</b>	<b>32</b>	<b>30</b>	<b>15</b>	<b>30</b>	<b>33</b>	<b>22</b>	<b>7</b>
G Anticipated completions on allocated sites during year	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
H Anticipated land bank completions during year	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
I Anticipated completions large windfall during year	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
J Anticipated completions small windfall during year	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
K Total completions (E+F+G+H+I+J)	285	242	133	143	186	167	161	240	165	164	226	286	359	445	278
L Average Annual Rate	<b>308</b>	<b>308</b>	<b>308</b>	<b>308</b>	<b>308</b>	<b>308</b>	<b>308</b>	<b>308</b>	<b>308</b>	<b>308</b>	<b>308</b>	<b>308</b>	<b>308</b>	<b>308</b>	<b>308</b>
M Total projected cumulative completions	<b>285</b>	<b>527</b>	<b>660</b>	<b>803</b>	<b>989</b>	<b>1,156</b>	<b>1,317</b>	<b>1,557</b>	<b>1,722</b>	<b>1,886</b>	<b>2,112</b>	<b>2,398</b>	<b>2,757</b>	<b>3,202</b>	<b>3,480</b>
N Remaining housing completions (housing requirement minus completions by year)	<b>4,415</b>	<b>4,173</b>	<b>4,040</b>	<b>3,897</b>	<b>3,711</b>	<b>3,544</b>	<b>3,383</b>	<b>3,143</b>	<b>2,978</b>	<b>2,814</b>	<b>2,588</b>	<b>2,302</b>	<b>1,943</b>	<b>1,498</b>	<b>1,220</b>

**Diagram 16: Housing Development: Torfaen Average Annual Requirement (AAR) Monitoring (2006-2021) @ 1st April 2021**



**Table 3.3: The timing and phasing of housing sites with planning permission / LDP/RLDP housing allocations in Torfaen (2023-2028) @ 1<sup>st</sup> April 2023**

Site	23-24	24-25	25-26	26-27	27-28
<b>Permitted Large Sites</b> (based upon DPMv3 Table 20)					
South Sebastopol - Wrens Nest / Uplands / Maesgwyn (Taylor Wimpey)	100	92	90	90	90
South Sebastopol - Village Core (Taylor Wimpey)	8	0	0	0	0
South Sebastopol - Village Core (Barratts)	29	0	0	0	0
Malthouse Lane, Llantarnam (Enzo Homes)	62	60	26	0	0
County Hall (Pobl)	0	0	45	49	49
Manor Way, Abersychan	10	0	0	0	0
Lower Shepherds Hill G&T Site, Pontypool (21)	0	0	10	0	0
Osborne Road And Michael Way Pontypool	0	9	0	0	0
The Former New Bridge Inn, Greenhill Road	9	0	0	0	0
Glanwern House (10 dwellings - 6 new)	6	0	0	0	0
Rifle Club Victoria St / Ventnor Rd, Cwmbran	13	0	0	0	0
Penywain Lane, Pontypool	33	0	0	0	0
Pearl House, Pontypool (16)	16	0	0	0	0
Pisgah Road, Talywain (23)	0	0	0	0	0
Former Pontypool Hospital (34)	0	0	0	0	0
<b>LDP Allocated Large Sites</b> (based upon DPMv3 Table 19)					
SAA2 - Canalside Cwmbran (150)	0	0	0	0	0
SAA4 - Mamhilad (JEUK land) (850) (resolved to approve subject to agreement of S106)	0	0	85	85	85
SAA4 - Mamhilad (PPE land) (425)	0	0	0	?	?
SAA7 - Llanfrechfa Grange, Cwmbran (300)	0	0	0	0	0
H1/1 - Police HQ (77)	0	0	0	0	0
H1/2 - Police College Phase 3 (Barratts)	0	20	25	25	0
H1/4 - Ty'r-ywen Farm, Fairwater (25)	0	0	0	0	0
H2/2 - Animal Pound & Adj. Land, Wainfelin (70?)	0	0	0	0	0
H2/3 - Pontypool College (112)	0	0	30	30	30
H2/4 - Coal Yard, Station Road, Panteg (15)	0	0	0	0	0
H3/1 - Garn-yr-Erw Terrace, Blaenavon (26)	0	0	0	0	0
H3/2 - Blaenavon Health Centre (17)	0	0	0	0	0
H3/3 - St Peters School, Blaenavon (18)	0	0	0	0	0
H3/5 - Giles Road, Blaenavon (20?)	0	0	0	0	0
H3/6 - Old Co-op, High Street, Abersychan (24)	0	0	0	0	0
H7/1 - Rose Cottage G&T site, Pontypool (10)	0	0	0	0	0
Large Site Total (A)	<b>286</b>	<b>181</b>	<b>311</b>	<b>279</b>	<b>254</b>
<b>Large Windfall Sites Allowance (B)</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>50</b>
<b>Small Windfall Sites Allowance (C)</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>
	<b>23-24</b>	<b>24-25</b>	<b>25-26</b>	<b>26-27</b>	<b>27-28</b>
<b>TOTAL A+B+C</b>	<b>312</b>	<b>207</b>	<b>387</b>	<b>355</b>	<b>330</b>
<b>5-year average completions</b>	<b>318</b>				