



# Torfaen County Borough Council Local Development Plan (to 2021)

## Annual Monitoring Report 2016

October 2016



**TORFAEN COUNTY BOROUGH COUNCIL**

**LOCAL DEVELOPMENT PLAN**

**ANNUAL MONITORING REPORT 2016**

**OCTOBER 2016**

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## Executive Summary

**Background** - The Torfaen Local Development Plan (LDP) was adopted by Torfaen County Borough Council on 13<sup>th</sup> 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 up to 2021. Following adoption of the LDP the Council has a statutory duty to produce an Annual Monitoring Report (AMR) for submission to the Welsh Government by the 31<sup>st</sup> October each year. This is the second AMR, and is based on the preceding year from 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016. The AMR has two key roles, firstly to consider whether the LDP 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. The Council is required to undertake a full review of the Plan 4 years after its adoption (December 2017) unless the AMR indicates otherwise. The AMR monitors the effectiveness of delivery of the Plan, its sustainability credentials and any contextual issues that will influence its implementation. *The first AMR (2015) concluded that 'there is no evidence to indicate that there is a need for a full or partial review of the plan at this time. Progress in delivery of the strategy is slower than expected primarily due to the prevailing economic climate impacting on the housing and employment markets however it is considered the strategy is sound and is effective to promote growth and regeneration opportunities in Torfaen.*

**Contextual Changes** - 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 national, regional and local contextual changes that have occurred in the preceding year that may have affected the delivery of the LDP or even necessitate the need for its review.

**National Context** - includes considering the effects of the recession of 2008/9 and subsequent and continuing recovery and the BREXIT vote. Further it considers The Well-being of Future Generations (Wales) Act 2015, the Planning (Wales) Act 2015, Environment (Wales) Act 2016, Historic Environment (Wales) Act 2016; revised Regulations (The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015 and associated LDP Manual Edition 2); and several Policy documents (revisions to Planning Policy Wales (PPW) No.8; TANs and guidance letters.

**Regional Context** - Proposals are emerging for a 'Cardiff City Deal', which could provide £1 billion of transport and economic development funds into the region over the next 10-15 years. Similarly, it is likely that Torfaen will be part of the future Cardiff Strategic Development Plan (SDP) area. This regional context is important as whilst the whole of former 'Gwent' is now covered by adopted LDPs a number of South East Wales authorities are embarking on reviews of their plans.

**Local Context** - Within Torfaen progress is being made in delivering the LDP housing target and housing market areas sub-targets; and new house prices continue to rise and the housing market prospects are favourable. However the speed of delivery of new housing is below that envisaged in the plan strategy. The latest Joint Housing Land Availability Study 2015 shows that Torfaen has a 3.6 years housing land supply; which is significantly below the required 5 years land supply under WG policy.

The Council has made progress in delivering its 21<sup>st</sup> Century Schools Programme, including three Primary Schools being built shortly; commenced preparation of its Torfaen Active Travel Plan; and been successful in obtaining WG 'Vibrant and Viable Places' funding which could assist with the delivery LDP housing sites and speed up delivery of affordable housing units. The large regional 'Gwent' Specialist & Critical Care Centre

(SCCC) Hospital, which is allocated as part of the Llanfrechfa Grange Strategic Action Area', has been delayed and not now likely to be opened until 2020.

**Local Development Plan Policy Monitoring** - An overview of the LDP Monitoring Data for the 2016 AMR provides an interesting insight into the implementation of the LDP over the monitoring period. Of particular note is the following:-

- The housing land supply figure has decreased significantly from 4.8 in 2015 to 3.6 years in 2016. This trend is significant and the figure is well below the required 5 year figure;
- To date 1888 units (40.1% of the total housing requirement) has been delivered.
- The Annual Affordable Housing Viability Review has shown that the affordable housing percentages and the site size thresholds should remain unchanged;
- Major planning approvals have been given to Strategic Action Areas 1, 3 and 4 (Eastern Strip, Llantarnam and South Sebastopol) and work has now commenced on all of these areas;
- Planning approval for the SCCC component of SAA7 has been achieved although final approval has not yet been given by Welsh Government and work has not yet commenced;
- No planning application has yet been submitted for Strategic Action Areas 2 and 4 Canalside and Mamhilad;
- A report on the future of the British Strategic Action Area (SAA5) is to be considered at Council in October;
- Permission has been granted and work has commenced at Strategic Housing site H1/2 (Former Police College);
- Permission has been granted for a school at the land safeguarded at Panteg under Policy CF2 and work has commenced on site;
- Permission has been granted for a new Gypsy Traveller Facility at The Race under Policy H7/2 and the first phase has been completed;
- No allocated employment land has been developed in the last year. 2.96ha of B1 employment land has been approved as part of SAA3 Llantarnam and redevelopments on existing sites have come forward equivalent to 1.55ha. However, delivery of employment land is significantly below target;
- Cwmbran town centre continues to perform exceptionally well as a sub-regional shopping centre with vacancy rates well below the national average, however there has been an increase since last year. Vacancy rates in Pontypool town centre have decreased over the plan period and also from last year which is welcomed, but remain slightly above the national average. For Blaenavon town centre vacancy rates have increased over the plan period, and have risen since last year which is of concern and needs to be considered in any future review.
- The Conservation Area Appraisal Programme is significantly behind schedule.

**LDP Strategy Monitoring** - A summary of the strategy monitoring actions relating to the adopted LDP objectives, which uses a 'traffic lights scoring system' is outlined below:-

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

Table 4.1 below summarises the results of the monitoring of the 18 LDP Objectives.

<b>Table 4.1: LDP Strategy Monitoring - Summary</b>	
<b>Objectives</b>	<b>Result</b>

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	

From Table 4.1 above it can be seen that the monitoring has shown that for 12 of the 18 LDP Objectives the indicators suggest the LDP policies are being implemented effectively and no further action is required. The monitoring has also shown that for a further 6 of the LDP Objectives the indicators suggest the LDP policies are not currently being achieved, and that in relation to 4 the situation cannot be addressed without a partial or full review of the Plan. In detail 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 detailed in paragraph 4.7.

**LDP Policy Monitoring** - This AMR in section 4.9 reports on the progress of the implementation of LDP allocations, and where progress is behind schedule it identifies relevant actions that will be undertaken to continue to facilitate delivery of the relevant sites.








**LDP Policy Effectiveness Monitoring** - There is a variation in the effectiveness of LDP policies. Table 4.4 in this AMR identifies where there are issues with the implementation of certain policies with actions to attempt to address them being identified.

**Mandatory Indicators** - The LDP Regulations set out a number of mandatory indicators that should be reported in the AMR. The results of these are set out in Table 4.5 of the main report.

**Sustainability Appraisal Monitoring** - This section details the results of the Sustainability Appraisal / Strategic Environmental Assessment Monitoring, which is required by the SEA Directive. A summary of the results is outlined in Table 5.1 below, showing a reduction in in positive effects against objectives since 2015, including one negative effect. However, on balance against the range of SA Objectives, whilst reduced from 2015 an overall positive effect in the state of the environment is being realised. A traffic light system methodology has been used to identify if progress is being made towards the relevant objective. 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	

The following Table 5.1 sets out the summary assessment of the results of the Sustainability Monitoring.

<b>Table 5.1: Sustainability Appraisal Monitoring - Summary Table</b>		
<b>Objectives</b>		<b>Result</b>
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
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
10	To conserve and enhance historic resources and their settings (both	

	positive and negative effects)	
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
13	To achieve a modal shift to more sustainable transport modes (both positive and negative effects)	
14	To promote sustainable building design (positive effects)	N
15	To reduce waste generation and disposal to landfill and maximise reuse and recycling (both positive and negative effects)	
16	To maintain and improve water quality (both positive and negative effects)	N
17	To contribute to an increase in the use of renewable energy sources across the County Borough (positive effects)	
18	To improve the affordability of housing (positive effects)	
19	To improve the variety and quality of housing (positive effects)	N
20	To improve accessibility to and protect and improve the quantity and quality of local services and facilities (positive effects)	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

The results of the Sustainability monitoring indicate that out of 23 Sustainability Objectives overall positive effects were identified for 12 objectives (14 in 2015 AMR) neutral effects for 9 objectives (8 in 2015 AMR). This year one objective was identifying a significant negative effect compared to none last year. Overall as identified in the 2015 AMR 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. In detail the reasons for these monitoring results are set out in Appendix B.

**Conclusions** - This 2016 AMR is the second 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 particular the monitoring has shown that for 6 of the LDP Objectives the indicators suggest the LDP policies are not currently being achieved, and that in relation to 4 the situation cannot be addressed without a partial or full review of the Plan.

It is considered that the evidence collected from this second AMR following adoption of the LDP in 2013 indicates that the basic strategy whilst sound is taking too long to deliver particularly relating to housing and employment development. A main indication of this fall being the significant fall in the Joint Housing Land Supply figure from 4.8 to 3.6 years.

### Recommendations of 2016 AMR

As a result of the above the LDP Annual Monitoring Report 2016 concludes with the following recommendations:-

1. There is evidence to indicate that there is a need for a full or partial review of the plan at this time. Despite work to promote sites progress in delivery of the



**strategy is slower than expected primarily due to the prevailing economic climate impacting on the housing and employment markets.**

- 2. Report be presented to Council to consider the options for review in the context of the emerging national and regional planning situation.**

# 1. Introduction

## Background

- 1.1 The Torfaen Local Development Plan (LDP) was adopted by Torfaen County Borough Council on 13<sup>th</sup> 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 31<sup>st</sup> 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 is required to be undertaken 4 years after implementation in 2017 if not considered necessary prior to this. The AMR will 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.
- 1.3 This is the second AMR report, and is based on the period from 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016 and is required to be submitted to the Welsh Government by the 31<sup>st</sup> October 2016. 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.
- 1.4 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 2016 AMR is set out in paragraph 6.17.

## Monitoring Requirements

- 1.5 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.
- 1.6 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?*
- 1.7 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**

- 1.8 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.
- 1.9 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.
- 1.10 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 1<sup>st</sup> April of that particular year. Data will be collected at an April 1<sup>st</sup> 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 4.12 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 previous 2015 AMR the main contextual changes are outlined below. The continuing effect of the 2008/9 recession is still affecting the construction / commercial investment industry which has not yet returned to the growth and investment levels of before 2008.
- 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 1<sup>st</sup> April 2015, the following relevant legislation and policy 'documents' were issued by the National and Welsh Governments:-
- 3.6 **The Well-being of Future Generations (Wales) Act 2015** - received Royal Assent and became law on 29 April 2015. The Act strengthens existing governance arrangements for improving the well-being of Wales to ensure "that the needs of the present are met without compromising the ability of future generations to meet their own needs", which is known as the "sustainable development principle". Further details were included in the 2015 AMR.
- 3.7 **Planning (Wales) Act 2015** - received Royal Assent and became law on 6<sup>th</sup> July 2015.; The main points of the Planning Act were covered in the 2015 AMR and are not repeated in detail here although noting here is a plethora of secondary legislation, commencement orders, new guidance, consultations and delivery bodies required for it to be fully implemented:-

**Strategic Development Plans** - A potential significant change resulting from the Planning Act will be the introduction of Strategic Development Plans. The details of what is envisaged is included in the 2015 AMR however no significant progress has yet been made on the Cardiff Region SDP with the process of developing plans not yet being initiated by Welsh Government. The potential development of a Strategic

Development Plan for the Cardiff City Region would have major implications for any review of the LDP and investigations have commenced as to how the development of any SDP would affect the formal review of the Torfaen LDP. The implications are potentially significant and should it be decided a review of the plan is necessary, a further report will be presented to Council to consider the options for review in the context of the emerging national and regional planning situation.

- 3.8 **Environment (Wales) Act** - received Royal Assent and became law on 21 March 2016 and requires Natural Resources Wales (NRW) to report on the principality's natural resources and detail their ability to respond to pressures and adapt to climate change. Other public bodies, including councils, will be under a duty to provide information and help NRW draft this State of Natural Resources Report (SoNaRR).
- 3.9 The Act also requires Ministers to publish a National Natural Resources Policy (NNRP) setting out priorities and opportunities for sustainable natural resource management. It will further set the context for "Area Statements" to ensure that national priorities for sustainable resource management inform local delivery.
- 3.10 The Act also provides public authorities with a reshaped requirement to seek to "maintain and enhance biodiversity" where this is within the proper exercise of their duties. Councils and other public bodies will also have to try to "promote the resilience of ecosystems". The legislation obliges all public authorities to report on actions they are taking to improve biodiversity and promote ecosystem resilience.
- 3.11 The Act also includes provisions to tackle climate change, through statutory emission reduction targets and carbon budgeting to support their delivery to ensure that greenhouse gas emissions in 2050 are cut by at least 80% from current baselines.
- 3.12 Other provisions cover waste management, including carrier bags and provide the Welsh Ministers with powers to take action to achieve higher levels of recycling for business waste, food waste treatment and energy recovery.
- 3.13 The Act also clarifies the law for a number of existing environmental regulatory regimes including marine licensing, land drainage and flood risk management; and provides powers for NRW to enter into certain land management agreements.
- 3.14 The first State of Natural Resources Report is due to be published by autumn 2016; with the first National Natural Resources Policy being produced in the following spring 2017.
  - It is considered that this Act currently has no significant implications for the LDP; although the associated documents (SoNaRR, NNRP and Area Statement) will be considered in the review of the LDP when produced. Similarly, the Council will continue to monitor the Welsh Government's measures to reduce carbon emissions as they generally have a direct effect on construction costs and thus site viability and the ability to secure S106 contributions (including affordable housing) and CIL; especially when these costs will have a disproportionate greater negative effect in Torfaen's 'weaker' viability areas such as North Torfaen and Pontypool West, unless house prices improve to cover their costs (which are also reducing over time).

- 3.15 **The Historic Environment (Wales) Act** - received Royal Assent and became law on 21 March 2016 (with some provisions requiring secondary legislation) and makes important improvements to the existing systems for the protection and sustainable management of the Welsh historic environment. In broad terms, the Act aims to give more effective protection to listed buildings and scheduled monuments; enhance existing mechanisms for the sustainable management of the historic environment; and introduces greater transparency and accountability into decisions taken on the historic environment. It also: provides for a statutory register of Wales' Historic Parks and Gardens; secures a more stable future for Wales' Historic Environment Records (HER); establishes an independent 'Advisory Panel for the Historic Environment in Wales' to advise on historic environment policy and strategy at a national level in Wales; and contains provisions relating to a statutory list of historic place names.
- It is considered that this Act currently has no significant implications for the LDP; although it will be taken into account in the review of the LDP.
- 3.16 **The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015** (August 2015) - these amendments update the 2005 Regulations as follows: provides for a plethora of procedural and technical amendments in preparing or reviewing an LDP; provides new requirement for the 'call for candidate sites' process, the 'candidate sites register', the 'initial consultation report', and a 'review report' to proceed any plan revision; removes the 'alternative sites stage' procedures for handling 'site allocation representations' and all requirements to publicise matters by 'local advertisement'; and provides for a new 'short form procedure' for revisions to LDPs, where the issues involved are not of sufficient significance to warrant the full procedure which also applies when preparing an initial or replacement LDP;
- It is considered that these Regulations currently have no significant implications for the LDP; although they will be taken into account in the review of the LDP.
- 3.17 **Planning Policy Wales (PPW) 8<sup>th</sup> Edition** (January 2016) - The main changes relate to:-
- Chapter 2 Local Development Plans** - A revised version of Chapter 2 was published on 25 September 2015 following the refinement of the Local Development Plan (LDP) process. It takes account of related amendments to the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (which came into force on 28 August 2015), to the guidance in the Local Development Plan Manual (Edition 2, 2015) and to the withdrawal of **Local Development Plans Wales: Policy on Preparation of LDPs** (2005). The revised Chapter 2 was incorporated into Edition 8 of PPW. The amended LDP Regulations with the related policy and guidance in PPW and the LDP Manual make the LDP process more efficient and effective, with the aim of enabling swifter plan preparation and revision without imposing unnecessary prescription.
- Chapter 4 Planning for Sustainability** - Chapter 4 has been updated to take into account the Well-being of Future Generations (Wales) Act 2015, including the seven well-being goals and the sustainable development principle. The description of legislative requirements for sustainable development in the planning system has also been updated. The changes also illustrate how the Welsh Government's planning policy objectives link to the wellbeing goals. Chapter 4 has also been updated to reflect the Welsh language provisions of the Planning (Wales) Act 2015



which strengthen the consideration given to the Welsh language in the planning system.

**Chapter 14 Minerals** - This new Chapter integrates (with no changes to existing policy) the Welsh Government's planning policies for minerals development which were previously set out in **Minerals Planning Policy Wales (MPPW)** (2001) into PPW; with MPPW being cancelled as a result.

- It is considered that PPW 8<sup>th</sup> Edition currently have no significant implications for the LDP; although they will be taken into account in the review of the LDP.

3.18 **Technical Advice Note 12 'Design' (TAN12)** (March 2016) - **TAN12 (2014)** has been updated to reflect amendments to the requirements for Design and Access Statements and to incorporate guidance from **Welsh Office Circular 16/94: 'Planning Out Crime'**, which has been cancelled, and refer to **'Building for Life 12 Wales: The sign of a good place to live'** (2015) ("an industry standard in achieving better urban design quality in residential development") and the Active Travel (Wales) Act 2013. The updated TAN12 also incorporates the Energy Hierarchy from the Energy Efficiency Strategy for Wales. An associated **Guidance on Design and Access Statements** (March 2016) was also published to assist the development industry with undertaking site and context analysis.

- It is considered that the updated TAN12 has no significant implications for the LDP; although it will be taken into account in the review of the LDP.

**Site and context analysis guide: Capturing the value of a site (March 2016)** -

This guide assists the development industry with an approach for undertaking site and context analysis to support development proposals of all types and scales. Undertaking good site and context analysis should lead to better quality design, a smoother planning process and help to maximise the potential of a site. The guide will be useful for local planning authorities in:

- preparing or commissioning design or development briefs,
- undertaking pre-application discussions,
- assessing planning applications.

3.19 **Local Development Plan Manual - Edition 2** (August 2015) - is a reference document, principally for practitioners involved with LDPs and is not national policy. The Manual provides detailed practical and technical advice on aspects of LDP production and takes account of recent improvements to the LDP process and the Planning Inspectorate document, **Local Development Plan Examinations: Procedural Guidance** (2015). The Manual provides new guidance on the AMR assessment process and introduces new questions to guide analysis.

- It is considered that the Local Development Plan Manual (Edition 2) currently has no significant implications for the LDP; although it will be taken into account in the review of the LDP.

3.20 **Practice Guidance - Building an Economic Development Evidence Base to Support a Local Development Plan** (August 2015) - This guide has been produced to help local planning authorities develop a strong economic development evidence base to support the preparation of local development plans. Local planning authorities need to undertake an employment land review, in order to establish a sound evidence base for the policies in their Local Development Plans. This can best be achieved when local planning authorities work together to understand, and plan for, economic issues affecting areas beyond the boundaries of

a single authority. This guide gives advice to local planning authorities about undertaking employment land studies at both a local and larger than local level, and provides guidance on preparing a site inventory, reviewing the property market, forecasting future need and monitoring.

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

3.21 **Practice Guidance: Planning for Renewable and Low Carbon Energy - a Toolkit for Planners** (September 2015) - An updated version of the 2010 toolkit to assist local planning authorities produce renewable energy assessments and develop policies in their local development plans. The toolkit offers a methodology for local planning authorities to develop a robust evidence base to assess the potential for renewable and low carbon energy generation in their area. The information can underpin renewable energy and low carbon energy policies in local development plans. The toolkit includes a section on how to assess the potential for solar farm developments. The toolkit also provides advice on how to translate renewable energy assessments into policies. Active template spreadsheets are also provided which enable local planning authorities to enter information and calculate specific energy data referenced in the toolkits.

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

3.22 **CL-01-15: Updates to Technical Advice Note (TAN) 11: Noise - Noise Action Plan (2013-18) Commitments** (November 2015) - This WG letter reflects updated British Standards and legislative changes that have occurred since the publication of TAN11 in 1997. The letter also draws attention to some elements of noise policy that are already in place concerning transport-related noise-generating activities. The letter and its appendices itemise all the updated references throughout TAN11 that are to be implemented.

- It is considered that **CL-01-15** has no significant implications for the LDP; although it will be taken into account in the review of the LDP.

3.23 **CL-01-16: Planning and Childcare in Wales** (February 2016) - This WG letter restates the importance of childcare provision set out in previous letters and covers the issue of planning, childminding and day-care provision.

- It is considered that **CL-01-16** has no significant implications for the LDP; although it will be taken into account in the review of the LDP.

3.24 **CL-02-16: Implications for Technical Advice Note 1 resulting from recent amendments to the Use Classes Order** (May 2016) - Amendments to the Town and Country Planning (Use Classes) Order 1987 which came into force on 25 February 2016; now includes a use class (C4) for Houses in Multiple Occupation (HMOs) occupied by 3 to 6 unrelated people who share basic amenities. This WG letter clarifies that these small HMOs are part of the definition of 'housing' for housing land supply purposes as set out in TAN1.

- It is considered that **CL-02-16** has no significant implications for the LDP; although it will be taken into account in the review of the LDP.

- 3.25 **CL-03-16: Climate change allowances for Planning purposes** (August 2016) - This WG letter and accompanying guidance note set out allowances for climate change for use in Flood Consequences Assessments when considering planning applications and preparing and reviewing Local Development Plans, from 1<sup>st</sup> December 2016.
- It is considered that **CL-02-16** has no significant implications for the LDP; although it will be taken into account in the review of the LDP.
- 3.26 **WG Letter: Planning for renewable and low carbon energy** (September 2015) - This letter announces the publication of an updated version of the '**Renewable Energy Toolkit for Planners**'; which provides guidance to assist local planning authorities produce renewable energy assessments and develop policies in their local development plans.
- 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.
- 3.27 **WG Letter: Energy Policies in Local Development Plans** (December 2015) - This letter states that WG would like to see more use of spatial policies in local development plans to reflect their renewable energy aspirations.
- 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.
- 3.28 **WG Letter: Publication of Technical Advice Note 12: Design (2016) and Guidance on Site and Context Analysis** (March 2016) - This letter introduces changes to Technical Advice Note (TAN) 12: Design and guidance on site and context analysis published in March 2016. TAN 12 has been updated to reflect amendments to the requirements for Design and Access Statements. The TAN has been updated to incorporate guidance from Welsh Office Circular 16/94: Planning out Crime, which has now been cancelled, and refer to Building for Life 12 Wales and the Active Travel (Wales) Act 2013. The updated TAN also incorporates the Energy Hierarchy from the Energy Efficiency Strategy for Wales. Guidance has been produced to assist the development industry with undertaking site and context analysis.
- 3.29 **WG Letter regarding Renewable Energy Projects** (March 2016) - The Minister for Natural Resources has written to LPAs regarding the assessment of renewable energy and low carbon projects. The Welsh Government is taking action at all levels to increase the supply of renewable energy in Wales.
- 3.30 **WG Letter: Historic Environment (Wales) Act 2016** (May 2016) - This letter, jointly signed by Cadw provides a brief update on the Historic Environment (Wales) Act 2016, and, in particular, highlights changes to the Planning (Listed Buildings and Conservation Areas) Act 1990 which came into effect automatically on 21 May.
- 3.31 **Future Configuration of Welsh Local Government** - Following on from the 2015 AMR, it now appears that formal reorganisation of the current 22 Welsh local authorities to between 8 and 9, has been abandoned. WG have stated that "*The Draft Local Government (Wales) Bill 2015 consultation has now closed and we have considered the responses. Whilst there is support for many of the reform proposals, there is no consensus on the approach to structural reform. Consideration will now be given to developing further options in conjunction with local authorities and other stakeholders. A statement on the way forward will be made in the Autumn.*"

- The impact of this latest announcement does not affect the current LDP. However, any 'further options' for Welsh local government will have a bearing on the Council's future choices (and risks) in its LDP review, especially in terms of joint working / local plans etc.; noting that joint working is already well underway in the region with the 'Cardiff City Deal' and future 'Cardiff City Region SDP'.

3.32 The Welsh Government **2011 Based Population Projections for Wales** forecast that, by **2021**, the **population** of Torfaen will increase to **92,769**. The latest **2015 mid-year population estimate** for Torfaen was **91,836**; and is rising by over 200 people per annum. This shows that the LDP strategy for an increase in population in Torfaen appears to be happening. Finally, the 2014 based Welsh Government household / population projections are expected to be published in September 2016; and these can be considered in the next 2017 AMR.

- Given that the LDP's 4,700 dwellings housing requirement is in excess of the latest WG 2011 based household projections; and as growth is happening (as confirmed by the 2015 mid-year estimate), it is considered that the LDP does not need to be reviewed as the result.

### **Regional Context - Policy & Evidence**

3.33 **Cardiff City Deal** - The 'City Deal' process was initiated in late 2011 as part of the UK Government's broader devolution and growth agenda. City Deals provide bespoke agreements between Government and cities that seek to empower localities to drive economic growth by providing additional freedoms and resources, under new local governance arrangements; which for the proposed Cardiff City Deal is likely to be based upon a local government led partnership over a 10-15 years plus time period. The development of a successful proposal relies on agreement of a set of minimum objectives for participant areas, with a minimum guaranteed outcome; typically in terms of access to job opportunities. In many other existing 'City Deal' Cities this has typically led to a transport investment focus on projects that bring people and jobs closer together; so a prime candidate for funding support would be the proposed integrated public transport '**Metro**' network for South Wales, which includes settlements within Torfaen. The Treasury would provide half of the finance, which could be up to £1billion, with the rest coming in match funding from the Welsh Government, Local Authorities, the private sector and EU support. Whilst the majority of projects are expected to be infrastructure provision, they could for example, include projects that boost skill levels or economic competitiveness. The Cardiff City Deal proposals are expected to be submitted and agreed in 2016.

- It is considered that emerging proposals for a 'Cardiff City Deal' currently have no significant implications for the LDP. However, if successful, it will influence the expected Cardiff SDP and Torfaen LDP/L; and will be considered in future LDP AMRs.

3.34 **Cardiff Strategic Development Plan (SDP)** - the likely Cardiff City Region SDP has been considered in paragraph 3.7 above, under the Planning (Wales) Act 2015 section.

3.35 **Neighbouring LDPs** - As regard the progress on adopting LDPs, from Table 3.1 below it can be seen that the whole of 'Gwent' is covered by adopted LDPs whose plan periods, like Torfaen, generally go up to 2021. The Torfaen and these neighbouring LDP were cognisant of each other's Strategies in their production.

**Table 3.1: LDP Adoption / Review Dates and Plan Periods**

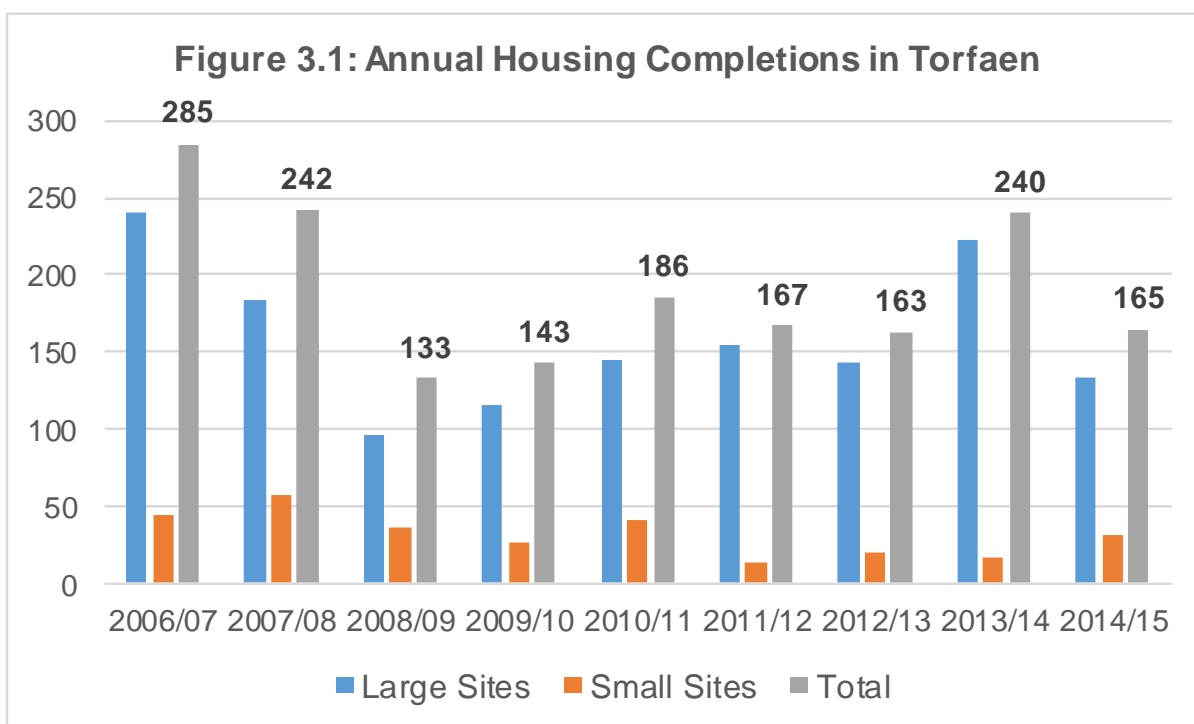
LPA	Adopted	Plan Period	Statutory Review
Caerphilly LDP *	November 2010	up to 2021	October 2013
Blaenau Gwent LDP	November 2012	up to 2021	November 2016
Brecon Beacons NP LDP	December 2013	up to 2022	December 2017
Torfaen LDP	December 2013	2006-2021	December 2017
Monmouthshire LDP	February 2014	2011-2021	February 2018
Newport LDP	January 2015	up to 2026	January 2019

\* For Caerphilly, the 'First Review' commenced in October 2013, however, on the 19 July 2016 CCBC resolved to withdraw the Replacement LDP up to 2031 and concentrate on the regional SDP; and the WG response on this is not yet known.

- As regards the early first revision of the Torfaen LDP recommended in this 2016 AMR, it is clear from the above statutory review dates, unless their respective 2016 AMRs indicate an early review, there is some opportunity for joint working, especially with Blaenau Gwent CBC.

### Local Context - Policy & Evidence

3.36 **Housing Delivery in Torfaen** - The Torfaen LDP identifies, in Policy S5, the need for the provision of **4,700** new dwellings between 2006-2021. To date (April 1<sup>st</sup> 2016) **1,888** dwellings have been completed leaving a remaining requirement for the 5 years of the plan period of **2,865** dwellings (including 53 demolitions accrued since 2006). Figure 3.1 below outlines the actual completions in the previous 10 years of the plan period. The completions rate shows the impact of the recession after 2007/8 with delivery rates only returned to 2007/8 levels in 2013/14, before falling away again. However, it is considered that build rates will start to see a shift upwards with a number of strategic sites recently gaining planning permission, with construction now commenced.



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

- 3.37 The Housing Table 3.2 below shows the spatial location of these completions across the three Torfaen Housing Market Areas at April 2016 and progress against the associated LDP Housing Sub-Targets of LDP Policy S5.

<b>Table 3.2: Torfaen LDP Housing Table at April 2016</b>			
	Housing Market Area (HMA)		
	<b>North Torfaen</b>	<b>Pontypool</b>	<b>Cwmbran</b>
<b>LDP HOUSING TARGET</b>	<b>550</b>	<b>1,875</b>	<b>2,275</b>
Dwellings built: January 2006 - April 2016 (A)	323	820	745
Permitted large sites (10+ dwellings) at April 2016 (B)	203	415	1,240
LDP allocations on large (10+) sites (at April 2016)	110	982	792
Small sites (<9 dwellings) remaining 2016 - 2021 (C)	50	60	37
Windfall large (10+) sites remaining 2016 - 2021	5	13	23
<b>SUB-TOTAL</b>	<b>691</b>	<b>2,290</b>	<b>2,837</b>
Dwellings demolished January 2006 - April 2016 (D)	10	6	37
Estimated dwelling demolitions 2016 - 2021 (E)	5	3	17
<b>TOTAL (including demolitions)</b>	<b>676</b>	<b>2,281</b>	<b>2,783</b>
<b>OVER ALLOCATION</b> (including demolitions) when compared to LDP Housing Target	126 dwellings (23% over allocation)	406 dwellings (22% over allocation)	511 dwellings (22% over allocation)
<b>Units Remaining to be Permitted (April 2016) to Deliver LDP Target (LDP Target - ((A+B+C)-(D+E))</b>	<b>-11</b>	<b>580</b>	<b>307</b>

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.

- 3.38 **Torfaen CBC Joint Housing Land Availability Study 2015** (July 2015) - based on the residual method, the report determined there was a **4.8 years** housing land supply in April 2015.
- 3.39 **Torfaen CBC Joint Housing Land Availability Study 2016** (September 2016) -, based on the residual method, the report determined there was a **3.6 years** housing land supply at **1<sup>st</sup> April 2016**, which is below the 5 years required by National Policy.
- 3.40 TAN1 (para 3.4) states that ***“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.”***
- 3.41 Delays to bringing forward key strategic sites following adoption has led to a shortfall in the current land supply; with build rates also much lower than anticipated. The Council continues to promote appropriate new housing development in the County Borough; and the number of windfall site dwellings is now expected to be higher than that forecast in the LDP. In addition, residential demolitions (which are netted

off the completion figures) are also expected to be lower than forecast in the LDP; with small site housing completions as per the LDP forecast.

3.42 As regards housing supply, of the **2,865** dwellings left to be delivered over the next 5 years it can be noted that:-

- **1,858** dwellings have already received planning permission on large sites (including those subject to a S106). Of the 1,858 dwellings, the 2016 JHLAS forecasts that **1,296** dwellings will be delivered in the plan period;
- and an additional **147** dwellings are expected to be delivered on small sites up to 2021;

However:-

- an additional **696** dwellings (**Cwmbran** - *Canalside 60, Llanfrechfa Grange 30, County Hall 160, Belle Vue Nursery 16 & Ty'r Ewen Farm 25*), (**Pontypool** - *Mamhilad 220, Animal Pound 80, Coal Yard 7, Rose Cottage 10 & Pontymoile School 37*), (**North Torfaen** - *Garn Yr Erw 26 & Land off Giles Road 25*) should also be permitted and built within the next five years (*Torfaen 2016 JHLAS Forecast*);
- at the current time, an estimated additional **336** dwellings will potentially be permitted and built by 2021 in the near future on potentially acceptable known windfall sites at the former Kemys Fawr School (est 30) in Pontypool; and the former Llantarnam Comprehensive (226 est) & former Llantarnam Primary (80 est) in Cwmbran;
- a further **50** allocated dwellings could, without prejudice, also be permitted and built by 2021 on Phase 2 of the former Police College in Cwmbran; and
- Only **25** demolitions are forecast to be 'netted off'.

In summary, taking this and Table 3.2 above into account:

- **North Torfaen** -, in line with current forecasts, permissions will exceed the LDP Housing North Torfaen Sub Market Area target by **61 dwellings** by 2021;
- **Pontypool** - in the Pontypool HSMA, in line with current forecasts, remaining permissions are likely to be short of the LDP Housing sub target by **-197** dwellings (580 - 383 = -197); and
- **Cwmbran** - in the Cwmbran HSMA, remaining permissions are likely to exceed the target by **340** dwellings (307- 647 = +340).

3.43 This accounts for **3,062** dwellings (1,858+147+696+336+50-25), likely to be permitted against a residual LDP Housing target of 2,865 dwellings; notwithstanding any further acceptable windfall sites permitted over the next few years and other LDP large site allocations that are still likely to come forward by 2021. Therefore, housing permissions are likely to exceed the 2,865 dwellings left to be delivered by 2021 by **197** dwellings (2,865 - 3,062). However, some **2,500** housing completions (1,296+147+696+336+50-25) are likely to be delivered by 2021, some **365** dwellings short (2,865 - 2,500) of the 2,865 dwellings residual target.

3.44 Therefore, the five year land supply shortfall is not due to the overall supply of planning permissions, but rather it is an issue of timely housing delivery. Indeed, it is now clear that 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 (2,812 dwellings / 5 years) 563 dwellings per annum which, as can be seen in Figure 3.1 above, has never been achieved.

- 3.45 **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 2016, **563** affordable units have been delivered and a further **508** have already been permitted until 2021. Therefore, only a further **61** affordable dwellings ( $1,132 - (563 + 508 = 1,071) = 61$ ) need to be secured from the 954 dwellings left to be permitted (i.e. 7% provision) to achieve the LDP affordable housing target; which based upon past performance, appears eminently achievable.
- 3.46 **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.”*
- 3.47 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 20<sup>th</sup> 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, pos 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.
- 3.48 This 2016 LDP AMR has again reviewed housing / 106 viability and the site size threshold with the latest benchmark land values, house prices and construction costs; including the impact of the new WG Building Regulation requirement for sprinklers, which are to be provided in new dwellings permitted from January 2016.
- 3.49 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 added (*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. Finally, the costs of providing sprinklers is also shown for information.



3.50 **North Torfaen HSMA** - over the past year, whilst BCIS build costs have increased by 2.4% there has been no house price growth within this HSMA to pay for it, or more critically, the costs of the new WG requirement for sprinkler; which now have to be considered in viability assessment from 1<sup>st</sup> January 2016. The results of both the high level and specific sites testing in Tables 3.5 and 3.6 below, show that mainly due to the cost of sprinklers, 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 S106 requirements (open space and recreation) and a necessary reduction in Benchmark Land Value from £155k/ha to £100k/ha to reflect this situation of actual site viability. Therefore, it is recommended 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' to achieve this.

Table 3.5: High Level Sites in North Torfaen HSMA @ £1,650m <sup>2</sup>					
Density dph	Residual Value		Benchmark Land Value (ha)	Cost of Sprinklers	Other S106 Costs
	No AH/S106	5%AH+S106			
25	£139,000	£34,342	£100,000	£72,483	£46,700
30	£165,000	£27,002	£100,000	£87,858	£56,040
35	£187,000	£12,662	£100,000	£103,233	£65,380
40	£188,000	£68,364	£100,000	£118,608	£74,720

Table 3.6: Strategic Sites in North Torfaen HSMA @ £1,650m <sup>2</sup>					
Site	Residual Value		Benchmark Land Value	Cost of Sprinklers	Other S106 Costs
	No AH/S106	5%AH+S106			
Garn-yr-Erw	-£28,432	-£208,000	£82,000	£79,950	£68,568
The Old Co-op	-£60,036	-£158,552	£20,000	£35,589	£42,964

3.51 **Pontypool HSMA** - whilst there has been 1% 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 3.7 to 3.10 below into account, it is recommended that 'up to 25%' affordable housing should continue to be sought in the Pontypool HSMA's.

Table 3.7: High Level Sites in Pontypool West HSMA @ £1,900m <sup>2</sup>					
Density dph	Residual Value		Benchmark Land Value (ha)	Cost of Sprinklers	Other S106 Costs
	No AH/S106	25%AH+S106			
25	£591,300	£265,801	£231,656	£68,091	£46,700
30	£684,960	£296,336	£231,656	£83,466	£56,040
35	£741,620	£229,321	£231,656	£98,841	£65,380
40	£909,000	£293,970	£231,656	£114,216	£74,720

Table 3.8: Strategic Site in Pontypool West HSMA @ £1,900m <sup>2</sup>					
Site	Residual Value		Benchmark Land Value	Cost of Sprinklers	Other S106 Costs
	No AH/S106	25%AH+S106			
Animal Pound	£3,616,180	£1,262,910	£1,199,978	£384,381	£252,180

Table 3.9: High Level Sites in Pontypool East HSMA @ 2,200m <sup>2</sup>					
Density dph	Residual Value		Benchmark Land Value (ha)	Cost of Sprinklers	Other S106 Costs
	No AH/S106	25%AH+S106			
25	£1,233,000	£784,470	£308,875	£68,091	£46,700
30	£1,432,000	£887,816	£308,875	£83,466	£56,040
35	£1,553,000	£873,262	£308,875	£98,841	£65,380
40	£1,773,000	£1,041,714	£308,875	£114,216	£74,720

Table 3.10: Strategic Site in Pontypool East HSMA @ 2,200m <sup>2</sup>					
Site	Residual Value		Benchmark Land Value	Cost of Sprinklers	Other S106 Costs
	No AH/S106	25%AH+S106			
Mamhilad SAA	£73,686,700	£28,296,182	£7,975,153	£4,068,012	£16,305,700

3.52 **Cwmbran North & West HSMA** - given the results of the high level sites testing in Table 3.11 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 (£2,100m<sup>2</sup>) of this HSMA it should be more viable than the result below; it is recommended that 'up to **20%**' affordable housing should continue to be sought in the Cwmbran North & West HSMA.

Table 3.11: High Level Sites in Cwmbran N&W HSMA @ £2,000m <sup>2</sup>					
Density dph	Residual Value		Benchmark Land Value (ha)	Cost of Sprinklers	Other S106 Costs
	No AH/S106	20%AH+S106			
25	£837,000	£490,564	£308,875	£72,483	£46,700
30	£971,000	£559,163	£308,875	£87,858	£56,040
35	£1,056,000	£619,776	£308,875	£98,841	£65,380
40	£1,197,000	£723,436	£308,875	£114,216	£74,720

3.53 **Cwmbran South & East HSMA** - given the results of both the high level and specific sites testing in Tables 3.12 and 3.13 below, it is recommended that 'up to **30%**' affordable housing should continue to be sought in the Cwmbran South & East HSMA.

Table 3.12: High Level Sites in Cwmbran S&E HSMA @ £2,200m <sup>2</sup>					
Density dph	Residual Value		Benchmark Land Value (ha)	Cost of Sprinklers	Other S106 Costs
	No AH/S106	30%AH+S106			
25	£1,236,000	£606,396	£386,094	£68,091	£46,700
30	£1,432,000	£680,998	£386,094	£87,858	£56,040
35	£1,553,000	£756,450	£386,094	£103,233	£65,380

40	£1,773,000	£905,380	£386,094	£114,216	£74,720
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**Table 3.13: Strategic Sites in Cwmbran S&E HSMA @ £2,100 or £2,300m<sup>2</sup>**

Site	Residual Value		Benchmark Land Value	Cost of Sprinklers	Other S106 Costs
	No AH/S106	30%AH+S106			
Llanfrechfa Grange	£16,927,500	£8,902,487	£3,764,417	£843,444	£1,183,500
County Hall & Police HQ	£11,594,260	£6,125,785	£2,169,848	£615,012	£978,260
Canalside (10% AH)	£8,623,200	£6,651,067	£2,131,239	£535,944	£589,200

- 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.

**3.54 Gypsy & Traveller Sites Delivery** - The LDP (Policy H7) allocated two Gypsy & Traveller Sites in the County Borough. The Council site at the former Race AFC pitch in Pontypool obtained planning permission for 31 pitches in January 2015, and the 1<sup>st</sup> Phase of 10 pitches has just been completed; part funded by Welsh Government Grant. An invalid planning application has been submitted on the 10 pitch private site at Rose Cottage in Pontypool, with outstanding matters currently being progressed. The Council has submitted a Draft 2016 Torfaen Gypsy & Traveller Accommodation Assessment (GTAA) to the Welsh Government; but as the Cabinet Secretary has not issued his decision on it, it will be reported in next year's AMR. However, for information, it does conclude that the LDP Gypsy & Traveller site allocations will be sufficient to meet need over the next five years.

- Therefore, taking account of the Draft 2016 Torfaen GTAA, the remaining LDP allocation (10 pitches), the recent site permission (31 pitches) / delivery of 10 of those pitches, there is no need to review the Torfaen LDP to meet the accommodation needs of Gypsy & Travellers within the County Borough.

**3.55 Retail & Leisure** - Table 3.3 below shows vacancy rates in 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 / 2016 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, however there has been an increase since last year. Vacancy rates in Pontypool town centre have decreased over the plan period and also from last year which is welcomed, but remain slightly above the national average. For Blaenavon town centre vacancy rates have increased over the plan period, and have risen since last year which is of concern and needs to be considered in any future review. Whilst a mix bag of results, they generally reflect national trends; and the overall reduction in vacancy rates in Pontypool is welcome.

**Table 3.3: Town Centre Vacancy Rates in Torfaen**

Town Centre	2006 Survey	2010 Survey	2015 Survey	2016 Survey
Cwmbran	2.0%	4.3%	5.4%	7.4%
Pontypool	16.2%	24.0%	13.8%	11%
Blaenavon	26.0%	12.0%	18.0%*	25%
National Average	8.0%	11.1%	10.4%	12.4%

\*mistakenly reported as 13% in 2015

**3.56 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. The first stage of the Act required local authorities to produce 'Existing Routes Maps' (ERM) that had to be submitted to the Welsh Government by January 2016. Therefore, the Torfaen CBC, "**Existing Route Map Consultation 2015 - Response & Submission: Summary Report**" (January 2016) 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. The next stage is to submit an '**Integrated Network Map**' (INM) to WG by September 2017, which will identify 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.

- The LDP already allocates several new walking and cycling routes; noting that any other routes identified as part of the future 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 currently have no significant implications for the LDP.

3.57 **Vibrant and Viable Places** - The Welsh Government's Vibrant and Viable Places (VVP) sets out a new framework for Regeneration in Wales. In order to deliver this framework, Welsh Government has introduced a new targeted regeneration fund. Vibrant and Viable Places identifies 3 key urgent priorities for targeted investment:-

- Town centres serving 21<sup>st</sup> Century towns;
- Coastal communities; and
- Communities First clusters.

3.58 The Torfaen County Borough Council Vibrant and Viable Places programme is broken down into a number of projects. These are: - delivery of Torfaen Housing Project (i.e. allocated LDP housing sites); improvements to key vacant buildings in Pontypool Town Centre; setting up of a Pontypool Investment Fund and a Private Rented Sector Loan Scheme for Pontypool.

- It is considered that the VVP framework has no significant implications for the LDP. However, the funding could assist with the bringing forward of LDP housing sites; thus speeding up delivery of affordable housing units (Policy H4) and overall housing numbers (Policy S5) to the benefit of the 5 year land supply.

3.59 **Gwent Specialist & Critical Care Centre (SCCC) Hospital** - Further to the details included in the 2015 AMR as yet no formal decision has been made on the SCCC and the timescale for the opening of the facility is therefore now expected to be delayed to 2020 with consequent delays to the benefits of associated housing demand (both during its construction and afterward).

3.60 **Torfaen's 21 Century Schools Programme** - Three new replacement primary schools are currently under construction at Ysgol Panteg (Pontypool); and Blenheim Road and Llantarnam, both in Cwmbran. Garnteg and Cwmffrwdoer Primary Schools, both in Pontypool, are programmed for remodelling in 2017/18. Negotiations continue with the landowner as regards to the allocated Primary School on the Mamhilad SAA; which is to be provided under a S106 Agreement to serve to site. Future plans, up to 2019, subject to the relevant statutory consultations / approvals, include a new Croesyceiliog Secondary School to be built on the site of the current school (subject to Post-16 proposals). As regards Post-16 proposals,

the Welsh Government have recently purchased the residual 2.7ha of the permitted B1 employment / hotel site within the Cwmbran Eastern Strip SAA1, for an Post-16 Education Centre, to be run by Coleg Gwent. Coleg Gwent are still considering the future of their Pontypool College site, which is allocated for housing in the LDP. However, more will be known for the 2017 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. In addition, windfall housing sites on redundant school sites with help improve the five year land supply. 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 21<sup>st</sup> 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 2017 AMR once more information is known; albeit the LDP Strategy does provide a 380 dwelling (20%) over-allocation in this housing sub-market area, which can thus 'absorb' its loss in any event. Therefore, it is considered that Torfaen's 21 Century Schools Programme and Post-16 Project currently have no significant implications for the LDP.

## 4. Local Development Plan Strategy & Policy Monitoring

- 4.1 The 2016 AMR is the second 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 2015 - 31st March 2016). As this is the second AMR it is now possible to draw comparisons of trends.
- The housing land supply figure has decreased significantly from 4.8 in 2015 to 3.6 years in 2016. This trend is significant and the figure is well below the required 5 year figure.
  - To date 1888 units (40.1% of the total housing requirement) has been delivered.
  - The Annual Affordable Housing Viability Review has shown that the affordable housing percentages and the site size thresholds should remain unchanged.
  - Major planning approvals have been given to Strategic Action Areas 1, 3 and 4 (Eastern Strip, Llantarnam and South Sebastopol) and work has now commenced on all of these areas.
  - Planning approval for the SCCC component of SAA7 has been achieved although final approval has not yet been given by Welsh Government and work has not yet commenced.
  - No planning application has yet been submitted for Strategic Action Areas 2 and 4 Canalside and Mamhilad.
  - A report on the future of the British Strategic Action Area (SAA5) is to be considered at Council in October.
  - Permission has been granted and work has commenced at Strategic Housing site H1/1 (Former Police College).
  - Permission has been granted for a school at the land safeguarded at Panteg under Policy CF2 and work has commenced on site.
  - Permission has been granted for a new Gypsy & Traveller Facility at The Race under Policy H7/2 and the first phase has been completed.
  - No allocated employment land has been developed in the last year. 2.96ha of B1 employment land has been approved as part of SAA3 Llantarnam and redevelopments on existing sites have come forward equivalent to 1.55ha. However, delivery of employment land is significantly below target.
  - Cwmbran town centre continues to perform exceptionally well as a sub-regional shopping centre with vacancy rates well below the national average, however there has been an increase since last year. Vacancy rates in Pontypool town centre have decreased over the plan period and also from last year which is welcomed, but remain slightly above the national average. For Blaenavon town centre vacancy rates have increased over the plan period, and have risen since last year which is of concern and needs to be considered in any future review.
  - The Conservation Area Appraisal Programme is significantly behind schedule.

## LDP Strategy Monitoring

- 4.3 The LDP at Appendix 8 on the AMR proposed the following six actions and associated colour scheme for monitoring the 18 LDP objectives.

**Figure 4.1: Torfaen LDP Objectives - Monitoring Actions**

<b>Continue Monitoring</b>
The indicators suggest the LDP policies are being implemented effectively and no further action required
<b>Officer Training Required</b>
Where indicators associated with planning applications suggest the LDP Policies are not being as effective as they should so further research and investigation and officer training is required.
<b>Production of Supplementary Planning Guidance / Development Briefs</b>
Whilst the Council will be preparing SPG and Development Briefs throughout the plan period, indicators may suggest policies are not being implemented properly and there is a need for further SPG guidance as to how policies should be interpreted. Further, lack of progress on delivery of sites may require the production of Briefs/Frameworks to be prepared for key sites to assist implementation. The Council will work with landowners on bringing these forward.
<b>Policy Research</b>
Where the indicators suggest the LDP policies are not being effective as they should, further research and investigation, including the use of contextual indicators and comparisons with other local authorities and national statistics where appropriate will be required before a decision to formally review the policy is made
<b>Policy Review</b>
Where indicators suggest a policy is failing to implement the strategy of the plan and a formal review of the policy is required. Further research and investigation, including comparisons with other local authorities and national statistics where appropriate will be required before a decision to formally review the policy is made.
<b>Plan/Strategy Review</b>
Where indicators suggest that the LDP Strategy is failing and a formal review of the plan is required. The decision to review the plan will not be taken lightly, and this trigger will not apply to the majority of LDP Objective/Policy areas. This decision will not be taken lightly and is considered to be exceptional.

- 4.4 However, in its application it was found to be too complex and difficult for the user to understand. So, the colour scheme has been reduced in complexity to the following more readily understandable 'traffic-light' system, whilst maintaining the monitoring actions:-

**Figure 4.1: Revised Torfaen LDP Objectives - Monitoring Actions**

<b>Previous Monitoring Actions</b>	<b>Revised Monitoring Actions</b>
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

- 4.5 Using this revised monitoring actions 'traffic-light' colour scheme, 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 the 2015 AMR are also shown to indicate a change in situation from 2015-2016.

<b>Table 4.1: LDP Strategy Monitoring - Summary</b>		
<b>Objectives</b>	<b>2016 Result</b>	<b>2015 Result</b>
<b>1</b> 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	Red	Yellow
<b>2</b> To promote health and well being through the provision of development including community facilities, leisure and outdoor recreational opportunities, accessible to all	Red	Green
<b>3</b> To ensure that the location of development does not result in unacceptable risk from flooding, subsidence or health hazards	Yellow	Green
<b>4</b> To ensure the highest quality of design in all developments and delivering safe, healthy and attractive environments	Green	Yellow
<b>5</b> 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	Green	Green
<b>6</b> To protect, manage and enhance sustainable tourist attractions and facilities in Torfaen for the benefit of tourists and the community	Green	Green
<b>7</b> To conserve and enhance the distinctive cultural and historic resources of the County Borough	Red	Yellow
<b>8 &amp; 11</b> 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	Green	Yellow
<b>9</b> To allocate mineral sites if required and safeguard appropriate mineral resources from sterilization	Green	Red
<b>10</b> To protect, manage and enhance biodiversity and ecological networks across Torfaen	Green	Green
<b>12</b> To protect and enhance the valued landscape character of Torfaen, including important open space and sense of rurality between settlements	Green	Green
<b>13</b> To protect Greenfield land by enabling and promoting the most efficient use of appropriate brownfield sites for redevelopment across Torfaen	Yellow	Green
<b>14</b> To ensure all development contributes to improving water quality, protecting water supply and maximising the efficiency of water consumption	Green	Green
<b>15</b> To identify and conserve important soil and geological resources including Regionally Important Geological Sites (RIGS) and maintain their quality	Green	Green
<b>16</b> To ensure the allocation of an appropriate quantity and variety of	Red	Yellow



	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 12 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 6 of the LDP Objectives the indicators suggest the LDP policies are not currently being achieved, and that in relation to 4 the situation cannot be addressed without a partial or full review of the Plan. In detail 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.

**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 (Red)** - The primary reason for this objective not being achieved is that by the end of 2017 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. Therefore a trigger has 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.

**Objective 2: To promote health and wellbeing through the provision of development including community facilities, leisure and outdoor recreational opportunities, accessible to all (Red)** - Number of apps approved contrary to protective aim of Policy CF3 - A small number of planning applications have been approved for loss of community facilities. This has identified a need to address the interpretation and implementation of this policy.

**Objective 3: To ensure that the location of development does not result in unacceptable risk from flooding, subsidence or health hazards (Amber)** - A Planning permission was granted for highly vulnerable development in C2 floodplain. FCA undertaken which showed the site would not flood and hence no objection from NRW in respect of flood risk management. Therefore whilst one indicator triggered the plan is on target in respect of the precautionary approach to flood risk and avoiding permitting unacceptable forms of development in the floodplain. Marked as Amber.

**Objective 7: To conserve and enhance the distinctive cultural and historic resources of the County Borough (Red)** - 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 needs to be implemented 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.

**Objective 13: To protect Greenfield land by enabling and promoting the most efficient use of appropriate brownfield sites for redevelopment across Torfaen (Amber)** - 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 impact of these facilities for renewable energy is limited to a 25 year period and is not likely to be further spread due to the removal of the feed in tariff for these facilities.

**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 (Red)** – The housing land supply figure has decreased significantly from 4.8 in 2015 to 3.6 years in 2016. This trend is significant and the figure is well below the required 5 year figure. Significant delays on strategic sites SAA2 (Canalside), SAA4 (Mamhilad), SAA7 (Llanfrechfa Grange) and H1/1 (County Hall) have led to a significant fall in the Housing Land Supply figure.

## LDP Policy Monitoring

4.8 Table 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.

<b>Table 4.2: Strategic Action Area Monitoring - Summary</b>			
<b>Site</b>		<b>Progress</b>	<b>Actions</b>
<b>SAA1</b>	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 likely to be used for Torfaen's Post 16 Further Education Campus. In this respect awaiting the outcome of the Post 16 campus the indicators/targets for B1/Hotel elements may need to be amended.	Continue ongoing discussions with landowners to bring forward the remaining elements of this regeneration scheme.
<b>SAA2</b>	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 ongoing by the Council's Forward Planning & Regeneration teams on the Vibrant and Viable Places Project to bring this site forward for redevelopment
<b>SAA3</b>	Llantarnam, Cwmbran	This greenfield site has obtained outline planning permission (July 2015) for up to 450 dwellings, B1 employment uses, a neighbourhood centre.	Planning application approved and work has commenced on Phase 1 of development.
<b>SAA4</b>	Mamhilad, Pontypool	This strategic brownfield / greenfield site, within the Pontypool Housing Sub-Market Area, has not yet obtained planning permission. There is an emerging draft Development Framework for the site, however delivery of this site is significantly behind forecasts. 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 Market Area and thus is a key contributor to meeting the LDP housing target. Landowners have indicated they anticipate a planning application to be submitted for the site Autumn 2016	Project Group set up following 2015 AMR. Working with the primary landowner to bring forward proposals which are expected to be part of a planning application in Late 2016.
<b>SAA5</b>	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 Council will continue to negotiate	Continue ongoing negotiations with landowner to purchase /bring forward site.

		with the landowners and other parties to facilitate delivery of the reclamation and remediation of this long standing site.	
<b>SAA6</b>	South Sebastopol, Cwmbran	This large greenfield strategic site obtained outline planning permission in January 2014 and again in October 2014; and reserved matters application for the 1st Phase for 210 dwellings has now been approved and work has commenced on site.	Continue to facilitate delivery of this scheme through the Development Management process.
<b>SAA7</b>	Llanfrechfa Grange, Cwmbran	SCCC Hospital has planning permission and some advanced works completed; but final business case not approved by WG, expected Autumn 2016 - with SCCC then opening in 2020 Health Trust not progressing housing site and potential new link road as concentrating on the SCCC. WG not progressing employment site and concerns that access and levelling costs may make the employment element uneconomic.	Monitor situation on final business case for SCCC. Encourage Aneurin Bevan University Health Board to bring the housing site forward and consider new link road Liaise with WG on developability of employment sites.

**Table 4.3: LDP Site Allocations Monitoring - Summary**

Site		Progress	Actions
<b>H1/1</b>	County Hall & Police HQ, Llanyravon - 220 dwellings	Preferred bidder selected and preapplication discussions continuing.	Encourage & support submission of planning application from successful bidder
<b>H1/2</b>	Former Police College & Adj. Land, St. Dials - 350 dwellings	Planning application approved and work has commenced on Phase 1 of development. Discussions on further phases ongoing.	Planning application approved and work has commenced on Phase 1 of development.
<b>H1/3</b>	Former Belle Vue Nursery, St. Dials - 16 dwellings	Planning application submitted.	Encourage & support delivery of approved scheme.
<b>H1/4</b>	Ty'r-ywen Farm, Fairwater - 25 dwellings	Preferred bidder for site selected.	Encourage & support site planning application from successful bidder
<b>H2/1</b>	Former Trevethin School, Penygarn - 115 dwellings	Site permitted and under construction.	None required
<b>H2/2</b>	Animal Pound & Adjacent Land, Wainfelin - 135 dwellings	Site marketed. Planning application expected in due course	Encourage & support site planning application from successful bidder
<b>H2/3</b>	Pontypool College, Cwmynyscoy - 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 to ascertain if they are now looking to bring the site forward within the Plan

			Period
<b>H2/4</b>	Coal Yard, Station Road, Panteg - 15 dwellings	Delivery forecast by 2015/16 - part of site has planning permission for 8 dwellings and remainder of site in ownership of same developer	Encourage & support site landowner to bring permitted site forward and submit planning application on remainder
<b>H3/1</b>	Garn-yr-Erw Terrace, Blaenavon - 26 dwellings	Delivery forecast by 2015/16 - Planning permission subject to S106 (August 2010) – Landowner currently working on refreshing application	Continue to liaise with landowner regarding the current planning application for this site.
<b>H3/2</b>	Blaenavon Health Centre, Blaenavon - 17 dwellings	Half of site permitted for change of use to office - remainder likely to be small housing site	Encourage & support small site planning application
<b>H3/3</b>	St Peters School, Blaenavon - 18 dwellings	Delivery forecast in 2016/21 -	Encourage and support landowner to bring site forward.
<b>H3/4</b>	Hillside School, Blaenavon - 64 dwellings	Site under construction, for 54 dwellings; due for completion in 2016	No Action required
<b>H3/5</b>	Land off Giles Road, Blaenavon - 25 dwellings	Delivery forecast in 2011/2016 - Pre App discussions held in 2014, Landowner requested help to resolve 'ransom-strip' issue and bring site forward	Ransom strip issue resolved. Encourage and support landowners to bring site forward.
<b>H3/6</b>	Old Co-op, 39-43 High Street, Abersychan - 24 dwellings	Delivery forecast by 2015/16 - Landowner currently considering options to bring site forward	Encourage landowner to either sell the site or submit application and bring site forward.
<b>H7/1</b>	Rose Cottage, Pontypool - 10 pitches	Currently stated invalid planning application for site	Encourage & support progressing planning application and site delivery.
<b>H7/2</b>	Former Race AFC Football Pitch, Pontypool - 32 pitches	Granted planning permission in January 2015 for 31 pitches;	First 10 pitches completed.
<b>EET1/1</b>	Ty Coch Way, Two Locks	Site now built out - 1.4ha delivered	No Action required
<b>EET1/2</b>	Llantarnam Park A	No Planning permission but developer interest - Undeveloped	Encourage and promote site development
<b>EET1/3</b>	Llantarnam Park B	No Planning permission but developer interest - Undeveloped	Encourage and promote site development
<b>EET1/4</b>	Llantarnam Park C	No Planning permission	Encourage and promote

		but developer interest - Undeveloped	site development
<b>EET2/1</b>	Former Gas Works Site, New Inn	0.9ha granted permission as part of household waste recycling centre - 1.2ha remaining	Encourage and promote site development
<b>EET2/2</b>	Lower Mill Field (North), Pontymoile	No Planning permission - Undeveloped	Encourage and promote site development
<b>EET2/3</b>	Lower Mill Field (South), Pontymoile	No Planning permission - Undeveloped	Encourage and promote site development
<b>EET2/4</b>	Land South of Travel Lodge, Pontymoile	No Planning permission - Undeveloped	Encourage and promote site development
<b>EET2/5</b>	Mamhilad Business Park	Land recently sold. No Planning permission - Undeveloped	Encourage and promote site development
<b>EET2/6</b>	Usk Vale, Mamhilad	Land recently acquired. Planning application submitted.	Encourage and promote site development
<b>EET3/1</b>	Varteg Road, Garndiffaith, Pontypool	No Planning Permission - Undeveloped	Encourage and promote site development
<b>EET3/2</b>	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
<b>EET3/3</b>	Kays and Kears, Blaenavon	Land recently sold. No Planning application submitted.	Encourage and promote site development
<b>EET4/1</b>	Craig Y Felin, Cwmbran	No planning permission and landowner not progressing site.	Encourage and promote site development
<b>EET4/2</b>	Former Ty Coch Tip, Cwmbran	No Planning Permission - Landowner considering site options.	Encourage and promote site development
<b>RLT2/1</b>	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
<b>T1/1</b>	North Torfaen Highway Improvements	Part completed with Online improvements on A4043 through to Albion Road roundabout completed. Ongoing investigations as part of Regional Local Transport Plan for delivery of remainder.	Continue to seek public funds and work with transport colleagues to seek grant funding to complete improvements
<b>T1/2</b>	Pontypool & New Inn Park and Ride	No Planning Application - Undeveloped. Ongoing investigations	Continue to seek public funds and work with transport colleagues to

			seek grant funding to complete improvements
<b>T1/3</b>	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 - currently a 'City Deal' proposal.	Continue seeking public funds (and relevant S106/S278 schemes) to complete improvements
<b>T1/4</b>	Llanfrechfa Grange Link Road	Scheme subject to TIA to prove need as part of SAA7 housing element; which is behind schedule in terms of receiving planning permission.	Linked to SAA7; encourage Aneurin Bevan University Health Board to bring the housing site forward
<b>T3/1</b>	NCN492 Varteg Road Bridge to Blaenavon Town Centre	Scheme implemented	None required
<b>T3/2</b>	NCN492 to Abersychan Town Centre	Awaiting Outline investigation	Liaise with Highways with planning input if necessary
<b>T3/3</b>	Abersychan Town Centre to NCN492 at Merchant's Hill, Pontypool	Scheme implemented	None required
<b>T3/4</b>	Pontypool & New Inn Train Station to Pontypool Town Centre	Awaiting Outline investigation	Liaise with Highways with planning input if necessary
<b>T3/5</b>	Pontypool & New Inn Train Station to Mamhilad	Awaiting Outline investigation	Liaise with Highways with planning input if necessary
<b>T3/6</b>	Usk (Monmouthshire) to Coed-y-Gric Road, Griffithstown	Awaiting Outline investigation	Liaise with Highways with planning input if necessary
<b>M3</b>	Tir Pentwys Preferred Area for Aggregates	SWRAWP Regional Technical Statement on Aggregates (RTS) 1 <sup>st</sup> Review has set a zero tonnes aggregate apportionment for Torfaen.	Continue progressing planning application to final conclusion. Review of minerals policies to be included in plan review.
<b>CF1</b>	Blaenavon Primary Care Resource Centre	Scheme Completed	None required
<b>CF2</b>	Panteg Primary School	Planning Permission granted - Scheme commenced.1	None required
<b>CF6</b>	Playing Field - Eastern Fields, Cwmynyscoy	Uneconomic to develop new playing field due to excessively high	Council to continue pursuing other playing field sites in the locality.

		remediation costs (£753,600 + land costs). However, Council is now looking to identify another playing field site in the locality	
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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.

<b>Table 4.4: LDP Policy Effectiveness Monitoring - Summary</b>			
<b>Policy</b>		<b>Issue</b>	<b>Actions</b>
<b>S1</b>	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.
<b>S5</b>	Housing	3.6 years housing land supply in April 2016 and likely to be behind on the delivery of 2,228 dwelling LDP Monitoring target assessment trigger by 2016	Plan assessed as requiring review. Implement actions from Tables 4.2 & 4.3 above; and encourage appropriate windfall development.
<b>S6</b>	Employment and Economy	Behind on delivery, as less than target of 2.8ha of employment land delivered p.a. and challenge of 10ha by 2017. Assessment trigger of 1.0ha pa since 2013 also not delivered.	Plan assessed as requiring review. Continue to the Monitor the situation; encourage landowners & developers to bring sites forward; liaise with funding partners and industrialist looking to locate with Torfaen.
<b>H4</b>	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	Adopted Planning Obligations SPG amended to reflect viability concerns on affordable housing and S106 matters.



		limited affordable housing provision.	
<b>HE1</b>	Buildings and Structures of Local Importance	Policy not effectively being used; as the Heritage SPG / 'Local List' and associated Article 4 Direction (to remove demolition Permitted Development rights) has not yet been prepared / made	Council to develop programme of Conservation work including Heritage SPG, 'Local List' and associated Article 4 Direction;

### 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**

<b>Mandatory Indicators</b>	<b>Monitoring Results</b>
The housing land supply taken from the current Housing Land Availability Study	The current 2016 Joint Housing Land Availability Study for Torfaen indicates there is a 3.6 year land supply
Number of net additional affordable and general market dwellings built per annum	A total of 164 units were built during 2015-2016. This comprised 111 market dwellings and 53 affordable units
Net employment land supply development	0ha of allocated employment land developed during 2015-2016.  1.55ha delivered on existing employment sites.  3ha 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 49.54ha has been granted planning permission during the monitoring period 2015-2016 which is equivalent to 15.7%. 33.9% was granted in 2014-2015.  Out of a total of 102.11 ha permitted in

	2015-2016 41.59ha was on allocated sites which is equivalent to 40.7% 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 2015-2016 is 31.66 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 2015-2016, 41.2ha of a total of 102.11 ha permitted was on previously developed land equating to 40.3%
Amount of major retail, office and leisure development (sqm) 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
Amount of development (by TAN15 para 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests	During 2015-2016, there was no permissions for highly vulnerable or emergency services permitted within flood zone C2 not meeting all TAN15 tests
Amount of greenfield and open space lost to development (ha) which is not allocated in the plan	During 2015-2016 23ha of greenfield and open space has been lost to development predominantly relating to permission granted for two 10.5ha solar farms
Amount of waste management capacity permitted expressed as a percentage of the total capacity required, as identified in the regional waste plan	Permission for the 0.4ha requirement for a Civic Amenity Site was granted planning permission (for 0.9ha) during 2014-2015.
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	0% of the 5-6 million tonnes requirement has been permitted under Policy M3.
The capacity of renewable energy developments installed in Strategic Search Areas by type (TAN8)	Torfaen does not lie within a SSA and therefore 0MW has been installed.
Total Housing units permitted on allocated sites as a % of overall housing provision	669 units permitted on allocated sites equating to 14.2% of total housing provision of LDP Housing target of 4,700. (27.5% permitted in 2015)  Total units permitted on allocated sites during the monitoring period (669 units) out of a total of 722 permitted equates to 93% of overall housing permitted on allocated sites
Employment land permitted (ha) on allocated sites as a % of all employment allocations	2.96ha permitted on allocated sites equating to 7.3% of all employment allocations during 2015-2016.

## 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 5.8-5.9. The results of the 2015 AMR are also shown to indicate a change in situation from 2015-2016.

<b>Table 5.1: Sustainability Appraisal Monitoring - Summary Table</b>			
<b>Objectives</b>		<b>2016 Result</b>	<b>2015 Result</b>
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	
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	
10	To conserve and enhance historic resources and their settings (both positive and negative effects)		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
13	To achieve a modal shift to more sustainable transport modes (both positive and negative effects)		
14	To promote sustainable building design (positive effects)	N	N
15	To reduce waste generation and disposal to landfill and maximise reuse and recycling (both positive and negative effects)		
16	To maintain and improve water quality (both positive and negative effects)	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
20	To improve accessibility to and protect and improve the quantity and quality of local services and facilities (positive effects)	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

5.6 The results of the Sustainability monitoring indicate that out of 23 Sustainability Objectives overall positive effects were identified for 12 objectives (14 in 2015 AMR) neutral effects for 9 objectives (8 in 2015 AMR). This year one objective was identifying a significant negative effect compared to none last year. Overall as

identified in the 2015 AMR 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. Where monitoring shows that progress is not as predicted further analysis has been provided in paragraph 5.9 below. Progress will continue to be monitored in next year's AMR 2017. Data availability had again proved a problem for certain indicators and a further review of additional indicators will be undertaken for the 2017 AMR.

5.7 As outlined above, the results for SA objectives that have changed from the 2015 AMR is identified below:

**Objective 1 and 2 - To enable high and stable levels of local employment and to achieve economic growth to contribute to business competitiveness settings** (Positive to Neutral) - Overall positive effects now not realised as whilst positive trends were identified against a range of indicators (increase in people economically active, business start-ups, and gross earnings), whilst the LDP is facilitating employment opportunities, the delivery of employment sites is well behind target as reported in the LDP Objective assessment and is the primary issue. Further an increase in vacancy rates was identified in Cwmbran Town Centre. This has reduced previous overall positive effects to neutral.

**Objective 9 - To minimise the risk of and from flooding** (Positive to neutral) - Overall positive effects not now realised as reported in the LDP Objectives assessment a planning permission was granted for highly vulnerable development in C2 floodplain, however noting that an FCA undertaken which showed the site would not flood and hence no objection from NRW in respect of flood risk management. Therefore a positive effect cannot be reported. Further indicators need to be sought to monitor this objective as previous datasets are no longer being updated. Data availability whilst one indicator triggered the plan is on target in respect of the precautionary approach to flood risk and avoiding permitting unacceptable forms of development in the floodplain.

**Objective 10 - To conserve and enhance historic resources and their settings** (Neutral to Negative) - A negative effect now reported overall primarily due to the need due to need for Conservation Area Assessment Review 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 needs to be implemented 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. Due to 1 development granted at Llantarnam SAA3 with outstanding objection from the Conservation Officer, noting however this is an allocated site and conservation matters in respect of the impact on the Historic Park and Garden were addressed as part of the LDP Examination

**Objective 17 - To contribute to an increase in the use of renewable energy sources across the County Borough (Neutral to positive effects)** - Overall positive effects now realised with the permission of 2 large Solar farms totalling 7MW.

5.8 Therefore on balance it is considered that the plan is moving in a positive direction of travel overall against the sustainability objectives. 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. This is the second year of monitoring and trend data can start to be analysed as identified in the changes above. This is summarised in Appendix E. More meaningful trend data in the third AMR in 2017.

## 6. Conclusions and Recommendations

### Conclusions

- 6.1 This 2016 AMR is the second 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:-
- 6.2 **1. What new issues have occurred in the area or in local/national policy (key recent contextual and national policy changes, future prospects)?**
- 6.3 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. If the implications are significant, consideration is given if it necessitates a review of the LDP. As outlined in Chapter 3, there were no significant changes in national policy or legislation that directly affect the implementation for the LDP. A number of Policy updates to national planning policy were published during the period including updates to Planning Policy Wales (8th edition) however it has been concluded that these do not result in a need for the LDP Policies to be amended.
- 6.4 However the Brexit vote and the potential economic and environmental implications of this will be significant. In addition the emerging regional work in relation to the Cardiff City Deal and also the Strategic Development Plan potentially have major implications for Torfaen in the future.
- 6.5 The introduction of a regional planning tier in the format of a Strategic Development Plan for the Cardiff region which would mean matters including the strategic elements of LDPs; such as housing, employment, transport, Gypsy & Traveller provision, minerals and waste, could in the future be determined regionally. Torfaen will be included in the Cardiff SDP area. Whilst not having implications for the findings of this AMR the programme for implementation of the SDP will inform any subsequent review of the LDP going forward. Aligned with this is LDPs in their current form will no longer be required within areas covered by an SDP, rather an LDP 'light' (LDPL), primarily dealing with site allocations not made by an SDP and development management policies will be prepared.
- 6.6 **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 second 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. For example in North Torfaen delivery of housing is in line with forecasts, but despite some progress on some large strategic sites is behind schedule in Pontypool and Cwmbran. The main indication of this fall is the significant fall in the Joint Housing Land Supply figure from 4.8 to 3.6 years. This can be attributed to the impacts of the global recession and the delays in bringing forward key strategic sites. 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 continues to have a marked effect on house building rates and therefore on the delivery of affordable housing. 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 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 Specialist Critical Care Centre 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. The trend of a falling Housing Land Supply figure needs to be addressed in order to ensure the continuation of a plan led approach. The nature of the review and how future progress is to be planned is recommended to be the subject of a future report.
- 6.10 **3. What sites have been developed or delayed in relation to the plan's expectations on location and timing?**
- 6.11 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.
- 6.12 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 on strategic sites SAA2 (Canalside), SAA4 (Mamhilad), SAA7 (Llanfrechfa Grange) and H1/1 (County Hall) have led to a significant fall in the Housing Land Supply figure to 3.6 years.
- 6.13 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.
- 6.14 **4. What has been the effectiveness of delivering policies and in discouraging inappropriate development?**
- 6.15 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 will mean the overall housing target unlikely being met, which has implications for delivery of other aspects of the plan such as affordable housing delivery and the ability to demonstrate a 5 year land supply.
- 6.16 The LDP has so far proved effective in discouraging inappropriate development with no major applications requiring to be refused or being subject of appeal.



## **6.17 Recommendations of AMR**

**As a result of the above the LDP Annual Monitoring Report 2016 concludes with the following recommendations:-**

- 1. There is evidence to indicate that there is a need for a full or partial review of the plan at this time. Despite work to promote sites progress in delivery of the strategy is slower than expected primarily due to the prevailing economic climate impacting on the housing and employment markets.**
- 2. Report be presented to Council to consider the options for review in the context of the emerging national and regional planning situation.**

## Appendix A - Torfaen LDP Annual Monitoring Framework Tables (2016 AMR)

<b>LDP Objective 1</b>	<b>To ensure the provision of an appropriate quality &amp; 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</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li>▪ <i>Ensure delivery of allocated employment sites and protection of existing employment sites</i></li> <li>▪ <i>Enable delivery of convenience and comparison floorspace requirements for Cwmbran and Pontypool</i></li> <li>▪ <i>Improve vitality and viability of the town centres over the plan period</i></li> </ul>			
	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 (h.a.) 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><b>1. ANALYSIS</b> - During the monitoring period 0ha of allocated employment land has been developed. However before the monitoring period 3.0ha of allocated sites have been delivered as reported in the 2015 AMR.</p> <p><b>Of the total 40.3 ha of allocated land for employment and business 7.5% of employment land has been developed</b></p> <p>By the end of 2017 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. Therefore a trigger has 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 a 6.7ha employment site at Usk Vale has been acquired and is subject to a planning application which is currently subject to negotiation. It is anticipated that this potentially could come forward in the next few years. This will be a significant delivery of allocated employment land and would likely realise the 10ha target by 2017. Therefore as last year reported whilst a trigger has been reached it is considered the upturn in the employment market will address this situation going forward.</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. Since adoption of the LDP to 1<sup>st</sup> April 2015 (as reported in the 2015 AMR) there has been 1.86 ha net of new employment development on existing employment estates comprising extensions to existing operations to accommodate business expansion and new development. This represents at 40% site coverage for buildings equivalent to 4.65ha of employment land redeveloped (considering buildings equate to 40%</p>				

<p>of an employment site, the remaining 60% being access, parking and landscaping). During the period 1/4/15-1/4/16</p> <p>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.</p> <p>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. On existing sites 0.62ha of new floorspace has been developed which considering buildings equate to 40% of an employment site, the remaining 60% being access, parking landscaping this redeveloped floorspace would equate to 1.55ha.</p> <p>To conclude, whilst there has even permissions it is considered the monitoring target of delivery of 10ha by 2017, is unlikely to be achievable and therefore delivery of allocated employment delivery is behind schedule</p> <p><b>A trigger has been activated and the plan is behind schedule in this regard with delivery of allocated employment land.</b></p>				
<p>2. Development of identified retail floorspace requirements in Cwmbran and Pontypool up to 2021 to be delivered in town centre</p>	<p>Planning permission for retail development to meet comparison floorspace requirements in Cwmbran Town Centre (Approx. 4,800-8,400sqm)</p> <p>Planning permission for retail development to meet convenience floorspace requirements for Pontypool (Approx. 1,120-1,500sqm net)</p>	<p><i>Amount of major new retail and leisure development permitted in the three defined town centres</i></p>	<p>Any major Retail and Leisure permissions are granted within existing town centres</p>	<p>Non delivery by 2017</p>
<p><b>2. ANALYSIS</b> - 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&amp;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>No convenience floorspace requirements delivered in Pontypool during this monitoring period.</p> <p>The remaining floorspace requirements won't be delivered by the monitoring trigger next year but still considered potentially achievable in the plan period</p> <p><b>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&amp;G to facilitate delivery of identified comparison retail requirements.</b></p>				<p><b>Not Activated</b></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><b>3. ANALYSIS</b> - No allocated employment land lost to other uses therefore the plan is on target. There have been three COU of applications resulting in loss of B2 and B1 floorspace approved in the monitoring period.</p> <p>3 applications resulting in a loss of employment floor space have been approved but this is not considered to affect the provision of existing employment floorspace as this only equates to 439sqm or 0.04ha. This included COU of a former Police station to residential (239sqm), COU of ground floor of former insurance buildings from B1 to D1 (166sqm) and COU from a small office to residential (56sqm).</p> <p>However for 2 of three applications these have been done where evidence provided demonstrates the facility no longer needed or has had a number of short term B1 users with the property considered unsuitable for that use and has been actively marketed for that use. For one of the applications the loss of the B1 floor space (166sqm) was not fully tested against LDP Policy in terms of justification for the loss of the B1 use having been recently vacated but noting the proposed D1 use was not considered to raise any issues</p> <p><b>It is considered that whilst a trigger has been reached these are very small applications and does not affect the employment land supply, therefore overall the plan is on target in respect of protection of important employment land.</b></p>				<b>Activated</b>
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 exceedence 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 exceedence 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><b>4. ANALYSIS</b> -</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>One application (15/p/00212) for change of A1 to A2 in Cwmbran Primary Frontage. Application fully considered the requirements of the policy ensuring total non-A1 frontage length under 33% (7m out of 109m), and not in a key location. It was concluded this was an acceptable COU and would not harm the vitality and viability of the town centre.</p>				<b>Not Activated</b>

<b>The Plan is therefore on target in respect of protection of Primary Retail frontages and the vitality and viability of our town centres</b>					
5. Protection of secondary frontages in Pontypool and Cwmbran Town Centres	No exceedence of non a1 uses above prescribed 50% limit in Secondary Frontages of Cwmbran and Pontypool	<i>Number of applications approved per annum for non A1 uses over and above prescribed 50% limit in defined secondary frontages</i>	No exceedence of non a1 uses above prescribed 50% limit in Secondary Frontages of Cwmbran and Pontypool	1 application granted permission up to 2017	
<b>5. ANALYSIS</b> - Non A1 over 50% secondary frontages - No applications approved resulting in non A1 uses above 50% limit in defined secondary frontages					<b>Not Activated</b>
<b>The plan is therefore on target in respect of protection of Secondary Retail frontages and the vitality and viability of our town centres</b>					
6. Protection of existing town, district or local centres	No permissions granted	<i>Amount of retail floorspace (above 235sqm gross) developed outside established town, district or local centres</i>	No permissions granted	1 application granted permission per annum	
<b>6. ANALYSIS</b> - There has been no applications for retail floor space of above 235sqm granted outside the town centre in the monitoring period. The 2015 AMR reported on one application above 235sqm for variation of goods sold at the former Home base store. However It was concluded that the application had been appropriately conditioned so would not have an adverse impact on the vitality and viability of Cwmbran Town Centre.					<b>Not Activated</b>
In the current monitoring period one application granted for variation of condition to extend the range of goods sold at Unit 4C Cwmbran Retail Park. However this related to 105sqm of the permitted 700sqm to be used for sale of ambient food and drink. It was concluded that the proposal could be justified on the need for additional convenience floorspace, and the fact it would not cause an unacceptable impact on the Town Centre.					
<b>The plan is therefore on target in respect of protection of the existing town, district and local centres.</b>					
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	
<b>7. ANALYSIS</b> - The table below shows the vacancy rates in town centres since the beginning of the Plan period					<b>Activated</b>
Town Centre	2006 Survey (National Average of 8%)	2010 Survey (National Average 11.06%)	2015 Survey (National Average 10.4%)	2016 Survey (TCBC Survey)	
Cwmbran	2%	4.3%	5.4%	7.4%	

Pontypool	16.18%	24%	13.75%	11.5%
Blaenavon	26%	12%	18%*	25%

\*Incorrectly reported as 13% in 2015 AMR

The table above below shows vacancy rates in 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 2015/2016 by the Council and different town centre areas were used, especially in Cwmbran). Cwmbran continues to perform well as a sub-regional centre with vacancy rates well below the national average, however vacancy rates have risen by 2% between 2015-2016. Vacancy rates in Pontypool have decreased from 13.7% to 11.1% over the same period which is encouraging and is just above the national average. For Blaenavon the trend is concerning with vacancy rates back at 2006 levels, and rising 7% from 2015-2016, which is demonstrative of the challenging retail environment in the smaller retail centres. 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.

**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

<b>LDP Objective 2</b>	<b>To promote health and well-being through the provision of development including community facilities, leisure and outdoor recreational opportunities, accessible to all</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li>Enable delivery of community facilities</li> <li>Protection of areas of important urban open space to encourage recreation and health improvement</li> </ul>			
	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	<b>Provision made in 100% of applicable developments per annum by 2017 in line with Adopted 106 SPG</b>  <b>No applications approved contrary to protective aim of Policy CF3</b>	<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

<p><b>8. ANALYSIS</b></p> <p><b>% of applicable developments providing community facilities, leisure and outdoor recreation facilities</b> - 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. 7 applications of between 3-9 dwellings were discounted following the change in practise. Of the 7 applications 1 scheme was fully compliant (secured through S106) equating to 14% of applicable development permitted during the monitoring period.</p> <p>However, 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. Out of the 7 applications 3 applications or 42% of applications were assessed under the policy, which falls short of the 60% target. 58% or 4 applications were not fully assessed. Therefore this falls short of the identified target. The target for future years is to ensure all applications are assessed against the SPG.</p> <p><b>Number of apps approved contrary to protective aim of Policy CF3</b> - A small number of 3 planning applications have been approved for loss of community facilities, as identified below</p> <ul style="list-style-type: none"> <li>• Wye Court, Thornhill – COU from redundant Community Centre to residential flats – Facility redundant and fully tested against policy requirements. Positive reuse secured with residential flats.</li> <li>• Blaenavon Library – COU from Library to B1 office – Library relocated to different premises so no loss of community facility, new employment use secured for Library building which is positive in terms of improving employment provision in the town</li> <li>• (15/p/00407) New Inn School House, New inn – COU from Youth Centre to Single dwelling – Whilst not tested the existing facility was redundant but alternative community use not explored</li> </ul> <p>15/p/00710 – Cross keys public House, Pontnewynydd – COU from public house to dwelling – Proposal did not fully comply with the requirements of Policy CF3, and therefore trigger activated with the viability evidence put forward by the applicants to justify the COU not supported by the Forward planning team who considered the information provided perfunctory and shows a lack of investment in the business as the reason for the decline in the last 3 years rather than it not being used by the local population. Whilst it was recognised that under-investment in a public house does not offer sufficient justification for the loss of that facility, the case officer identified the viability of the business was questionable and was considered in this instance the lack of adequate kitchen facilities and the significant associated costs for upgrading would render it unviable.</p>				<p><b>Activated</b></p> <p><b>Activated</b></p>
<p>9. Protection of designated Important Urban Open Spaces</p>	<p>Designated IUOS remain undeveloped</p>	<p><i>Amount of land of identified Important Urban Open Space lost to development</i></p>	<p>0ha lost per annum</p>	<p>1 application approved resulting in negative impact on IUOS or 0.5ha lost per annum</p>
<p><b>9. ANALYSIS</b> - 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><b>The Plan is therefore on target in respect of the protection of designated Important Urban Open Space in Torfaen.</b></p>				<p><b>Not Activated</b></p>

<b>Bodies Responsible:</b> Torfaen County Borough Council	<b>Data Sources:</b> TCBC Planning Applications TCBC S106 Database
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## Summary Assessment Objective 2

<b>LDP Objective 3</b>	<b>To ensure that the location of development does not result in unacceptable risk from flooding, subsidence or health hazards</b>			
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	<i>N/A</i> No applications for Highly Vulnerable development to be permitted in C2 floodplain  <i>N/A</i> 100% of applications permitted in C1&C2 floodplains to meet all the TAN15 tests (para 6.2)
<b>10. ANALYSIS -</b>  <u>Amount of development TAN15 permitted in C1/C2 areas not meeting TAN15 Tests</u> – 1 Planning permission granted for highly vulnerable development in C2 floodplain (15/p/00470) for 1 dwelling. FCA undertaken which showed the site would not flood and hence no objection from NRW in respect of flood risk management. 1 application for non-residential approved in C2 supported by FCA.  <b>The plan is therefore on target in respect of the precautionary approach to flood risk and avoiding permitting unacceptable forms of development in the floodplain which is a key requirement of sustainable development.</b>				<b>Activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council	<b>Data Sources:</b> TCBC Planning Applications			
Natural Resources Wales				

## Summary Assessment Objective 3



<b>LDP Objective 4</b>	<b>To ensure the highest quality of design in all developments and delivering safe, healthy and attractive environments</b>			
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><b>11. Analysis</b> - 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 then focus on numbers of SPG delivered.</p> <p>The 2016 AMR can report that there has been annual delivery of 2 SPG during the monitoring period, the Updated planning Obligations SPG and the Parking Standards SPG. As a result of delivery no trigger is activated.</p> <p><b>No trigger has been reached in respect of this indicator but as no SPG has been delivered to date it is considered further action to deliver specific SPG over the next year should be undertaken.</b></p>				<b>Not Activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council		<b>Data Sources:</b> TCBC SPG Programme		

### Summary Assessment Objective 4

<b>LDP Objective 5</b>	<b>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</b>			
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	
<b>12. ANALYSIS</b> - 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 28 <sup>th</sup> April 2015. Construction was commenced in 2015 and due for opening in October 2016. <b>The Plan therefore is on target</b>				<b>Not Activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council		<b>Data Sources:</b> TCBC Planning Applications - S106 Monitoring Database TCBC Education Department		

## Summary Assessment Objective 5

<b>LDP Objective 6</b>	<b>To protect, manage and enhance sustainable tourist attractions and facilities in Torfaen for the benefit of tourists and the community</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li><i>Facilitate improvements to the tourism assets of Torfaen through the planning system and protect resources from damaging development</i></li> </ul>			
	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
<b>13. ANALYSIS</b> - 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.  2011 - 942,000 visitors generating expenditure of £54.4 million 2012 - 938,300 visitors generating expenditure of £57.21 2015 – 1,020,000 visitors generating expenditure of £69.74m  2014 - Total visitor days in 2014 was 1.25 million, which was a 4.1% increase on 2013 2015 – Total visitor days in 2015 was 1.32 million, which was a 5.4% increase on 2014				<b>Not activated</b>

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 5.5% increase on 2014  2015 – 906 FTE jobs supported by tourism spend, which was a 7.8% increase from 2014  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.  <b>The Plan is therefore on target in respect of facilitating improvements to the tourism assets of Torfaen</b>				
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
<b>14. ANALYSIS</b> - There has been no applications resulting in the loss a loss of tourist facility during the monitoring period.  <b>The Plan is therefore on target in respect of protection of sustainable tourist facilities ensuring that access to a range of tourist facilities is promoted through the LDP</b>				<b>Not Activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council		<b>Data Sources:</b> TCBC Planning Applications TCBC Economic Development - STEAM Data		

## Summary Assessment Objective 6

<b>LDP Objective 7</b>	<b>To conserve and enhance the distinctive cultural and historic resources of the County Borough</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li>▪ <i>Promote conservation and enhancement of cultural and historic resources and protect them from inappropriate development</i></li> <li>▪ <i>Promote continued protection of Blaenavon World Heritage Site from inappropriate development and design</i></li> </ul>			
	Supporting Policy: S4, S7, S8	Supporting Strategic Action Area Policy: SAA2, SAA4, SAA7	Supporting Borough Wide Policy: BW1	Supporting Topic Based 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
<b>15. ANALYSIS</b> - 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.				<b>Not activated</b>
16. Development	No planning consents are	<i>Occasions when development</i>	No planning consents are issued	1 or more planning consents issued

Proposals do not adversely impact upon buildings and areas of built or historical interest and their setting	issued where there is an outstanding objection from the Councils Conservation Officer, CADW or GGAT.	<i>permitted would have an adverse impact on a Listed Building, Conservation Area, Site of Archaeological Significance, or Historic Park and Garden</i>	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	
<p><b>16. ANALYSIS</b> = There has been 1 applications permitted with an outstanding objection from the authorities Conservation Officer. This was in relation to the Outline Planning Application for 450 dwellings at Llantarnam (SAA3) where the Conservation had an outstanding objection in respect of the impact on the Llantarnam Abbey Registered Park and Garden. However the principle of the allocation for residential development was established in the LDP and Whilst it is recognised that the development will have an impact on the Registered Park this impact should be mitigated as far as possible through measures such as buffer zones, landscaping, good design and sensitive layout.</p> <p>Production of Heritage SPG and Buildings of Local Importance have commenced but given resource constraints focus will be on preparation of the statutory Conservation Area Appraisals in 2017.</p> <p><b>Therefore, considered the Plan remains on track in respect of the protection of historic resources.</b></p>				<b>Activated</b>
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
<p><b>17. ANALYSIS</b> - 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:</p> <ul style="list-style-type: none"> <li>▪ Blaenavon Conservation Area - Conservation Area Appraisal and reviewed boundary undertaken in 2011, with amendments to boundary made - Up to date</li> <li>▪ Cwmavon Conservation Area - Conservation Area Appraisal and review of boundary undertaken in 2011 - Up to date</li> <li>▪ Pontypool Town Centre - Conservation Area Appraisal and review of boundary undertaken in 2011, with amendments to boundary made - Up to date</li> <li>▪ Monmouthshire and Brecon Canal Conservation Area - Conservation Area Appraisal undertaken in 2011 to designate length within Torfaen as a Conservation Area - Up to date</li> <li>▪ Llantarnam Conservation Area - This is lacking an up to date CAA , last undertaken in 1984</li> <li>▪ Upper Cwmbran Conservation Area - This is lacking an up to date CAA, last undertaken in 1984</li> </ul> <p>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</p>				<b>Activated</b>

Conservation Areas to meet statutory requirements. A work program is 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.

<b>Bodies Responsible:</b> Torfaen County Borough Council & ICOMOS/CADW	<b>Data Sources:</b> TCBC Conservation Area Appraisals TCBC Planning Applications
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## Summary Assessment Objective 7

<b>LDP Objective 8 &amp; 11</b>	<b>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</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li>▪ <i>New development promotes sustainable design and location principles including the need to minimise travel by car</i></li> </ul>			
Policy Target	Supporting Policy: S2, S3, S8	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy:
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.
<b>18. ANALYSIS</b> - There has been two significant applications for solar farms, one for a Gas CHP and one for a Biomass Boiler as follows: Land east of panteg Way – 2MW Solar Farm and Associated Infrastructure Land South of Little Mill – 5MW Solar farm and associated infrastructure Specialist and Critical Care Centre - .5MW Gas CHP Biomass boiler (0.07MW):  Significant permitted capacity to report in the 2016 AMR so this is extremely positive				<b>Not Activated</b>
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

<b>19. ANALYSIS</b> - During the monitoring period there was one Strategic Site granted planning permission, namely Police College, St Dials. This application was not accompanied by a Renewable and Low Carbon Energy Assessment in line with Policy S3. 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.				<b>Activated</b>
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
<b>20. ANALYSIS</b> - 1 major windfall scheme permitted during the monitoring period, which was within recommended distances: <ul style="list-style-type: none"> <li>Former Commodore Hotel (20 dwellings) - Within 176m of shop/135m of bus stop and 357m to school gates so sustainable. 520 m walking distance to Doctors Surgery.</li> <li></li> <li>Therefore 100% of windfall permitted within recommended distances to promote sustainability</li> <li></li> </ul>				<b>Not Activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council & Development Industry		<b>Data Sources:</b> TCBC Planning Applications		

### Summary Assessment Objective 8 & 11

<b>LDP Objective 9</b>	<b>To allocate mineral sites if required and safeguard appropriate mineral resources from sterilization</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li>To safeguard important mineral resources from sterilisation</li> <li>Maintain a minimum 10 year landbank of permitted aggregate resources</li> </ul>			
	Supporting Policy:	Supporting Strategic Action Area Policy: SAA5	Supporting Borough Wide Policy:	Supporting Topic Based 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
<b>21. ANALYSIS</b> - 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),				<b>Not Activated</b>

as endorsed by the Welsh Minister, now makes a 'zero' 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. However, there is a current planning application for the site which is expected to be determined shortly, therefore, it is proposed to let this process 'play out' in respect of the above assessment trigger; noting that it has been recommended elsewhere to review the LDP in any event.				
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
<b>22. ANALYSIS</b> - No permissions granted for permanent sterilising development within a mineral site buffer zone or mineral safeguarding area				<b>Not Activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council & South Wales Regional Aggregates Working Party		<b>Data Sources:</b> TCBC Planning Applications, Regional Technical Statement, SWRAWP Annual Survey		

## Summary Assessment Objective 9

<b>LDP Objective 10</b>	<b>To protect, manage and enhance biodiversity and ecological networks across Torfaen</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li>To protect and enhance the strategic biodiversity network across Torfaen including key ecological corridors</li> </ul>			
	Supporting Policy: S3, S7, S8	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
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
<b>23. ANALYSIS</b> - 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.				<b>Not Activated</b>

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 <b>Not Activated</b>
<b>24. ANALYSIS</b> - No developments permitted which have an adverse effect on the integrity of a Natura 2000 site.				
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
<b>25. ANALYSIS</b> - 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 given a priority over the next year but may be incorporated in a wider green infrastructure SPG.				<b>Activated</b>
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
<b>26. ANALYSIS</b> - No Developments permitted which results in detriment to favourable conservation status of EU protected species contrary to advice of NRW or Council Ecologist.				<b>Not Activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council & Natural Resources Wales		<b>Data Sources:</b> TCBC Planning Applications		

## Summary Assessment Objective 10

<b>LDP Objective 12</b>	<b>To protect and enhance the valued landscape character of Torfaen, including important open space and sense of rurality between settlements</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li><i>Protect and enhance the valued landscape character and important open space of the County Borough to 2021</i></li> </ul>			
	Supporting Policy: S1,	Supporting Strategic	Supporting Borough Wide	Supporting Topic Based



	S2, S7	Action Area Policy:	Policy: BW1	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
<b>27. ANALYSIS</b> - No developments permitted during the monitoring period				<b>Not Activated</b>
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
<b>28. ANALYSIS</b> - No development permitted during the monitoring period				<b>Not Activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council & Natural Resources Wales		<b>Data Sources:</b> TCBC Planning Applications		

## Summary Assessment Objective 12

<b>LDP Objective 13</b>	<b>To protect Greenfield land by enabling and promoting the most efficient use of appropriate brownfield sites for redevelopment across Torfaen</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li><i>Promote the efficient use of urban land and maximise the use of brownfield land within settlement limits</i></li> </ul>			
	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><b>29. ANALYSIS</b> - During 2015-2016, 43.28ha of a total 102.18ha was on previously developed land equating to 42.3%. This is below the 60% as this relates to two large greenfield LDP allocations that have been granted permission during the year and the permission for 2 10.5ha solar farms. As the large development on brownfield target falls below 60% hence a negative effect was identified. This figure is expected to improve in subsequent years with higher levels of brownfield development. However no trigger has been breached as the 60% figure is sought as an average over the 3 year period.</p> <p>The 2015 Report reported a figure of brownfield development of 8.4% that included the Llantarnam SAA3 site which technically did not receive permission until the 2016 monitoring period. The revised figure should have been 10.54% (10.04ha PDL out of a total 95.19ha). As such the average over two years on PDL is 26.91%</p> <p>However in respect of development completions for the monitoring period this was significantly above the 60% figure at 93%.</p>				<b>Not Activated</b>
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><b>30. ANALYSIS</b> – 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.</p>				<b>Not Activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council		<b>Data Sources:</b> TCBC Planning Applications		

### Summary Assessment Objective 13

<b>LDP Objective 14</b>	<b>To ensure all development contributes to improving water quality, protecting water supply and maximising the efficiency of water consumption</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li><i>To ensure that new development promotes the protection of water quality and quantity and improves water quality where practicable</i></li> </ul>			
	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	Number of planning applications permitted contrary to the advice of Natural Resources Wales / Dwr Cymru Welsh Water on water supply	No planning applications approved contrary to the advice of Natural Resources Wales / Dwr Cymru Welsh Water on water supply or	1 planning permission approved contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water supply or water quality

	water quality	or water quality	water quality	
<b>32. ANALYSIS</b> - No planning applications permitted contrary to advice from NRW/Dwr Cymru on water quality or water supply issue				<b>Not Activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council & Natural Resources Wales		<b>Data Sources:</b> TCBC Planning Applications		

### Summary Assessment Objective 14

<b>LDP Objective 15</b>	<b>To identify and conserve important soil and geological resources including Regionally Important Geological Sites (RIGS) and maintain their quality</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li>To conserve important Agricultural land of Grades 1,2,3a and designated Regionally Important Geological Sites within Torfaen</li> </ul>			
	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.
<b>33. ANALYSIS</b> - No developments permitted with impact on RIGS				<b>Not Activated</b>
34. Protect important Agricultural land from development	No developments permitted resulting in significant loss of Agricultural Land Grades 1, 2 & 3a	Area of Agricultural Land of Grades 1, 2 & 3a lost to development	No developments permitted resulting in significant loss of Agricultural Land Grades 1, 2 & 3a	1 development granted resulting in significant loss contrary to the advice of NRW or the Council's Landscape officer
<b>34. ANALYSIS</b> - No developments permitted resulting in significant loss contrary to advice of NRW or Councils Landscape Officer				<b>Not Activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council & Natural Resources Wales		<b>Data Sources:</b> TCBC Planning Applications		

### Summary Assessment Objective 15

<b>LDP Objective 16</b>	<b>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</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li>Maintain a 5 year land supply</li> <li>Delivery of 4,700 units in accordance with the development strategy to be comprised of 550 dwellings in North</li> </ul>			

	<p><i>Torfaen, 1,875 dwellings in Pontypool and 2,275 in Cwmbran</i></p> <ul style="list-style-type: none"> <li>▪ <i>Delivery of 1,132 affordable dwellings between 2006-2021</i></li> <li>▪ <i>Delivery of 20-42 new Gypsy &amp; Traveller pitches</i></li> </ul>			
	Supporting Policy: S5	Supporting Strategic Action Area Policy: SAA2-SAA7	Supporting Borough Wide Policy:	Supporting Topic Based Policy:H1-H9
<b>Policy Target</b>	<b>Monitoring Target 2017</b>	<b>Indicator</b>	<b>Annual / Interim Monitoring Target</b>	<b>Assessment Trigger</b>
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
<b>35. ANALYSIS</b> - The Housing Land Supply has decreased from 4.8 years in the 2014 JHLAS to 3.6 years in the 2016 JHLAS. Therefore the land supply is below the required 5 years and actions to address the shortfall are set out in the AMR				<b>Activated</b>
36. Deliver 4700 new dwellings by 2021	<p>Delivery of 2,921 dwellings in Torfaen by 2017:</p> <p>North Torfaen - 351 dwellings Pontypool - 1,168 dwellings Cwmbran - 1,402 dwellings</p>	<p>*C <i>Number of net additional affordable and general market dwellings built in Torfaen per annum</i></p> <p><i>Dwellings delivered by strategy area</i></p>	<p>Delivery of 2,476 dwellings in Torfaen by 2016 Delivery of 4,700 dwellings by 2021</p> <p>Track completions data in line with forecasted requirements</p> <p>Delivery of 297 units in North Torfaen by 2016 Delivery of 990 units in Pontypool by 2016 Delivery of 1,188 units in Cwmbran by 2016</p>	<p>10% reduction in delivery of units = 2,228 dwellings by 2016</p> <p>10% reduction in delivery of units by 2016: North Torfaen - 267 dwellings Pontypool - 891 dwellings Cwmbran - 1,069 dwellings</p>
<b>36. ANALYSIS</b> - There was 164 additional market and general dwellings built between 1/4/15 - 31/3/16. In total 1,888 dwellings have been delivered out of the 4700 target. As such the delivery is behind target of the 2476 dwellings by 2016. A trigger has therefore been activated. Indeed, it is now clear that 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 (2,812 dwellings / 5 years) 563 dwellings per annum which has never been achieved. This may necessitate a review of the plan to be considered in the AMR recommendations				<b>Activated</b>
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
<b>37. ANALYSIS</b> - The average density of housing development permitted on allocated sites is 31.66 dwellings per hectare.				<b>Activated</b>

<p>During the monitoring year less than 90% of sites achieved 30dph. This is due to the Phase 1 application at Sebastopol during this monitoring period. Therefore average density overall on permitted sites is above 30dph, but in terms of numbers of permissions is below. However this will be considered to improve over the next few years.</p> <ul style="list-style-type: none"> <li>- Llantarnam SAA3 - 11.38 (net) - 450 dwellings = 39.5dph</li> <li>- Police College – 6.15ha (net) 219 dwellings = 35.6dph</li> <li>- South Sebastopol Phase 1 – 10.56ha (net) 210 dwellings = 19.88dph (Total density across whole site 47ha for 1200 units is 25.5dph)</li> </ul>				
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><b>38. ANALYSIS</b> - 2 Housing allocations permitted during the monitoring period:</p> <ul style="list-style-type: none"> <li>▪ Llantarnam SAA3 - Permission for 450 dwellings in line with LDP Allocation</li> <li>▪ Police College - Permission for 219 equivalent to first phase of LDP allocation of 350.</li> <li>▪ South Sebastopol Phase 1 for 210 dwellings in line with the overall 1200 allocation</li> </ul> <p>879 units permitted against 879 units estimated, which is on target</p>				<b>Activated</b>
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/Implementation of 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><b>39. ANALYSIS</b> - 53 affordable units completed in 2015-2016. To date 563 affordable units have been completed since commencement of the LDP with a further 508 permitted as of April 2016. The plan is therefore on track.</p> <p>We have revisited the affordable housing viability assessment with the latest data and concluded that the affordable housing percentages sought under Policy H4 remain valid with the exception of the North Torfaen HSMA where the Council should now seek up to 5% affordable housing instead of 10%. Policy H4 allows for this change to be undertaken to a revision of the S106 SPG. This will be addressed in a further Council report</p>				<b>Not activated</b>
40. Provision of at least 20 new Gypsy and Traveller Pitches between 2011-2021	By 2017 12 Gypsy & Traveller pitches delivered	<i>Number of Gypsy &amp; Traveller Pitches delivered</i>  <i>Vacancy Rates on pitches</i>	By 2016 10 Gypsy & Traveller pitches delivered  By 2021 20 pitches delivered	Less than 10 Gypsy & Traveller pitches delivered by 2015  No vacancies on pitches

and 2 transit pitches			and 2 transit pitches After 2017 there will be vacancies available that will supply any identified demand	
<b>40. ANALYSIS</b> - 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).				<b>Not activated</b>
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
<b>41. ANALYSIS</b> - As outlined above, development of the 1 <sup>st</sup> Phase of the former Race AFC site for 10 pitches was completed in 2016. Currently stalled Planning application for Rose Cottage Site, however, not considered unreasonable that this could be delivered by 2017. The Council will encourage and support progressing the planning application and site delivery.				<b>Not activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council		<b>Data Sources:</b> TCBC Planning Applications, Joint Housing Land Availability, Gypsy Traveller Count		

## Summary Assessment Objective 16

\*C = Core Indicator

<b>LDP Objective 17</b>	<b>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</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li>Implementation of identified transport improvements as outlined in Policy T1</li> </ul>			
	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
<b>42. ANALYSIS</b> - No planning Application to date, ongoing investigations. Continue to seek public funds and work with transport colleagues to seek grant funding to complete improvements.				<b>Not activated</b>

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
<b>43. ANALYSIS</b> Scheme subject to TIA to prove need as part of SAA7 housing element; which is behind schedule in terms of receiving planning permission.				<b>Not activated</b>
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
<b>44. ANALYSIS</b> - To date of the 6 walking cycling routes 2 have been completed and 4 are awaiting outline investigation. Track delivery of the remaining in the 2016 AMR				<b>Not activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council		<b>Data Sources:</b> TCBC Planning Applications, TCBC Highways Schemes Delivery Data		

## Summary Assessment Objective 17

<b>LDP Objective 18</b>	<b>To ensure people and organisations reduce, reuse and recycle waste and to foster this through the provision of regional and local waste management facilities</b>			
Monitoring Aim	<ul style="list-style-type: none"> <li><i>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</i></li> </ul>			
	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	<i>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</i>	Delivery of 0.4ha Civic Amenity Site by 2015	Non delivery of 0.4ha Civic Amenity Site by 2016
<b>45. ANALYSIS</b> - Planning permission granted for a 0.9ha open air waste facility at Panteg as an extension to the existing Household amenity site and has now been built. The LDP target has now been met.				<b>Not activated</b>
<b>Bodies Responsible:</b> Torfaen County Borough Council & SE Wales Regional Waste Plan Group		<b>Data Sources:</b> TCBC Planning Applications, TCBC Waste Management Department		

## Summary Assessment Objective 18

SAA's	Strategic Action Areas			
Monitoring Aim	<ul style="list-style-type: none"> <li>▪ SAA1 - The construction of approximately 2.7 Ha for B1 uses and a hotel, approximately 5.6 Ha for B2 uses, a 6,860m<sup>2</sup> gross foodstore, leisure uses and public open space.</li> <li>▪ SAA2 - The construction of approximately 100 dwellings as part of a longer term mixed use regeneration scheme</li> <li>▪ SAA3 - The construction of 450 dwellings, 8 hectares of employment land, a neighbourhood centre and informal recreation provision aided by strategic highway improvements</li> <li>▪ 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.</li> <li>▪ SAA5 - The reclamation and remediation of this site to prepare the site for future regeneration after the plan period</li> <li>▪ 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</li> <li>▪ 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</li> </ul>			
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>No development Framework by 2015</p> <p>No permission for B1/Hotel by 2015</p> <p>Non delivery of B1 hotel/Hotel and</p>



			Track delivery of Leisure uses	public open space by 2017
<p><b>46. ANALYSIS</b> - 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 likely to be used for Torfaen's Post 16 Further Education Campus. In this respect awaiting the outcome of the Post 16 campus the indicators/targets for B1/Hotel elements may need to be amended.</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 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 No detailed phased permission by 2016</p> <p>Non commencement of residential development by 2017 Less than 20 dwellings developed by 2018</p>
<p><b>47. ANALYSIS</b> - This brownfield strategic mixed use site is allocated in the LDP for 150 dwellings, but the recent draft Masterplan and current detailed site capacity / development work ongoing with this site as part of the Vibrant and Viable Places Project to bring this site forward has indicated that 200 dwellings on the site is more appropriate. No planning application has been submitted to date and therefore delivery is behind schedule, however significant work by a Project team is ongoing with regards to bringing this site forward for development.</p>				
48. Delivery of SAA3 Llantarnam	Planning permission granted and delivery of 240 dwellings , 3ha of employment land and highway infrastructure improvements by 2017	<p><i>Development Framework prepared and adopted for the development of the Llantarnam SAA</i></p> <p><i>Planning permission granted for SAA3</i></p> <p><i>Delivery of key infrastructure to facilitate delivery</i></p>	<p>Adopted Development Framework by 2014</p> <p>Outline permission for whole site by 2014 Detailed phased permission by 2017</p> <p>Highway Improvements (Newport Road Roundabout, Rouge mount roundabout improvements and Crown Roundabout improvements) in</p>	<p>No Adopted Development Framework by 2014</p> <p>No outline permission by 2014 No detailed phased permission by 2017</p>

		<i>Delivery of land use elements</i>	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	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
<p><b>48. ANALYSIS</b> - This greenfield site has recently 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 is likely to gain permission for 102 dwellings shortly. In terms of site forecasts delivery of the site is behind schedule with development on site unlikely to commence until late 2016, however given the location the site will attract significant interest and will sell quickly. Delivery rates of 60 per year and delivery within the plan period is considered achievable.</p>				
49. Delivery of SAA4 Mamhilad	Planning permission granted and delivery of 280 dwellings by 2017, main access through route, provision of appropriate recreation facilities commencement of employment provision	<p><i>Development Framework prepared and adopted for the Mamhilad SAA</i></p> <p><i>Planning permission granted for SAA4</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 2014</p> <p>Outline permission for whole site by 2014 Detailed phased permission by 2015</p> <p>Delivery of key access through route by 2015 in line with TIA and planning conditions</p> <p>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</p>	<p>No Adopted Development Framework by 2014</p> <p>No outline permission by 2014 No detailed phased permission by 2015</p> <p>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</p>
<p><b>49. ANALYSIS</b> - This strategic brownfield / greenfield site, within the Pontypool Housing Sub-Market Area, has not yet obtained planning permission. There is a draft Development Framework for the site, however delivery of this site is significantly behind forecasts. To date no planning application has been received for the site, notwithstanding the Council has been in active discussions with the landowners over the last few years. 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. Landowners have confirmed they anticipate a</p>				

planning application to be submitted for the site by the end of 2016.				
50. Delivery of SAA5 The British	Commencement of reclamation scheme	<i>Progress on land reclamation scheme</i>	Track planning and delivery status	N/A
<b>50. ANALYSIS</b> - 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 Council will continue to negotiate with the landowners and other parties to facilitate delivery of the reclamation and remediation of this long standing site.				
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 Commencement of neighbourhood centre by 2017	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 S106 Non commencement of neighbourhood by 2017
<b>51. ANALYSIS</b> - This large greenfield strategic site obtained outline planning permission in January 2014 and again in October 2014; and reserved matters application for the 1st Phase for 210 dwellings has now been approved subject to S106 (August 2015). Given the delays to achieving planning permission for this site forecasted delivery has slipped but the site is now under construction.				
52. Delivery of SAA7 Llanfrechfa Grange	Planning permission granted and delivery of 50 units and 1.5ha of employment land by 2017	<i>Planning permission granted for SAA7</i>  <i>Delivery of key infrastructure to facilitate delivery</i>  <i>Delivery of land use elements</i>	Planning permission for residential and employment by 2015  Commencement of Link Road in accordance with findings of TIA and planning condition  Delivery of SCCC Hospital by 2018 Delivery of 60 units by 2017 Delivery of 1.5ha of employment by 2018 Delivery of appropriate	No permission for housing/employment by 2015   Non delivery of SCCC hospital by 2018 Delivery of less than 60 units by 2017 Non delivery of 1.5ha of employment land by 2018

			recreation and open space provision as part of the approved S106 by 2018	No delivery of recreation/play areas by 2018
<p><b>52. ANALYSIS</b> - Outline permission was granted for the Hospital element in October 2012 and reserved matters were approved in May 2015, Final Business case not yet approved by WG, decision expected October/November 2016.</p> <p>To date no planning app has been received for the residential and potential new link road with current focus on hospital. WG not progressing employment site and concerns that access and levelling costs may make the employment element uneconomic. The site is a strategic housing site, and is a key site in delivering the necessary housing of 300 dwellings to meet the plan target. The land owner should be approached and encouraged to bring this relatively unconstrained site forward for development.</p>				
<p><b>Bodies Responsible:</b> Torfaen County Borough Council &amp; Development Industry</p>			<p><b>Data Sources:</b> 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	2016 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	<b>% of people of working age who are economically active</b>	To increase the % of people of working age who are economically active	% has increased over the last three 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%)  The % of people of working age who are economically active has increased over the last four years and is above the welsh average. This indicator is showing a positive effect (Source Economic Devt Department <a href="http://www.statswales.gov.uk">www.statswales.gov.uk</a> )				
		<b>Annual area (ha) of allocated employment land developed for B1, B2 and B8 uses</b>	2.8ha of employment allocations developed per annum for employment purposes	<b>See LDP Indicator under LDP Objective 1 (Policy Target 1)</b>		
		Analysis - See LDP Indicator 1 above				
		<b>Annual area (ha) of employment land lost to other uses per annum</b>	No loss of existing employment land	<b>See LDP Indicator 3 above (Policy Target 3)</b>		
		<b>% of people working in area of residence (16-64)</b>	Increase	% of people who live and work in Torfaen is decreasing		
		Results 2008 - 62% 2011 - 60% 2013 - 58.3% 2014 - 57.5% 2015 – 56.18% compared to Welsh average of 69.5%  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				

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2016 PERFORMANCE
		<p>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. (Source Economic Development Department from <a href="http://www.statswales.gov.uk">www.statswales.gov.uk</a>)</p>			
		<b>Amended Indicator – Business Births</b>	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 so this this is encouraging showing the increase in the start-up of new businesses. (Source Economic Development Department from <a href="http://www.statswales.gov.uk">www.statswales.gov.uk</a>)</p>			
		<b>Amended - Earnings by Workplace</b>	Increase	Indicator reworded to reflect NOMIS description	
		<p>Analysis –  <b>Earnings by Workplace (2015)</b>  <b>Gross weekly pay (Full time) – Torfaen (£485.1) Wales (484.4)</b>  <b>Hourly Pay (Full Time) – Torfaen (£12.17) Wales (£12.26)</b></p> <p><b>Earnings by workplace (2014)</b>  Gross weekly pay (Full time) - Torfaen (£449.30) Wales (£473)  Hourly Pay (Full time) - Torfaen (£11.27) Wales (£11.82)</p> <p><b>Earnings by workplace (2013)</b>  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 6% since 2013 and in 2015 is marginally higher than the Welsh average by 0.2%. Hourly pay has also risen since 2013 whilst decreased in 2014 but is below the Welsh average. (Source: <a href="http://www.nomis.gov.uk">www.nomis.gov.uk</a>)</p>			
		<b>Annual Retail Vacancy Rates of Cwmbran, Pontypool and Blaenavon Centres</b>	Reduction in vacancy rates across the three retail centres	<b>See LDP Indicator under LDP Objective 7 (Policy target 7)</b>	<b>N</b>
<b>Summary Assessment Objectives 1 and 2 - Employment and Economy</b>					
3. To promote and	Positive	<b>Number of new development schemes</b>	Planning consents for new	<b>See LDP Policy Target 13 above</b>	

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2016 PERFORMANCE	
enhance sustainable tourism in Torfaen <i>Effects on promoting and enhancing sustainable tourism in Torfaen</i>		<b>permitted for tourist related facilities</b>	or improved tourism facilities			
		<b>Number of people employed in the tourism industry Number of FTE jobs supported by tourism spend</b>	Increase	Indicator to be amended to 'Number of FTE jobs supported by tourism spend' to reflect STEAM data returns		
		Analysis - In 2015, 906 full time equivalent jobs were supported by tourism spend. This is a 1.6% decrease on 2014 <i>Steam Summary TCBC</i>				
		<b>Total number of visitors to attractions in Torfaen Total Visitor Days (Millions)'</b>	Increase	Indicator amended to 'Total Visitor Days (Millions)' to reflect STEAM data returns		
		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 2015 1.32 million representing a 5.4% increase on 2014 which is a positive trend.				
		<b>Total Tourism spend per annum Total economic impact of tourism'</b>	Increase	Indicator amended to 'Total economic impact of tourism' to reflect STEAM data		
		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				
<b>Summary Assessment Objective 3 - Tourism</b>						
4.To protect manage and enhance Blaenavon Industrial Landscape World Heritage Site as a cultural and tourism destination	Positive					
		<b>Development permitted with adverse impacts on the setting or character of Blaenavon World Heritage Site</b>	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				
		<b>Visitor numbers to:</b>	Increase	Indicator to be amended to reflect		

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2016 PERFORMANCE
		<ul style="list-style-type: none"> <li>▪ Blaenavon Ironworks</li> <li>▪ Big Pit Mining Museum</li> <li>▪ Pontypool and Blaenavon Railway</li> <li>▪ Town of Blaenavon</li> <li>▪ Blaenavon Landscape</li> <li>▪ The Monmouthshire and Brecon Canal</li> </ul>		attractions which monitor visitor numbers	
		<p>Analysis – Overall visitor numbers to Blaenavon attractions (Big Pit/World Heritage Centre/Ironworks/Railway have increase from 2014-2015) Whilst Big Pit saw a fall in visitors from 2014-2015 of 0.8% other attractions saw an increase.</p> <p>On balance it is considered Torfaen is performing well in terms of numbers to its key attractions.</p> <p><b>Torfaen STEEAM Tourist data</b></p> <p>2014 – Big Pit – 146073 2015 – Big Pit – 146020 (0.1% decrease)</p> <p>2014 – World Heritage Centre – 34978 2015 – World Heritage Centre – 37715 (7% increase)</p> <p>2014 – Blaenavon Ironworks – 22467 2015 – Blaenavon Ironworks – 29107 (22% increase)</p> <p>2014 – Pontypool and Blaenavon Railway – 14108 2015 – Pontypool and Blaenavon Railway – 23275 (40% increase)</p>			
		<p><b>Occasions when development permitted would have an adverse impact on a Listed Building, Conservation Area, site of archaeological significance or Historic Park and Gardens</b></p>	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	
<p><b>Summary Assessment Objective 4 - Blaenavon Industrial Landscape World Heritage Site</b></p>					



SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2016 PERFORMANCE	
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	<b>Area of Local Nature Reserve (LNR)</b>	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 2016.				
		<b>Area of SSSI lost to development</b>	Nil			
		Analysis - There are 4 SSSI's in Torfaen. There has been no loss of SSSI as a result of development, which is positive				
		<b>Number of major developments incorporating habitat creation or green infrastructure within their schemes or providing off site biodiversity mitigation through S106 mechanisms</b>	Annual net Increase	See LDP Indicator under LDP Obj 10 Policy Target 23		
		<b>Number of planning applications granted which have an adverse effect on a Natura 2000 Site</b>	No developments permitted contrary to the advice of NRW or the Councils Ecologists	See LDP Indicator under LDP Obj 10 Policy Target 24		
		<b>New Indicator - Green Space under positive biodiversity management</b>	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. No further data for 2016.				
		<b>New Indicator - Land brought into positive biodiversity management through the Pollinators Action plan</b>	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 2016				
		<b>No 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.</b>	No developments permitted contrary to the advice of NRW or the Councils Ecologists	See LDP Indicator under LDP Objective 10 (Policy Target 26)		
<b>Summary Assessment Objective 5 - Biodiversity</b>						

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2016 PERFORMANCE	
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		
<b>Summary Assessment Objective 6 - Geodiversity</b>						
7.To reduce air pollution and improve air quality <i>Effects on reducing air pollution and improving air quality</i>	Positive and Negative	<b>Estimated background air pollution data</b>	To meet national air quality standards <sup>1</sup> for pollutants			
		Analysis - The 2016 Updated Air Quality 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. There is no requirement therefore, to proceed to a Detailed Assessment for any pollutant.				
		<b>No of exceedances of the 100ug/m3 8 hr mean objective</b>	No more than 10 exceedances of the 100ug/m 8 hr mean			
		Analysis - Automatic monitoring of Ozone continues at the Cwmbran site as part of the National AURN. The 2015 Air Quality Updated Screening Assessment outlines: 2013 - There were 19 days with exceedance of the 100µg/m3 8-hour running mean. This increase in exceedances may have been due to the particularly hot summer in 2013. 2014 - There were 8 days with exceedance of the 100µg/m3 8-hour running mean, therefore meets the target.				

<sup>1</sup> [http://www.welshairquality.co.uk/moreinfo.php?n\\_action=standards&t=5](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	2016 PERFORMANCE
		2015 – There were 5 days with exceedance of the 100ug/m3 8 hour running mean, therefore meets the target. Torfaen County Borough Council has examined the results from monitoring in the borough. Concentrations are all below the objectives, therefore there is no need to proceed to a Detailed Assessment.			
		<b>Number of Air Quality Management Areas designated in the County Borough</b>	No additional AQMAs declared		
<b>Summary Assessment Objective 7 - Air Quality</b>		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	<b>No. of residential permissions granted in TAN11 category D locations<sup>2</sup></b>	Nil		
		Analysis - There have been no residential permission granted in TAN11 Category D (Planning permission should normally be refused) locations.			
		<b>Proportion of development that leads to unacceptable levels of light pollution</b>	Nil		
		Analysis - No applications approved with outstanding objection from Environment Health in respect of light pollution			
		<b>Proportion of development that leads to unacceptable levels of noise pollution</b>	Nil		
<b>Summary Assessment Objective 8 - Noise and Light Pollution</b>		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	<b>Amount of development (by TAN15 development category) permitted in C1 and C2 floodplain areas not meeting all TAN15 tests</b>	No permissions for highly vulnerable development within C1 and C2 floodplain areas	See LDP Indicator under LDP Obj 3 Policy Target 10	<b>N</b>
<b>Summary Assessment Objective 9 - Minimising flooding</b>					

<sup>2</sup> <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	2016 PERFORMANCE	
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	<b>Occasions when development permitted would have an adverse impact on a Listed Building, Conservation Area, site of archaeological significance or Historic Park and Gardens</b>	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	N	
		<b>Number of listed buildings, archaeological sites or buildings of local importance enhanced through development</b>	Increase			
		Analysis - During the monitoring period there were 2 applications resulting in conversion, enhancement of a Listed Building which were considered to offer positive benefits by the Conservation officer – Grey Hound and Cwmavon House				
		<b>Number of Listed Buildings and historic sites</b>	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				
	<b>Number of Conservation Areas with up to date assessments</b>	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		
<b>Summary Assessment Objective 10 - Historic Resources</b>						
11.To protect and enhance the valued landscape character of Torfaen <i>Effects on preserving</i>	Positive and Negative	<b>Planning permissions approved for inappropriate development within the green wedge designations which contribute to the coalescence of settlements</b>	No planning permissions approved for inappropriate development within the green wedge designations which contribute to the	See LDP Indicator under LDP Obj 12		

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2016 PERFORMANCE										
<i>and enhancing the valued landscape character of Torfaen</i>			coalescence of settlements												
		<b>Proportion of major developments that include landscaping and planting schemes</b>	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.													
		<b>Amount of land (ha) of identified Important Urban Open Space lost to development</b>	0ha lost per annum	See LDP Obj 2 Policy Target 9											
<b>Summary Assessment Objective 11 - Valued Landscape Character</b>															
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														
		<b>Amount of new development (ha) permitted on PDL (brownfield and conversions) expressed as a % of all development permitted per annum</b>	60% or higher	See LDP Indicator	N										
		<b>Average density of housing development permitted on allocated sites</b>	100% of sites delivering a minimum net density of 30dph	See LDP Indicator											
		<b>Amount of Greenfield and open space (lost to development (ha) which is not allocated in the Development Plan</b>	No significant net loss	See LDP indicator 30											
		<b>Number of empty properties brought back into reuse</b>	Increase												
		<b>Analysis</b> - 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 rise over the monitoring period compared to 2010 figures which is positive. The 2016 AMR can report an increase in 13 properties brought back into use from the 14/15 figure.													
		<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> </tbody> </table>	Year	Total properties brought back into use	10/11	36	11/12	109	12/13	72	13/14	189			
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SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2016 PERFORMANCE	
		14/15 15/16	165 178			
<b>Summary Assessment Objective 12 - Efficient Use of land and Buildings</b>						
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	<b>Number of major windfall schemes permitted per annum within 400m of facilities (shop, bus stop) and 1,000m of a school</b>	All new windfall developments permitted per annum	See LDP Indicator under LDP Objective 8 and 11 Policy target 20		
		<b>% of population travelling to work by sustainable modes</b>	Increase	See TLP for data		
		Analysis - Recent statistics drawn from the 2011 census shows the following travel to work methods: Car/Motorcycle/Van/Taxi - 81.9% compared to 77.8% in 2001 Public transport - 6% compared to 5.2% in 2001 Foot - 8.1% compared to 9.4% in 2001 Cycle - 1.2% compared to 1.02% in 2001 Work at home - 2.8% compared to 6.15% in 2001  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 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 2016 AMR.				
		<b>Number and Value of planning contributions secured for improvements in public transport, walking and cycling</b>	Maintain or Increase	New Indicator		
		<b>Analysis</b> - Planning contributions have been secured for improvements in public transport, walking and cycling from 2 sites during the monitoring period which included off site payments for highways improvements, improvements to Rougemont Roundabout (Llantarnam SAA3) (£1.4m max) and highway works associated with the police college site (77k).				
		<b>Delivery of walking and cycling routes as part of LDP Policy T3</b>	Increase	See LDP Indicator		
<b>Summary Assessment Objective 13 - Modal shift to sustainable modes</b>						
14.To promote sustainable building design <i>Effects on promoting</i>	Positive	<b>Number of strategic sites and strategic action areas which are accompanied by a Renewable / Low Carbon Energy Assessment</b>	100% of all strategic sites and action areas are accompanied by a Renewable / Low Carbon	See LDP Indicator	N	

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2016 PERFORMANCE	
<i>sustainable building design</i>			Energy Assessment			
<b>Summary Assessment Objective 14 - Promote Sustainable Building</b>						
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	<b>% of municipal waste collected by local authorities sent to landfill</b>	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%, however this is still well below the welsh average of 29.4%				
		<b>% of municipal and household waste reused/recycled and composted</b>	52% by 2012/2013 58% by 15/16 19/20 by 64% and 70% by 2024/2025 (source: WG <sup>3</sup> )			
		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 2015 for 15-16 the recycling rates increased to 57.4% however this is still below the Welsh Average of 60% and fall short of the WG target of 58% by 15/16. <a href="http://gov.wales/docs/statistics/2015/151008-local-authority-municipal-waste-management-2014-15-en.pdf">http://gov.wales/docs/statistics/2015/151008-local-authority-municipal-waste-management-2014-15-en.pdf</a>				
		<b>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</b>	Delivery of 0.4ha Civic Amenity Site by 2015	See LDP Indicator under LDP Obj 18 (Policy target 45)		
<b>Summary Assessment Objective 15 - Reduce Waste</b>						
16.To maintain and improve water quality <i>Effects on contributing to maintaining and</i>	Positive	<b>% surface water (natural water bodies) of Good Ecological Status</b>	Water Framework Directive - Good ecological status in all Wales waterbodies by 2027 Ambition to achieve good			

<sup>3</sup> <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	2016 PERFORMANCE	
improving water quality			ecological status in waterbodies by 2015			
		<u>Analysis</u> 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)				
		<b>Amended - % surface water of Good Chemical Status</b>	Increase	Indicator amended - Data no longer available		
		<u>Analysis</u> 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 will be released in time for reporting in 2017 AMR				
		<b>Water Use per Household</b>	To reduce the water use of households annually	Indicator deleted - Data no longer available	x	
		<b>Biological Quality of the Afon Lwyd</b>	Increase	Indicator deleted - Data no longer available	x	
		<b>Litres of water consumed per resident</b>	Decrease	Indicator deleted - Data no longer available	x	
		<b>% groundwater of Good Status</b>	Increase			
		<u>Analysis</u> 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 will be released in time for reporting in 2017 AMR				
		<b>Number of planning applications permitted contrary to advice of Natural Resources Wales / Dwr Cymru Welsh Water on water supply or water</b>	No planning applications approved contrary to the advice of Natural Resources Wales / Dwr	See LDP Indicator		



SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2016 PERFORMANCE
		quality.	Cymru Welsh Water on water supply or quality		
<b>Summary Assessment Objective 16 - Maintain Water Quality</b>					
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	<b>Number of strategic sites and strategic action areas which are accompanied by a Renewable/Low Carbon Energy Assessment</b>	100% of all strategic sites and action areas are accompanied by a Renewable/Low Carbon Energy Assessment	See LDP indicator	
		<b>Permitted capacity of renewable electricity and heat projects (MW)</b>	Annual increase in the permitted capacity of renewable electricity and heat projects within Torfaen through the Plan Period	See LDP Indicator	
<b>Summary Assessment Objective 17 - Increase Renewable Energy</b>					
18.To improve the affordability of housing <i>Effects on improving the affordability of housing</i>	Positive	<b>Annual Affordable Housing Completions</b>	By 2016 provide 597 affordable dwellings through the planning system	See LDP Indicator	
		<b>Average house price to income ratio</b>	Decrease	Indicator amended to 'earnings' ratio	
		Analysis - The house price to earnings ratio in <b>Torfaen</b> is currently <b>5:1</b> based on data from the latest Annual Survey of Hours and Earnings and sales and valuations over the last <b>12</b> months. Earnings data relates to a single person in full time employment; however the majority of households will usually have more than one earner. The ratio has risen by 0.1 in a year but is now down 0.4 in the latest quarter) April 2014 = 5.5:1 April 2015 = 5.6:1 September 2015 = 5.1:1 September 2016 = 5:1 – A marginal reduction from 5.1:1 to 5:1 from 2015-2016.			
<b>Summary Assessment Objective 18 - Improve Affordability of Housing</b>					
19.To improve the variety and quality of	Positive	<b>Number of net additional affordable and general market dwellings built in</b>	In line with identified targets in LDP Monitoring	See LDP Indicator	

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2016 PERFORMANCE	
housing <i>Effects on improving the variety and quality of housing</i>		the LPA's area per annum for Cwmbran, Pontypool and North Torfaen	Framework			
		Net additional Gypsy & Traveller Pitches delivered	By 2016 10 Gypsy and Traveller pitches delivered.	See LDP Indicator		
<b>Summary Assessment Objective 19 - Improve variety and quality of housing</b>						
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 quantity and quality of local services and facilities</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			
		Analysis - 4 applications granted permission for new or enhance community facilities: <ul style="list-style-type: none"> <li>New Gym (Fighting Fit) at Commercial St, Griffithstown</li> <li>New Neighbourhood Centre and play areas at Llantarnam (SAA3)</li> <li>Children's play and Recreation Facilities at Former Police College Site</li> </ul>				
		Number of community facilities lost per annum through the planning system	Maintain or Decrease			
		Analysis - 3 applications have resulted in the loss of a community facility. <ul style="list-style-type: none"> <li>Wye Court, Thornhill – COU from redundant Community Centre to residential flats</li> <li>New Inn School House, New inn – COU from redundant Youth Centre to Single dwelling</li> <li>COU from vacant public house to dwelling</li> </ul>				
		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 78%. 2013-14 -72% 2014-15 - 85% 2015-2016 – 78%				
% of applicable developments providing community facilities, leisure	Provision made in 100% of applicable developments	See LDP indicator				

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2016 PERFORMANCE	
		<b>and outdoor recreational opportunities</b>	per annum in line with the Adopted S106 SPG			
		<b>Amount of accessible natural greenspace per 1000 population</b>	2.4ha of recreational open space per 1000 population 2 hectares of natural greenspace per 1000; no person should live more than 300m walking distance from their nearest area of natural greenspace	Data not available as base information (Exegeses and KKP recreation Study) not kept up to date. Aim to update this information over the next year and monitor recreational open space from 2016 against 2009 base date	x	
<b>Summary Assessment Objective 20 - Accessibility to and quantity and quality of local facilities</b>						
21.To improve educational attainment and increase skill levels <i>Effects on improving educational attainment and increased skill levels</i>		<b>% of adults without basic numeracy and literacy skills</b>	Decrease	Data not collated in this form annually. Considered other indicators in terms of qualified persons more appropriate	x	
		<b>Provision of a new primary school at Panteg</b>	Delivery by 2017	See LDP Indicator		
		<b>New schemes granted planning permission for education provision as part of 21<sup>st</sup> Century schools programme</b>	Increase			
		Analysis - 3 new schemes gained permission during the monitoring period: - Ysgol Panteg – New primary School - Blenheim Rd – Demolition of infants and replacement with new primary school - Llantarnam Comprehensive – Demolition of comprehensive and erection of new primary school				
		<b>% of pupils gaining A*-E A Level Grades</b>	Increase			
		Analysis - In 2016 98.5% of pupils gained A*-E grades compared to 98.1% last year. This is above the welsh average of 97.3%				
		The % of pupils gaining A/A* grades decreased slightly from 21% last year to 20.6% in 2016. This is below the welsh average of 22.7%				
		<b>% of 19 year olds with Level 2 Qualifications (5 GCSE A-C or NVQ equivalent)</b>	Increase			

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2016 PERFORMANCE
		<p>Analysis –</p> <p>In 2016 overall 78.5% of pupils achieved the level two threshold, down 4.6% from last year which was disappointing, despite good improvement in results across many school. This is above welsh average of 66.6%</p> <p>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.</p>			
		<b>% of population attaining highest qualification</b>	Increase	No Update	
		<p><b>Analysis - Qualified residents % of all aged 16+)</b></p> <p>Highest level attained (level 4/5) = 20.3% compared to 13.5% in 2001</p> <p>Highest qualification attained Level 3 = 11.2% compared to 5.16% in 2001</p> <p>Highest Qualification attained Level 1/2 = 31.4% compared to 37% in 2001</p> <p>No Qualification = 28.9% compared to 36% in 2001</p> <p>No update for 2016</p>			
<b>Summary Assessment Objective 21 - Improve education attainment and skill levels</b>					
22. To improve the health and well-being of the population. <i>Effects on improving the health and wellbeing of the population</i>		<b>% of Lower Super Output Areas in the most deprived 10% of all Welsh LSOA's</b>	Decrease		
		Latest WIMD 2014 shows Torfaen has 5% of its LSOA's in the most deprived 10% (Ranks1-191) down from 6.75% in 2011.			
		<b>Overall Index of Multiple Deprivation - Levels of Deprivation in Torfaen</b>	Decrease		
		<p>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):-</p> <ul style="list-style-type: none"> <li>▪ 5% in most deprived 10% (ranks 1-191) - down from 6.75% in 2011</li> <li>▪ 25% in most deprived 20% (ranks (1-382) - up from 16.7% in 2011</li> <li>▪ 38.3% in most deprived 30% (ranks 1-573) - up from 35.0% in 2011</li> <li>▪ 56.7% in most deprived 50% (ranks 1-955) - no change since 2011</li> </ul> <p>Torfaen has three LSOA's in the most deprived 10% in wales (Trevethin 1, Upper Cwmbran 1, Pontnewydd 1)</p> <p>No further update for 2016</p>			
	<b>Delivery of Health Facilities</b>	By 2015	See LDP Indicator		

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2016 PERFORMANCE
		(Blaenavon Health Centre)			
		Delivery of Specialist Critical Care Centre at Llanfrecchfa	By 2018	See LDP Indicator	
		% of new developments (10 or more units) within 800m walking distance of key health services	Nil		
		<p>Analysis - Out of 3 major housing schemes permitted 3 were within 800m of key health services i.e. doctors' surgery, equating to 66%. It is unlikely given the distribution of GPs that all windfall development will be within 800m of facilities equating however the figure has increased from last year.</p> <p>Llantarnam SAA3 – Outside distances  Police College – Within distances (adjacent to site)  Commodore Hotel – Within distances (520m)</p>			
<b>Summary Assessment Objective 22 - Improve health and well-being of the population</b>					
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	Increase	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		
		<p><b>Analysis</b> - 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 years.</p>			
		Number of Gypsy Traveller Pitches delivered		See LDP Indicator	

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2016 PERFORMANCE
Summary Assessment Objective 23 - Strengthen and enhance cultural identity					

## APPENDIX C - Changes to LDP and SA Monitoring Framework

Objective	Indicator	Change	AMR	Reason
<b>Local Development Plan AMR Tables</b>				
<b>1 - Employment &amp; Retail (Policy target 2)</b>	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 " <del>4 significant development permitted outside of a defined town centre</del> " 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.
<b>4 - Highest quality design (Policy target 11)</b>	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'
<b>14 - Ensure development contributes to water quality, protecting water supply</b>	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.
<b>Sustainability Appraisal/Strategic Environmental Assessment Tables</b>				
<b>1 &amp; 2 - Employment</b>	<i>No of Business VAT registrations</i>	<i>Indicator omitted.</i>	2015 AMR	VAT business registration statistic

<b>and Economic Growth</b>		<i>Replaced with 'Business Births'</i>		discontinued in 2008. Amend indicator to business births, from Births, Deaths and Active Enterprises statistic supplied annually by Welsh Government Stats Wales
<b>1 &amp; 2 - Employment and Economic Growth</b>	<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
<b>3 - Promote and enhance sustainable tourism</b>	<i>Number of new development schemes delivered for tourist related facilities</i>	<i>'Number of new development schemes permitted for tourist related facilities'</i>	2015 AMR	Indicator reworded to reflect developments permitted as this can be monitored through the planning system
<b>3 - Promote and enhance sustainable tourism</b>	<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
<b>3 - Promote and enhance sustainable tourism</b>	<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
<b>3 - Promote and enhance sustainable tourism</b>	<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
<b>4 - Protect and enhance Blaenavon World Heritage Site</b>	<b>Visitor numbers to:</b> <ul style="list-style-type: none"> <li>▪ Blaenavon Ironworks</li> <li>▪ Big Pit Mining Museum</li> <li>▪ Pontypool and Blaenavon Railway</li> <li>▪ Town of Blaenavon</li> <li>▪ Blaenavon Landscape</li> <li>▪ The Monmouthshire and Brecon Canal</li> </ul>	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 years 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.
<b>5 - Protect, manage and enhance</b>	<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



<b>biodiversity</b>				collect
	<i>Sites of Special Scientific Interest in favourable condition</i>	Indicator deleted	2015 AMR	The data is responsibility of Natural Resources Wales 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.
<b>5 - Protect, manage and enhance biodiversity</b>	<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
<b>5 - Protect, manage and enhance biodiversity</b>	<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
<b>9 - Minimise the risk of flooding and increase flood resilience</b>	<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 incorporating SUDS</i>	Indicator deleted	2015 AMR	See LDP Indicators above
<b>12 - Make most efficient use of land</b>	<i>Area of Derelict/Contaminated Land</i>	Indicator deleted	2015 AMR	Data not regularly updated due to resources and not monitored annually
<b>13 - Modal shift to sustainable transport modes</b>	<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

<b>14 - Promote sustainable building design</b>	<i>% of relevant planning permissions incorporating SUDS</i>	Indicator deleted	2015 AMR	See LDP Indicator above
<b>15 - Reduce waste generation</b>	<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
<b>16 - Maintain and improve water quality</b>	<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

<b>17 - Contribute to an increase in use of renewables</b>	<i>Electricity generated from renewable sources</i>	Indicator deleted	2015 AMR	Torfaen specific data not available which is monitored regularly
<b>18 – To improve the affordability of housing</b>	<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.
<b>19 -Improve variety and quality of housing</b>	<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
<b>20 - Improve accessibility to protect and improve quantity and quality of local facilities</b>	<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.
<b>21 - Improve educational attainment and skill levels</b>	<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
<b>21 - Improve educational attainment and skill levels</b>	<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
<b>23 - Promote strengthen and enhance cultural identity of communities and improve social cohesion</b>	<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

## Appendix D - Status of Site Allocations

LDP Ref	Site Name	Proposal	Planning Permission	Status/ Comments
<b>Strategic Action Areas</b>				
SAA1	Eastern Strip Central Cwmbran	13ha employment led scheme; 2.7ha for B1 uses (light industrial and offices) and a hotel; 5.6ha for B2 uses (general industrial) a foodstore (Morrisons), leisure uses and public open space.	This brownfield strategic mixed use site has already received planning permission; 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 likely to be used for Torfaen's Post 16 Further Education Campus. The land has recently been bought by the Welsh Government who are working with the Council on this proposal.	Part developed
SAA2	Canalside, Cwmbran	6.2ha housing led scheme of approx. 150 dwellings in total (100 dwellings to be delivered within the Plan Period), Canalside uses and public open space.	This brownfield strategic mixed use site is allocated in the LDP for 150 dwellings, but the recent draft Masterplan and current detailed site capacity / development work ongoing with this site as part of the Vibrant and Viable Places Project to bring this site forward has indicated that 200 dwellings on the site is more appropriate. No planning application has been submitted to date and therefore delivery is behind schedule.	N/S
SAA3	Llantarnam, Cwmbran	A 29.13ha housing led scheme for the construction of approx. 450 dwellings, 8ha of B1 employment uses, a neighbourhood centre, open space and recreation provision, aided by strategic highway	This greenfield site obtained outline planning permission (July 2015) for up to 450 dwellings, B1 employment uses, a neighbourhood centre, etc.; and the reserved matters application for the 1st Phase has been approved.	U/C

		infrastructure improvements.		
SAA4	Mamhilad, Pontypool	A 72.65ha mixed use scheme for the construction of a sustainable urban village of 1,700 dwellings (690 dwellings to be delivered within the Plan Period), employment uses, the re-use of the Grade II* Listed Building (former British Nylon Spinners), neighbourhood centre, primary school, open space and recreation facilities.	This strategic brownfield / greenfield site, within the Pontypool Housing Sub-Market Area, has not yet obtained planning permission. There is a draft Development Framework for the site, however delivery of this site is significantly behind forecasts. To date no planning application has been received for the site, notwithstanding the Council has been in active discussions with the landowners over the last few years. 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 Market Area and thus is a key contributor to meeting the LDP housing target. Landowners have confirmed they anticipate a planning application to be submitted for the site by the end of 2016.	N/S
SAA5	The British, Pontypool	A 72ha land reclamation scheme, in preparation for a mixed use (residential, employment, education, community, open space and recreation facilities, etc.) regeneration scheme beyond the end of the Plan Period	This brownfield land reclamation site is not likely to involve new built development within the Plan Period. The Council will continue to negotiate with the landowners and other parties to facilitate delivery of the reclamation and remediation of this long standing site.	N/S
SAA6	South Sebastopol	Allocates a 103.5ha sustainable urban village of 1,200 dwellings (690 dwellings to be delivered within the Plan Period) and ancillary uses including education provision, community facilities, neighbourhood	This large greenfield strategic site obtained outline planning permission in January 2014 and again in October 2014; and reserved matters application for the 1st Phase for 210 dwellings has been approved in August 2015. Given the	U/C

		centre, playing pitch provision and public open space.	delays to achieving planning permission for this site forecasted delivery has slipped, but the site is now under construction.	
SAA7	Llanfrechfa Grange	Allocates a 44ha mixed used scheme for the construction of a large (400+ beds) regional Specialist & Critical Care Centre Hospital, 8.4ha (4.8ha to be delivered within the Plan Period) of related employment land, approx. 300 dwellings, community & recreation facilities and public open space	<p>Outline permission was granted for the Hospital element in October 2012 and reserved matters were approved in May 2015. Final business case not yet approved by WG, decision expected October / November 2016.</p> <p>To date no planning application has been received for the residential and potential new link road with current focus on hospital. WG not progressing employment site and concerns that access and levelling costs may make the employment element uneconomic. The site is a strategic housing site, and is a key site in delivering the necessary housing of 300 dwellings to meet the plan target. The landowner should be approached and encouraged to bring this relatively unconstrained site forward for development.</p>	N/S
<b>Housing</b>				
H1/1	County Hall and Police HQ, Llanyravon	220	Previous planning application withdrawn. Considered a planning application from the successful bidder will be submitted shortly who has submitted a pre-app.	N/S
H1/2	Former Police College & Adjacent Land, St. Dials	350	Planning Application approved for development of part of the site for 220 dwellings.	U/C

H1/3	Former Belle Vue Nursery, St. Dials	16	Planning application for development of the site for 21 units has been approved.	N/S
H1/4	Ty'r-ywen Farm, Fairwater	25	No Application submitted to date.	N/S
<b>Pontypool</b>				
H2/1	Former Treveithin School, Penygarn	115	Yes - Site currently being developed for 124 dwellings	U/C
H2/2	Animal Pound & Adjacent Land, Wainfelin	135	No - Council and landowners to market shortly	N/S
H2/3	Pontypool College, Cwmynyscoy	140	No	N/S
H2/4	Coal Yard, Station Road, Panteg	15	Yes on Part (for 8 units - 7units remaining to be permitted)	N/S
<b>North Torfaen</b>				
H3/1	Garn-yr-Erw Terrace, Near Blaenavon	26	No (approved subject to S106)	N/S
H3/2	Blaenavon Health Centre, Blaenavon	17	No (site now permitted for change of use to office uses)	Now B1 Office
H3/3	St Peters School, Blaenavon	18	No	N/S
H3/4	Hillside School, Blaenavon	64	Yes (54 dwellings)	Almost complete
H3/5	Land off Giles Road, Blaenavon	25	No	N/S
H3/6	Old Co-op, 39-43 High Street, Abersychan	24	No	N/S
<b>Gypsy &amp; Traveller Sites</b>				
H7/1	Rose Cottage, Cwmynyscoy	10	No - invalid application, negotiations ongoing	N/S
H7/2	Former Race AFC Sports Pitch, Cwmynyscoy	32	Yes - Full planning permission granted in January 2015 for 31 pitches.	Phase 1 of 10 pitches almost complete

<b>Employment</b>				
EET1/1	Ty Coch Way, Two Locks	1.4	Yes - Site has been developed for 4 separate employment uses	Completed
EET1/2	Llantarnam Park A	0.7ha	No Planning Application	N/S
EET1/3	Llantarnam Park B	0.4ha	No Planning Application	N/S
EET1/4	Llantarnam Park C	1.4ha	No planning Application	N/S
EET2/1	Former Gas Works Site, Panteg Way New inn	2.1ha	Site clearance and ready for redevelopment. No application for redevelopment as yet. Northern part of site now part of Household Waste Recycling Centre.	0.95ha delivered. 1.15ha remaining
EET2/2	Lower Mill Field (North), Pontymoile	1.2ha	No Planning Application	N/S
EET2/3	Lower Mill Field (South), Pontymoile	0.5ha	No Planning Application	N/S
EET2/4	Land South of Travel Lodge, Pontymoile	2.1ha	No Planning Application	N/S
EET2/5	Mamhilad Business Park	3.0ha	Land recently sold. No Planning Permission	N/S
EET2/6	Usk Vale, Mamhilad	6.7ha	Land recently sold. No planning permission	N/S
EET3/1	Varteg Road, Garndiffaith, Pontypool	0.8ha	No Planning Application	N/S
EET3/2	Gilchrist Thomas Industrial Estate, Blaenavon	1.2ha	Site has been part developed. This includes extension of Goss Engineering, Car park for SRS and storage compound	0.7ha delivered. 0.5ha remaining
EET3/3	Kays and Kears, Blaenavon	6.0ha	Site acquired by developer and site cleared. Application expected shortly	N/S
EET4/1	Craig Y Felin, Cwmbran	21.0ha	No Application	N/S
EET4/2	Former Ty Coch Tip, Cwmbran	14.0ha	No Application	N/S
<b>Retail</b>				
RLT2/1	Land on Eastern Side		Application - Whilst the full scheme	N/S



	of the existing town centre		details are not yet finalised, we have used the Prudential Assurance Co Ltd's preliminary option, including a viability assessment (August 2012), of a new build element of part of this allocation within this Study in Chapter 4 on 'Commercial Property Viability Analysis' of A1 uses	
<b>Transport</b>				
T1/1	North Torfaen Highway and Public Transport Improvements A4043 and B4246 corridors		Part completed with Online improvements on A4043 through to Albion Rd roundabout completed. Ongoing investigations as part of Regional Local Transport Plan for delivery of the remainder.	Part completed
T1/2	Pontypool and New Inn Park And Ride		No Application	N/S
T1/3	Cwmbran Town Centre Improvements		This £8million scheme was always intended to be funded in part by development around the town centre and bidding for Govt money to fund the remainder. So far Morrisons have funded part improvements to Caradoc Road / St David's Road roundabout completed as part of SAA1 for the impacts generated by that development, and S106 money secured for upgraded crossing on St David's Road. It is expect the proposed Post 16 College will fund further improvements; further funding will be sought through City Deal bid.	N/S
T1/4	Llanfrechfa Grange Link Road		No Application	N/S
T3/1	National Cycle Route		Scheme Implemented	Completed

	Network 492 Varteg Road Bridge to Blaenavon Town Centre			
T3/2	NCN Route Network 492 to Abersychan Town Centre	On road cycle facility	Scheme awaiting outline investigation e.g. footway works/dropped kerb crossings/Cycle signs etc as appropriate.	N/S
T3/3	Abersychan Town Centre to NCN492 at Merchants Hill, Pontypool	Network Link	Scheme Implemented	Completed
T3/4	Pontypool and New Inn Train Station to Pontypool Town Centre	Canalside cycle route to link Pontymoile Basin and New Inn Rail Station	Awaiting outline investigation	N/S
T3/5	Pontypool and New Inn Train Station to Mamhilad		Awaiting Outline investigation	N/S
T3/6	Usk (Monmouthshire) to Coed Y Gric Rd, Griffithstown		Awaiting outline investigation	N/S
CF1	Blaenavon Primary Care Resource Centre	Primary Care Resource Centre	Scheme now completed	Completed
CF2	Panteg Primary School	Primary School	Planning Application (15/P/00100) for new primary school approved April 2015. Completion expected December 2016.	Almost complete
CF6	Playing Field - Eastern Fields, Cwmyrnyscoy	Playing Field	Provision was to be a replacement playing field linked to H7/2, however detailed remediation costs with that application proved the provision of the pitch to be wholly uneconomic to provide. As an aside the Council are investigating alternative sites in the community.	N/S