



Torfaen County Borough Council Local Development Plan (to 2021)

Annual Monitoring Report 2023-24

October 2024



Contents

Page

1. Introduction	3 - 6
2. Monitoring Framework - Overview	7
3. Contextual Changes	8 - 16
4. Local Development Plan Strategy & Policy Monitoring	17 - 32
5. Conclusions and Recommendation	33 - 35

1. Introduction

Background

- 1.1 The Torfaen Local Development Plan (LDP) was adopted by Torfaen County Borough Council on 13th December 2013. The LDP sets out the Council's objectives and priorities for the development and use of land within Torfaen and its policies and proposals for implementing them. Together, with the Welsh Government's development plan 'Future Wales: The National Plan 2040' (24th February 2021), it provides the land use framework which guides the future use and development of land in the County Borough up to 31st March 2021 and beyond (i.e. until it is superseded by the adopted Torfaen Replacement Local Development Plan (RLDP)).
- 1.2 Following adoption of the LDP the Council has a statutory duty under Section 76 of the Planning and Compulsory Purchase Act 2004 to produce an Annual Monitoring Report (AMR) for submission to the Welsh Government by the 31st October each year, which is based on the preceding financial year. The AMR normally 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. However, as a full review of the plan was required to be undertaken 4 years after implementation in 2017, this was carried out and reported to Council on 17th April 2018.
- 1.3 Therefore, the AMR will continue to monitor the effectiveness of delivery of the adopted Plan, the Plan's sustainability credentials and any contextual issues that will influence its implementation.
- 1.4 This is the ninth AMR report, and is based on the one-year period from 1st April 2023 to 31st March 2024 and is required to be submitted to the Welsh Government by the 31st October 2024. 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.
- 1.5 It is noted that as a decision has already been made to review the adopted LDP, the AMR will also feed into the Torfaen Replacement LDP which is currently being prepared.

Monitoring Requirements

- 1.6 The Council has a statutory obligation, under Section 61 of the Planning and Compulsory Purchase Act 2004 (PCPA), to keep all matters under review that are expected to affect the development of its area or the planning of its development. These matters include:
 - The principal physical, economic, social and environmental characteristics of the area of the authority (including the extent to which the Welsh language is used in the area);
 - The principal purposes for which land is used in the area;
 - The size, composition and distribution of the population of the area;
 - The communications, transport system and traffic of the area;
 - Any other considerations which may be expected to affect those matters;
 - Such other matters as may be prescribed or as the Assembly in a particular case may direct.

- 1.7 In addition, under Section 76 of the PCPA, the Council has a duty to produce information on these matters in the form of an Annual Monitoring Report for submission to the Welsh Government at the end of October each year following plan adoption.
- 1.8 In producing the AMR, the Council has had regard to the Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015; Regulation 37 of which requires the AMR to: -
1. where a policy specified in an LDP is not being implemented, the annual monitoring report must identify that policy; and for each such policy the report must include a statement of: -
 - a) the reasons why that policy is not being implemented;
 - b) the steps (if any) that the LPA intend to take to secure that the policy is implemented; and
 - c) whether the LPA intends to prepare a revision of the LDP to replace or amend the policy;
 2. specify the housing land supply taken from the current Housing Land Availability Study; and
 3. specify the number (if any) of net additional affordable and general market dwellings built in the LPA's area both in the period in respect of which the report is made; and in the period since the LDP was first adopted or approved.
- 1.9 However, a recent Welsh Government 'Review of the Delivery of Housing through the Planning System' found that many adopted LDPs were failing to deliver the number of new homes required, with allocated sites not being brought forward for development or being developed at a slower than anticipated rate (as per the Torfaen LDP); and it was concluded that this was due to the policy framework for ensuring housing delivery and the associated monitoring mechanism not being sufficiently aligned with the LDP process.
- 1.10 Therefore, on 26th March 2020, in a letter from the Minister for Housing and Local Government, Planning Policy Wales (PPW) was amended to remove the five-year housing land supply policy. It was replaced with a policy statement which makes it explicit that the housing trajectory, as set out in the adopted LDP, will be the basis for monitoring the delivery of the development plan housing requirements as part of LDP Annual Monitoring Reports (AMRs). At the same time, Technical Advice Note 1 (TAN1), January 2015 on 'Joint Housing Land Availability Studies' (JHLAS) was revoked in its entirety; and thus, the need to produce an annual Torfaen JHLAS. Similarly, the Welsh Government's 'Development Plans Manual' (DPM) was amended to provide details of how to monitor housing delivery under this new system; including the response to under-delivery.
- 1.11 Therefore, the latest 3rd edition of the Welsh Government's Development Plans Manual (DPMv3), March 2020 (Table 29, page 185) requires that all monitoring frameworks include a range of indicators as follows: -

Indicators Required by Legislation	
Number of net additional affordable and market dwellings built in the LPA area.	LDP Regulation 37. All AMRs must include the annual affordable and market housing completions in the plan area.
Key Indicators Applicable to all Plans	
Spatial distribution of housing development	To monitor housing completions each year in line with the growth strategy and the settlement hierarchy

The <u>annual</u> level of housing completions monitored against the Average Annual Requirement (AAR)	Annual housing completions ... For those plans published prior to the publication of the DPMv3, completions will be measured against the Average Annual Requirement (AAR) set out in the plan. This must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x%). The components of housing supply, including site allocations, large and small windfalls should also be monitored separately.
Total cumulative completions monitored against the cumulative average annual housing requirement.	For those plans published prior to the publication of the DPMv3, completions will be measured against the cumulative average annual housing requirement set out in the plan. This must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x%).
The level of affordable housing completions monitored against the plan's overarching target. The tenure of affordable housing completions.	To monitor affordable housing completions delivered through the planning system each year against the target set in the plan. A separate indicator should monitor the tenure split (social rented and intermediate) in line with need identified in the LHMA.
Employment land take-up against allocations. Job growth.	To monitor the take-up of employment land in the plan. Indicators monitoring Class B job growth in line with the strategy.
Delivery of affordable housing policy - thresholds and percentage targets for each sub-market area.	To monitor the delivery of affordable housing in line with policy targets and thresholds in each sub-market area (where relevant) including any deviation above or below the target.
Viability	LPA should monitor trends (positive and negative) in key determinants of market conditions and viability such as, house prices, land values, build costs.
The rate of development on key allocations (completions linked to phasing trajectories and infrastructure schemes, where appropriate).	To monitor the development of land uses and associated infrastructure on key development sites in the plan. The rate of development will need to be considered against the anticipated trajectory, Placemaking principles and delivery appendix.
The delivery of key infrastructure that underpins the plan strategy.	This will monitor the development of new infrastructure, such as road and rail improvements and utility enhancements on which the plan strategy is dependent.
The completion of Gypsy and Traveller sites to meet identified need.	This will monitor the development of allocated gypsy and traveller sites to meet identified need over the full plan period. A separate indicator will also be required to monitor and make provision for any newly arising need outside of the GTAA
The scale / type of highly vulnerable development permitted within C2 flood risk areas.	To demonstrate the effectiveness of avoiding highly vulnerable development in the areas at most risk.

1.12 DPMv3 (Table 31, page 190) also sets out the following five key questions to be considered in the AMR in relation to the delivery of the LDP strategy (with Q4 being added in 2020): -

1. What new issues have occurred in the plan area, or changes to local/national policy?
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 at both places and in the phasing programme (as set out in the trajectory)?
4. What is the degree of variance from the anticipated annual and cumulative build rate? Is there a two-year trend of under delivery (annual completions not number of AMRs submitted)?
5. What has been the effectiveness of delivering policies and preventing inappropriate development?

Format and Content

- 1.13 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 principal function of the whole monitoring process is to identify if and when a revision to the LDP should take place; a decision on which has already been made in this case.
- 1.14 The monitoring process for the LDP 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.

2. Monitoring Framework - Overview

- 2.1 The AMR will report progress on the LDP Strategy, policies and proposals.

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 DPMv3 advises against assessing every LDP Policy as this would be onerous and cumbersome and would result in a long-winded assessment process.
- 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 seven Strategic Action Areas (SAA's) (excluding the British SAA5, which is a land reclamation scheme during the plan period) 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 seven 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 seven SAA Policies.

Site Monitoring

- 2.6 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-application 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.

3. Contextual Changes

- 3.1 This chapter sets out significant contextual changes that have occurred since the previous 2023 AMR, as Torfaen does not exist in isolation, and it is important to understand how the implementation of the LDP has and will be influenced by local, regional, national and international factors, many of which are out of the Council's control. Any potential implications for the LDP as a whole are outlined where appropriate. However, as the Council has already decided to review its plan, any actions as a result of relevant contextual changes will also be considered in the current development of the Replacement LDP.
- 3.2 The following section looks at the factors that may have influence on development in Torfaen CBC and may need considering in the Replacement LDP: -
- National Context (Overview, Legislation, Policy & Evidence);
 - Regional Context (Policy & Evidence); and
 - Local Context (Policy & Evidence).

National Context Overview

- 3.3 **Brexit** - In June 2016 the UK electorate voted in favour of leaving the European Union (EU), known as 'Brexit'. Therefore, the UK formally left the EU on the 31st January 2020 and entered a 11-month transition or implementation period which ended on the 31st December 2020. Since the 1st January 2021, the UK has no longer been part of the EU single market or the EU customs union. On 27th April 2021 the European Parliament formally approved the post-Brexit EU-UK trade deal (known as the 'Trade and Co-operation Agreement' (TCA) which ensures that tariff and quota-free trade continues) which finally came into force on 1st May 2021. EU countries applied full customs requirements and checks on UK exports at the start of 2021, while the UK has further delayed the introduction of full customs requirements on EU imports until April 2024 and full health, safety and security checks to October 2024.
- 3.4 The TCA covers EU-UK trade in goods, but not services (the UK economy is dominated by services sectors such as banking, insurance, advertising and legal advice), but has still resulted in more paperwork, extra costs and less trade between the two parties, since the UK left the EU. It will take some time before the long-term effect of Brexit on trade becomes clear.
- 3.5 Brexit also means free movement of citizens between the UK and EU no longer applies; and whilst the rights of the roughly one million UK citizens living in the EU, and three million EU citizens in the UK are protected under the TCA; the new restrictions have deepened labour shortages.
- The implications of Brexit will continue to be considered in the Torfaen RLDP including the wider role that planning can have in assisting economic development.
- 3.6 The UK Government's £2.6 billion **Shared Prosperity Fund** (SPF) provides funding to local areas across the UK between April 2022 to March 2025; which will invest in communities and place; supporting businesses; and people and skills. The UK Government wants the SPF to be delivered at regional level in Wales, across the four City and Growth Deal areas, with the intention that a lead local authority (Rhondda Cynon Taff County Borough Council) submits a plan on behalf of the region for UK Government to approval. The local authorities within the Cardiff Capital Region have been allocated £279 million between April 2022 and March 2025, out of the £585

million total allocation for Wales. Torfaen's share is £24.7m (£20.4m Core UK SPF & £4.3m for 'Multiply' an adult numeracy programme).

- These welcome UK funding streams and associated Torfaen projects / bids will be considered in the Torfaen RLDP including the wider role that planning can have in assisting communities, climate change, placemaking, green infrastructure, economic development, town centres, etc.

3.7 Inflation and Economic Forecast - Following the economic shocks resulting from the pandemic and the war in Ukraine, economic conditions have been somewhat calmer over the last year. However, the wider UK economy barely grew in 2023 and likely a similar outcome applied in Wales. Inflation has now returned to more typical rates, at around the Bank of England's target of 2%. However, inflation has still impacted living standards, with UK disposable household income per person remaining below the pre-pandemic level once inflation is accounted for. Between 2021 and 2023, 21% of all people in Wales were living in relative income poverty (after housing costs were paid). Underlying Welsh economic performance continues to be weaker than the UK as a whole in terms of economic output (gross value added) and household income (for both gross disposable household income and median household income)

- These matters will be considered in the Torfaen RLDP as well as the wider role that planning can have in assisting economic development, renewable energy, carbon zero, local food production, water management, etc.

National Legislation and Policy

3.8 National Policy Documents and actions - Since 1st April 2023, the following relevant policy 'documents', etc. have been affected by Welsh Government actions: -

[Addressing the nature emergency through the planning system: update to Chapter 6 of Planning Policy Wales](#)

3.9 On 11 October 2023 Local Planning Authorities across Wales were informed by the Welsh Government of changes being introduced to Chapter 6 of Planning Policy Wales. These came into effect immediately at that time and can be summarised as follows:

- Green Infrastructure: stronger emphasis on taking a proactive approach to green infrastructure covering cross boundary considerations, identifying key outputs of green infrastructure assessments, the submission of proportionate green infrastructure statements with planning applications and signposting Building with Nature standards.
- Net Benefit for Biodiversity and the Step-wise Approach: further clarity is provided on securing net benefit for biodiversity through the application of the step-wise approach, including the acknowledgement of off-site compensation measures as a last resort, and the need to consider enhancement and long-term management at each step. The use of the green infrastructure statement as a means of demonstrating the stepwise approach is made explicit.
- Protection for Sites of Special Scientific Interest: strengthened approach to the protection of SSSIs, with increased clarity on the position for site management and exemptions for minor development necessary to maintain a 'living landscape'. Other development is considered unacceptable as a matter of principle.

- Trees and Woodlands: closer alignment with the stepwise approach, along with promoting new planting as part of development based on securing the right tree in the right place. At a minimum any tree felled must be replaced at a ratio of at least 3 trees of a similar type and size planted for every 1 lost.

3.10 Therefore, on 7 February 2024 the Welsh Government updated Planning Policy Wales embedding the above-mentioned change into the 12th Edition (PWW12). The key policy change is the introduction of a requirement for all planning applications to contain a Green Infrastructure Statement. The relevant section of the revised Planning Policy Wales states:

“6.2.12 A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.”

Trees and Woodlands

The revised Planning Policy Wales places importance on trees, woodlands and hedgerows for biodiversity and for wider contribution to landscape character, culture, heritage, place, air quality, recreation and recognises that they play a vital role in tackling the climate emergency. Paragraph 6.4.37 states; *“The importance of trees, in particular urban trees, in creating distinctive and natural places which deliver health and well-being benefits to communities, now and in the future should be promoted as part of plan making and decision taking”*.

Regional Context - Policy & Evidence

3.11 **South East Wales Strategic Development Plan (SDP)** - Previous AMRs have detailed the South Wales Corporate Joint Committee (CJC), which, by the time of their publication, had already been established in law. However, preparation of the Strategic Development Plan (SDP) for the Cardiff Capital Region (CCR) is yet to commence and this process will take a number of years prior to its adoption. Full details of the SDP and process were included in the 2023 AMR. The Delivery Agreement for the preparation for the SDP is expected in 2025.

- It is considered that emerging processes for the preparation of a South-East Wales SDP currently have no significant implications for the LDP itself. However, progress on the SDP and any subsequent implications for the RLDP will be reported in future AMRs.

3.12 **Local Development Plan Reviews of Neighbouring Local Planning Authorities (LPAs)** - All of Torfaen’s neighbouring LPAs have an extant LDP. Furthermore, Blaenau Gwent (BGCBC), the Brecon Beacons National Park Authority (BBNPA), Caerphilly (CCBC), Monmouthshire (MCC), and Newport City (NCC) are all also currently reviewing their Local Development Plan as follows:-

- **Blaenau Gwent** commenced a review of their LDP in November 2016 and agreed their LDP ‘Review Report’ in September 2017; which concluded that a full revision be commenced. Their ‘revised Delivery Agreement’ for a 2018-2033 RLDP was agreed by Welsh Government in October 2020. Their ‘formal call for candidate

sites' took place between November 2018-January 2019; with a second call for sites from March-May 2021. Their 'RLDP Preferred Strategy' was published for consultation January-February 2020; and their 'Deposit RLDP' is expected to be published for consultation in early 2025;

- The **Bannau Brycheiniog National Park Authority** commenced a review of their LDP in December 2017 and agreed their LDP 'Review Report' in April 2018; which concluded that a full revision be commenced. Their 'Delivery Agreement' for a 2018-2033 (R)LDP2 was agreed by Welsh Government in September 2018 and revised in June 2020. Their 'formal call for candidate sites' ran from November 2018 and closed in January 2019. Their '(R)LDP2 Preferred Strategy' was published for consultation July-August 2019; and their 'Deposit RLDP' was expected to be published for consultation in July-August 2021, but is now overdue;
- **Caerphilly** commenced a review of their LDP in early 2020 and agreed their LDP 'Review Report' in June 2021; which concluded that a full revision be commenced. Their 'Delivery Agreement' for a '2nd Replacement LDP - up to 2035 ' was agreed by Welsh Government in June 2021. Their 'formal call for candidate sites' took place between July-August 2021. Their 'RLDP Preferred Strategy' was subject to concerns from Welsh Government on proposed strategic sites and need for regional work with other SE Wales LPAs. A revised Preferred Strategy is being considered with Consultation anticipated in early 2025.
- **Monmouthshire** agreed their LDP 'Review Report' in March 2018; which concluded that a full revision be commenced. Their 'Delivery Agreement' for a 2018-2033 RLDP was agreed by Welsh Government in May 2018, revised in March 2020 and again in October 2020. Their 'formal call for candidate sites' took place between July-November 2018; with a second call for sites from July-August 2021. Whilst consulting on an initial RLDP Preferred Strategy in early 2020, and then a second Preferred Strategy in July-August 2021; following comments from WG that their growth strategy was too high and not in conformity with 'Future Wales' and with the SAC phosphates issue potentially restricting development, they produced a further Preferred Strategy consultation on which finished in January 2023 they are now expected to proceed to Deposit Plan consultation in Autumn 2024:
- **Newport** commenced a review of their LDP in October 2020 and agreed their LDP 'Review Report' in May 2021; which concluded that a full revision be commenced. Their RLDP (2021-2036) 'Delivery Agreement' was agreed by Welsh Government May 2021. Their 'formal call for candidate sites' took place between June-August 2021; and, having consulted upon their 'RLDP - Draft Vision, Issues & Objectives' between January-March 2022, their 'RLDP Preferred Strategy' was consulted on Autumn 2023 with Deposit plan anticipated late 2024.
- Torfaen is committed to working collaboratively with its neighbouring authorities and a number of joint pieces of evidence have been produced, with further joint research and work on regional growth issues currently underway. Neighbouring authorities are invited to the Torfaen pre-deposit participation workshops and regular officer meetings are held on the emerging RLDPs.

Local Context - Policy & Evidence

Green Infrastructure (SPG - February 2024)

- 3.13 This Supplementary Planning Guidance (SPG) sets out the Council's approach to the consideration of green infrastructure (GI) in relation to new developments. It provides guidance to the interpretation and implementation of adopted Local Development Plan (LDP) Strategic Policies S3 (Climate Change) and S7 (Conservation of the Natural and Historic Environment). The SPG consists of an overarching Green Infrastructure section supplemented by topic based Technical Annexes on the following specific issues: 1. Trees and Woodlands within Development 2. Open Space and Recreation 3. Public Rights of Way within Development 4. Landscape Design and Assessment Biodiversity, Ecosystem Resilience and Development is covered in a separate SPG published alongside this one and which should be read in conjunction with this GI SPG.

Biodiversity, Ecosystem Resilience and Development (SPG - February 2024)

- 3.14 This Supplementary Planning Guidance (SPG) details how Torfaen County Borough Council will ensure development within the county borough maintains and enhances biodiversity and resilient ecological networks. This is in line with the Council's declaration of both nature and climate emergencies and its enhanced biodiversity and resilience of ecosystems duties under Part 1, Section 6 of the Environment (Wales) Act 2016 (hereafter 'the S6 duty') and the Resilient Wales Goal of the Well Being of Future Generations (WBFG) Act 2015
- 3.15 The Environment (Wales) Act 2016 represents a strengthening of obligations around the natural environment that must be considered within the planning decision making process. The Act sets out the duty that 'public authorities must seek to maintain and enhance biodiversity in the exercise of its functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions'. All parties involved in this process must move away from the presumption that damage or loss to biodiversity can be addressed through the offer of mitigation and/or compensation. The 'stepwise' approach set out in national planning policy (Planning Policy Wales 12 (February 2024) and Technical Guidance Note 5) must therefore now be embedded within the process to support the delivery of sustainable development.

Site Design, Masterplanning and Development Brief (SPG - June 2023)

- 3.16 The Placemaking and the need for high quality design are the basis for the Council's approach to the development of sites within Torfaen. This Supplementary Planning Guidance (SPG) document sets out the Council's guidance to inform the design of development sites, the masterplanning process and production of Development Briefs for sites.
- 3.17 Good design means that all development should reflect or respect the setting and size of a site and also have regard to the features of the wider area. Good quality design should be an overriding consideration for all development regardless of how noticeable or open the site is. While site specific circumstances will need to be taken into consideration, the overall aim should be achieving good quality design.

- 3.18 **Housing Delivery in Torfaen** - The DPMv3 advises that, for adopted LDPs, the Average Annual Requirement methodology (AAR - i.e. the LDP housing requirement / plan period in years = 4,700 dwellings / 15.25 years = 308 dwellings per annum (dpa)) and Tables 19-21 and Diagram 16 be used within the AMR with the 'best information' in conjunction with the Housing Study Group to monitor the delivery of housing. Also, with regard these tables, once the plan end date has been reached, the Welsh Government have also advised that *"LPAs should just say they underbuilt by xx (that number is frozen) at plan end but include more up to date commentary for where they are now..."*.
- 3.19 Therefore, the Torfaen LDP Policy S5, set a 4,700 dwellings housebuilding target over the 2006 to 2021 plan period, and by 1st April 2021, **3,480 dwellings (74%)** had been built, some **1,220 dwellings (26%)** short of the target. This is shown DPMv3 Table 21 and Diagram 16 below, which were agreed by the Torfaen Housing Study Group.
- 3.20 In the following 2021-2024 monitoring periods, as agreed by the Torfaen Housing Study Group, an additional **619 dwellings** were built. Therefore, a total of **4099 dwellings (87.2%)** have been delivered between 2006 and 2024, some **601 dwellings (12.8%)** short of the LDP target.
- 3.21 **Affordable Housing Delivery in Torfaen** - Similarly, the Torfaen LDP (Policy H4) seeks to achieve approximately **1,132** affordable homes out of the 4,700 new dwellings expected to be built over the plan period to 2021. This equates to a **24.1%** provision of affordable housing or the delivery of 75 affordable homes per year. Therefore, by April 2021, **1,143** affordable units had been delivered (**101%** of the LDP target); which also equated to **30%** of all completions. However, it should be noted that this delivery has only been achieved using both S106 Obligations and WG Social Housing Grant; and that the total affordable housing need, was and still is, much higher than the above LDP target.
- 3.22 In the following 2023-2024 monitoring periods, an additional 23 affordable dwellings were delivered; therefore, at total of **1316** affordable homes have been delivered between 2006 and 2024 (116.2% of the target); which also equates to 32.1% of all completions.
- 3.23 **Housing Supply in Torfaen** - Going forward, DPMv3 Tables 19-20 have been combined into AMR Table 3.3 on page 16 below (which shows the timing and phasing of large housing sites (10 or more dwellings) with planning permission or LDP / RLDP housing allocations in Torfaen (2024-2029) @ 1st April 2024). Table 3.3 also shows that over the next five years, it is forecast that an average of **287 dwellings per annum (dpa)** will be built in Torfaen. This is slightly below the Torfaen LDP Average Annual Requirement of **308 dpa**. but demonstrates that housing supply will not run significantly short in the County Borough before the new Torfaen RLDP is adopted.

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

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

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

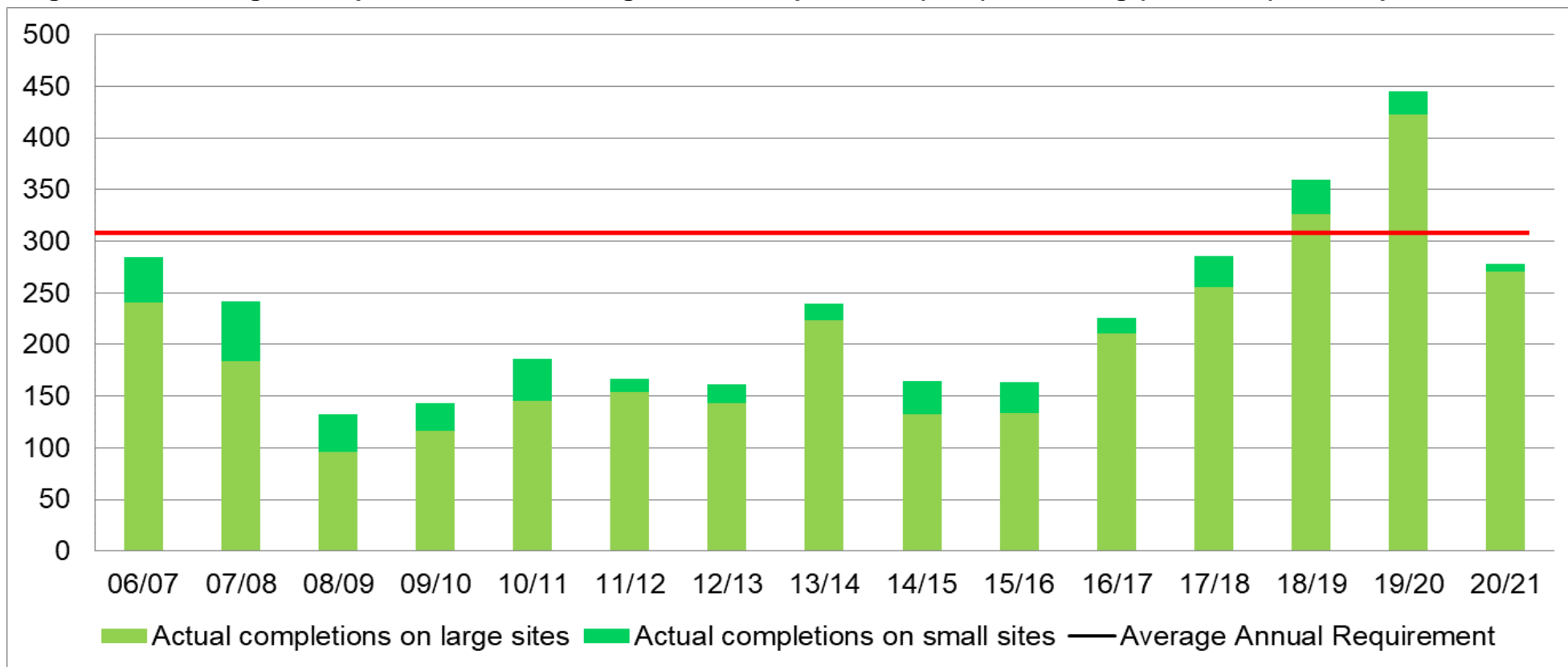


Table 3.3: The timing and phasing of housing sites with planning permission and LDP housing allocations in Torfaen (2024-2029) @ 1st April 2024

Site	24-25	25-26	26-27	27-28	28-29
Permitted Large Sites (based upon DPMv3 Table 20)					
South Sebastopol - Wrens Nest / Uplands / Maesgwyn	89	90	112	90	112
South Sebastopol - Village Core	8	0	0	0	0
Malthouse Lane, Llantarnam	25	37	41	0	0
Former County Hall, Cwmbran	0	4	44	50	45
Lower Shepherds Hill G&T Site, Pontypool (21)	0	10	0	0	0
Penywain Lane, Pontypool	33	0	0	0	0
Pearl House, Pontypool (16)	16	0	0	0	0
Former Greenway Social Club, Cwmbran (12)	0	12	0	0	0
Ty Gwyn Care Home, Cwmbran (15)	0	0	0	15	0
Former Hanbury Hotel, Griffithstown (13)	0	13	0	0	0
LDP Allocated Large Sites (based upon DPMv3 Table 19)					
SAA2 - Canalside, Cwmbran (150)	0	0	0	0	0
SAA4 - Mamhilad (JEUK land) (850)	0	0	0	85	85
SAA4 - Mamhilad (PPE land) (425)	0	0	0	0	0
SAA7 - Llanfrechfa Grange, Cwmbran (300)	0	0	0	0	0
H1/1 - Police HQ, Cwmbran (77)	0	0	0	0	0
H1/2 - Police College Phase 3, Cwmbran (70)	0	20	25	25	0
H1/4 - Ty'r-ywen Farm, Fairwater (25)	0	0	0	0	0
H2/2 - Animal Pound & Adj. Land, Wainfelin (70?)	0	0	0	0	0
H2/3 - Pontypool College (112)	0	0	30	30	30
H2/4 - Coal Yard, Station Road, Panteg (15)	0	0	0	0	0
H3/1 - Garn-yr-Erw Terrace, Blaenavon (26)	0	0	0	0	0
H3/2 - Blaenavon Health Centre (17)	0	0	0	0	0
H3/3 - St Peters School, Blaenavon (18)	0	0	0	0	0
H3/5 - Giles Road, Blaenavon (20?)	0	0	0	0	0
H3/6 - Old Co-op, High Street, Abersychan (24)	0	0	0	0	0
H7/1 - Rose Cottage G&T site, Pontypool (10)	0	0	0	0	0
Large Site Total (A)	171	186	252	295	272
Large Windfall Sites Allowance (B)	0	0	40	40	40
Small Windfall Sites Allowance (C)	54	21	21	21	21
	24-25	25-26	26-27	27-28	28-29
TOTAL A+B+C	225	207	313	356	333
5-year average completions	287				

4. Local Development Plan Strategy & Policy Monitoring

- 4.1 The 2024 AMR is the ninth 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.
- 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 2023 - 31st March 2024). As this is the ninth AMR, we are able to draw comparisons of trends over time.
- 4.3 An overview of the LDP Monitoring Data for the 2024 AMR provides an interesting insight into the implementation of the LDP over the monitoring period. In addition, in combination with previous AMRs, trends can be identified over the wider monitoring period. Table 4.5 of this AMR includes details of the 'required and key indicators' specified by Welsh Government in DPMv3. Similarly, Table 4.2 and Table 4.3 provide information on the delivery of LDP strategic sites and all other site allocations, respectively. Of note are the following monitoring results identified between 1st April 2023 and 31st March 2024:-

Housing

- **147** dwellings were built in Torfaen; of which **124** were market and **23** were affordable;
- The Torfaen LDP Policy S5, sets a 4,700 dwellings housebuilding target over the 2006 to 2021 plan period, and by 1st April 2024, **4099 dwellings (87.2%)** had been built (of which **2,783** were market dwellings and **1,316** were affordable dwellings). The remaining **601 dwellings (12.8%)** are expected to be delivered within the next 2-3 years; [which should be seen as a success of the plan when considering the effects of two major periods of economic recession, Brexit and the pandemic on housing delivery during the 15¼-year plan period];
- Notwithstanding that, the plan has performed very well in terms of enabling the provision of affordable housing; with a further **23 affordable homes** being delivered in the last year. To date against the LDP Policy H4 - 1,132 dwellings target; **1,316 dwellings or 116%** has now been delivered through both S106 Obligations and the use of WG Social Housing Grant; and it should be noted that the total affordable housing need, was and still is, much higher than the LDP target;
- **Going forward**, on permitted large sites currently under construction, South Sebastopol is expected to deliver the remaining dwellings, and the final Phase 3 of Llantarnam SAA3 at Malthouse Lane, along with former County Hall (143 dwellings), former Pontypool College (100/140 dwellings), former Police College Phase 3 and Mamhilad SAA4 (850 dwellings) sites should deliver additional dwellings in due course; and
- Therefore, as regards the '**housing supply trajectory**' required by DPMv3, over the next five years, it is forecast that an average of **287 dpa** (dwellings per annum) will be built in Torfaen; which is slightly below the Torfaen LDP '**Average Annual Requirement**' (AAR) of **308 dpa**. [Therefore, this demonstrates that housing supply will not run significantly short in the County Borough before the new Torfaen RLDP is adopted].

Employment

- No significant employment developments have come forward in the last year and the delivery of employment is running behind that forecast. **19.4ha (40%)** of the

allocated 48.6ha of LDP employment sites (excluding the two (35.0ha) regional employment sites added for flexibility) has now been delivered; and

- A further **3.2ha (7%)** of allocated employment sites are expected to be developed in the next few years (at the residual of the Eastern Strip SAA and Plot C in the Llantarnam SAA in Cwmbran).

S106 Contributions, etc. from new development

- Under LDP Policy S8 on 'Planning Obligations', 2 new agreements were signed for new planning approvals and through S106 Obligations, etc. negotiated by planning officers, during the 2023-24 monitoring period, alongside provision of **23 affordable homes**, financial contributions totalling **£123,412** were collected for the provision of adult recreation, children's play, etc. as follows:-

Location	2023/24 S106 details		
	Infrastructure	Collected or (tbc)	Affordable Homes delivered or (tbd)
New S106 Signed 1st April 2023 - 31st March 2024			
Former Police College	30% Affordable Housing, Adult Recreation, Children's Play, Management of Public Open Space	(£79,520)	(21)
Grange University Hospital, Llanfrechfa	Active Travel	(£50,000)	N/A
SUB-TOTAL		(£129,520)	0
2023/24 Monitoring of pre April 2024 S106			
South Sebastopol	Affordable Housing and Education & Transport contributions, (there are many other onsite provisions / S106 sums already provided, collected or due)		10 (12% tbd)
Ventnor Road, Old Cwmbran	Affordable Housing, Children's Play, Adult Recreation & Public Open Space	N/A	13
Blenheim School, Cwmbran	Affordable Housing, Children's Play & Public Open Space	£68,492.05	N/A
Glanwern House, Bryngwyn Road, Pontypool	Affordable Housing, Adult Recreation, Children's Play, Public Open Space & Monitoring Fee	£23,847.52	(10 in 24/25)
Pearl House, Pontypool	Affordable Housing, Adult Recreation, Children's Play & Monitoring Fee	£31,072.95	(16 in 24/25)
SUB-TOTAL		£123,412.52	23

Table Notes

Most £ sums are indicative until paid, as they are increased by the RPI (Retail Price Index) between the date of resolution to grant planning permission and the date of payment.

- CoD - Commencement of Development
- POS - Public Open Space.
- N/A - Not Applicable
- tba - to be agreed
- tbc - to be confirmed
- tbd - to be delivered

LDP Strategy Monitoring

- 4.4 The following 'traffic-light' system colour scheme is used to monitor actions in implementing the Torfaen LDP objectives: -

Figure 4.1: Torfaen LDP Objectives - Monitoring Actions

Continue Monitoring
Officer Training; Production of Supplementary Planning Guidance / Development Briefs; or Policy Research Required
Policy Review or Plan / Strategy Review Required

- 4.5 Table 4.1 below summarises the results of the monitoring with respect to each of the 18 LDP Objectives. The results of previous AMRs are also shown to indicate whether there has been a change in the situation from 2015 to 2024.

LDP Objectives		AMR								
		2024	2023	2022	2021	2019	2018	2017	2016	2015
1	To ensure the provision of an appropriate quality & range of employment sites and retail opportunities to support high and stable levels of employment in Torfaen and deliver a competitive, modern and sustainable economy 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	Red	Red	Red	Red	Green	Green	Green	Green	Red
10	To protect, manage and enhance biodiversity and ecological networks across Torfaen	Green	Green	Green	Green	Green	Green	Green	Green	Green
12	To protect and enhance the valued landscape character of Torfaen, including important open space and sense of rurality between settlements	Green	Green	Green	Green	Green	Green	Green	Green	Green
13	To protect Greenfield land by enabling and promoting the most efficient use of appropriate brownfield sites for redevelopment across Torfaen	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Green
14	To ensure all development contributes to improving water quality, protecting water supply and maximising the efficiency of water consumption	Green	Green	Green	Green	Green	Green	Green	Green	Green
15	To identify and conserve important soil and geological resources including Regionally Important Geological Sites (RIGS) and maintain their quality	Green	Green	Green	Green	Green	Green	Green	Green	Green
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	Red	Red	Red	Red	Red	Red	Red	Yellow
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	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Green
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	Green	Green	Green	Green	Green	Green	Green	Green	Green

4.6 From Table 4.1 above it can be seen that the 2023/24 monitoring indicates that for 11 of the 18 LDP Objectives, shown in green, the LDP policies are being implemented effectively and no further action is required.

4.7 However, for 7 LDP Objectives the LDP policies are not currently being achieved; with 4 objectives shown as ‘amber’ as follows: -

- **Objective 4 - Ensuring High Quality Design** - mainly through adoption of an annual programme of Supplementary Planning Guidance (SPG) detailed in Appendix 2 of the LDP - whilst some SPG has been adopted or updated (Planning Obligations, House extensions, Site Design, Masterplanning, Parking Standards, Blaenavon WHS Design Guide, a range of Development Briefs, etc.), others remain to be produced or adopted (Shopfronts, Trees, Landmap, Heritage, etc.). In response, several of these new SPG (inc. ‘Biodiversity’ & ‘Green Infrastructure’) have now been approved by Council;
- **Objective 7 - Conserve/Enhance Cultural/Historic Resources** - mainly through production of Heritage SPG (including addressing a Local List of ‘Buildings and Structures of Local Importance’) and Conservation Area Appraisals / Reviews - whilst some done (Blaenavon, Cwmavon, Mon & Brecon Canal and Pontypool

Conservation Areas) other are outstanding (Llantarnam & Upper Cwmbran Conservation Areas and Heritage SPG). In response, the Council is to develop a programme of conservation work;

- **Objective 13 - Protection of Greenfield Land** - mainly through an annual target of 60% of all developed land by ha being 'brownfield'; which was not the case in 2023/24. Noting that overall the Plan has delivered this target, and going forward the brownfield former Pontypool College, Mamhilad sites should improve on this annual target; and
- **Objective 17 - Develop Transport Infrastructure** - i.e. roads, public transport and active travel; so whilst much has been delivered (some Cwmbran Town Centre Improvements, North Torfaen Highway Schemes and many Active Travel Routes; and the Mon & Brecon Canal safeguarded), all the improvements to Cwmbran Town Centre, the Canalside Strategic Action Area, the Llanfrechfa Link Road and the Pontypool/New Inn Park & Ride have yet to be fully delivered.

4.8 Finally, the remaining 3 LDP Objectives, shown as 'red' cannot be addressed without a full review of the Plan. In summary these are: -

- **Objective 1 - Delivery of Employment Sites (Red)** - Delivery of allocated employment land is below the 48.6ha of LDP target; with 19.4ha (40%) having been built by 2024, and a further 3.2ha (7%) expected to be developed in the next few years. In addition, the majority of small, allocated employment sites in Cwmbran have all been sold or are under construction; and from evidence of Torfaen companies relocating, enquiries / demand, all have shown there is a qualitative lack of serviced sites, especially for multiple large business requirements. The need for available and deliverable employment sites of all sizes to meet demand, the rolling forward of existing allocations, and the protection of existing employment land / premises will be key issues for the LDP Review.
- **Objective 9 - Provision of an Aggregate Landbank (Red)** - The SWRAWP Regional Technical Statement 2nd Review (RTS2), which was endorsed by the Welsh Minister in March 2021, subsequently amended by the Minister in November 2021 and endorsed by Torfaen Council in November 2021, now requires the Council to make an 'apportionment' of 150,000 tonnes of crushed rock aggregate per year in its LDP Review (2018-2033) and 10 years thereafter; which equates to a total of 3.75 Million tonnes of primary aggregate 'apportionment' over 25 years. However, a planning application for part (4.75 Million tonnes) of the 7.2 Million tonnes LDP aggregate allocation (Policy M3) at Tir Pentwys Quarry, near Pontypool, was previously refused by the Council and upheld at appeal by the Welsh Minister, mainly for an unsatisfactory access road. Therefore, Torfaen does not have a permitted aggregate 'landbank' to satisfy this LDP monitoring objective. This requirement will now be addressed in the 'Former Gwent Statement of Sub-Regional Collaboration' and the Torfaen RLDP.
- **Objective 16 - Delivery of Housing Target (Red)** - After a slow start due to the great recession at the end of 2007 and delays in bringing strategic sites forward, the LDP started to enable the delivery of the required dwelling numbers in both 2018/19 & 2019/20, as several Strategic and large windfall sites came on stream. The effect of the Covid-19 pandemic temporarily took delivery down below the required level in 2020/21; and was back above the required dwelling numbers in 2021/22, but has dropped down below in 2022/23 and 2023/24 due to the cost of living crisis alongside high mortgage interest rates, etc. However, by 1st April 2024, of the Torfaen LDP Policy S5, 4,700 dwellings housebuilding target over the plan period, **4,099 dwellings (87.2%)** had been built; only some 601 dwellings

short. Build rates should improve over the next few years, as building will continue at South Sebastopol, Llantarnam and the former Police College; and progress is expected to reconsider the previous decisions on County Hall and part of Mamhilad; and an application is expected shortly for Pontypool College. Therefore, it is expected that the residual LDP housing target will be met by 2026; so in conclusion the greater majority of the LDP housing sites were deliverable, but over a longer time period than first envisaged. This situation is not likely to occur with the RLDP, because DPMv3 requires a 'housing trajectory' to be prepared alongside robust evidence of site deliverability and viability.

LDP Policy Monitoring

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

Table 4.2: Strategic Action Area Monitoring - Summary			
Site		Progress	Actions
SAA1	Eastern Strip Central, Cwmbran	This brownfield strategic mixed-use site has already received planning permission; the Morrisons store and Torfaen Learning Zone are now built; the 5.6ha B2 Meritor factory has been reduced in size, retained & refurbished; and the residual 1.05ha B1 / Hotel site is now ready to be developed.	Continue ongoing discussions with landowners to bring forward the remaining elements of this regeneration scheme.
SAA2	Canalside, Cwmbran	This brownfield strategic mixed-use site is allocated in the LDP for 150 dwellings. No planning application has been submitted to date and therefore delivery is behind schedule	Work on going to look at opportunities by the Council's Planning Policy and Regeneration teams to bring this site forward for redevelopment in whole or in part
SAA3	Llantarnam, Cwmbran	Majority of site obtained outline planning permission (July 2015) for up to 450 dwellings, B1 employment uses and a neighbourhood centre. So far 124 dwellings have been built; and a further 164 dwellings were approved June 2021, which are now under construction. Therefore, a total of 288, rather than the 450 dwellings envisaged in the LDP are likely to be delivered on this site. Employment uses are not being progressed.	Continue discussions with landowners to bring forward the remaining employment elements (8ha).
SAA4	Mamhilad, Pontypool	Decision notice on application 17/P/0468/OUT granting permission was issued but subsequently quashed by consent of all parties.	The planning application will be the subject of a further determination by the Local Planning Authority in due course

SAA5	The British, Talywain, Pontypool	This brownfield land reclamation site, within the Pontypool Housing Sub-Market Area, is not likely to involve new built development within the Plan Period. The site has been bought by the Council and a Cleaning and Greening scheme for the reclamation and subsequent regeneration and redevelopment of this key site in North Torfaen is being progressed.	The Council to continue progressing proposals for the site.
SAA6	South Sebastopol, Cwmbran	This large greenfield site obtained outline planning permission in 2014; with several reserved matters applications being approved since on a phased basis. Construction has commenced on site by three developers who have delivered 567 dwellings by April 2022 and are expected to deliver the remaining 633 units in due course.	Continue to facilitate delivery of this scheme through the Development Management process
SAA7	Llanfrechfa Grange, Cwmbran	Planning permission was granted for the Grange University Hospital (GUH) element in 2014, which opened in November 2020. The remaining residential, transport & employment elements are unlikely to be delivered in the form envisaged in the LDP; and will now being reviewed the Torfaen RLDP.	Site be reviewed in the RLDP.

Table 4.3: LDP Site Allocations Monitoring - Summary			
Site		Progress	Actions
H1/1	County Hall & Police HQ, Llanyravon - 220 dwellings	County Hall part of site permitted for 143 dwellings (with condition to enter into a S106). Site sold to developer by the Council.	Complete reconsideration of planning application of and S106 for construction of County Hall site & consider proposals for reuse of Police HQ site
H1/2	Former Police College & Adj. Land, St. Dials - 350 dwellings	Phases 1 & 2 completed (327 dwellings). Planning approval for Phase 3 for 70 dwellings granted in April 2022 subject to s106 being signed.	Phase 3 of application approved.
H1/3	Former Belle Vue Nursery, St. Dials - 16 dwellings	Site completed	
H1/4	Ty'r-ywen Farm, Fairwater - 25 dwellings	Planning application refused by Planning Committee Aug 2022 on	Revised application being considered

		several grounds; including that the site now falls contrary to national planning policy on placemaking and sustainability considerations.	
H2/1	Former Trevethin School, Penygarn - 115 dwellings	Site completed	No action necessary
H2/2	Animal Pound & Adjacent Land, Wainfelin - 135 dwellings	Site stalled. Not being progressed	Site stalled. Encourage & support site planning application from landowners
H2/3	Pontypool College, Cwmyrnyscoy - 140 dwellings	Developers are working up proposals for the site.	Encourage and support landowner / developers to submit planning application in due course.
H2/4	Coal Yard, Station Road, Panteg - 15 dwellings	Site now in one land ownership and being considered by housing developer.	Encourage & support site landowner to submit planning application and bring the site forward.
H3/1	Garn-yr-Erw Terrace, Blaenavon - 26 dwellings	Site stalled and landowner unlikely to bring forward as unviable. Planning application disposed of.	No action necessary
H3/2	Blaenavon Health Centre, Blaenavon - 17 dwellings	Site was occupied for employment uses, following change of use permission in 2015, but now vacant.	Encourage and support landowner / developer to submit residential planning application, subject to protection of employment premises LDP Policy EET5.
H3/3	St Peters School, Blaenavon - 18 dwellings	Site previously cleared	Encourage and support landowner to bring site forward
H3/4	Hillside School, Blaenavon - 64 dwellings	Site completed	No action required
H3/5	Land off Giles Road, Blaenavon - 25 dwellings	Site purchased by a housing developer	Encourage and support developer to bring site forward
H3/6	Old Co-op, 39-43 High Street, Abersychan - 24 dwellings	Site unlikely to be brought forward in the plan period	No action required
H7/1	Rose Cottage, Pontypool - 10 pitches	Currently stalled invalid planning application for site	Investigations to support progressing of planning application and site delivery

H7/2	Former Race AFC Football Pitch, Pontypool - 32 G&T pitches	Granted full planning permission in January 2015 for 31 G&T pitches. 10 pitches completed.	Council to monitor demand and consider implementation of further phase(s)
EET1/1	Ty Coch Way, Two Locks	Site now built out - 1.4ha delivered	No action required
EET1/2	Llantarnam Park A	Site now built out - 0.7ha delivered for Gwent Police HQ	No action required
EET1/3	Llantarnam Park B	Site now built out - 0.4ha delivered for Gwent Police HQ	No action required
EET1/4	Llantarnam Park C	No planning application - Site recently sold and planning application expected in due course	Encourage and promote site development
EET2/1	Former Gas Works Site, New Inn	0.9ha granted permission as part of household waste recycling centre (now built) - 1.2ha remaining	Encourage and promote site development
EET2/2	Lower Mill Field (North), Pontymoile	No Planning permission - owner currently exploring options	Encourage and promote site development
EET2/3	Lower Mill Field (South), Pontymoile	No Planning permission - undeveloped	Encourage and promote site development
EET2/4	Land South of Travel Lodge, Pontymoile	No Planning permission - undeveloped	Encourage and promote site development
EET2/5	Mamhilad Business Park	No Planning permission - undeveloped, but interest from adjacent firms to expand here	Encourage and promote site development
EET2/6	Usk Vale, Mamhilad	Site now built out - 6.7ha delivered	No action required
EET3/1	Varteg Road, Garndiffaith, Pontypool	Site developed for car parking purposes	No action required
EET3/2	Gilchrist Thomas Ind. Est., Blaenavon	Site now built out - 1.2ha delivered	No action required
EET3/3	Kays and Kears, Blaenavon	1.6ha has obtained planning permission (August 2022) for B1, B2 & B8 (3,927m ²)	Encourage and promote site development with landowner
EET4/1	Craig Y Felin, Cwmbran	No planning permission and landowner not progressing employment site,	Encourage and promote potential site options of this key LDP strategic site
EET4/2	Former Ty Coch Tip, Cwmbran	14.0ha Site considered not suitable for employment.	Investigate potential options for new RLDP
RLT2/1	Cwmbran Town Centre (Eastern Side)	No Planning permission - taking account of current retail demand it is	No action required

		considered that this specific expansion area is no longer required.	
T1/1	North Torfaen Highway Improvements	All the highway schemes completed by March 2022.	No action required
T1/2	Pontypool & New Inn Park and Ride	Planning permission granted in May 2020 for the construction of a car park, access slip roads from the A4042; a new passenger footbridge / lift and improved station facilities - commenced in March 2022	No action required
T1/3	Cwmbran Town Centre Improvements	Part completed through Morrison's / Arvin Meritor schemes under SAA1 Still requires public funding to complete	Continue seeking public funds; and relevant S106 / S278 schemes.
T1/4	Llanfrechfa Grange Link Road	The link road, residential & employment elements are unlikely to be delivered in the form envisaged in the LDP; and are now being reviewed in the Torfaen RLDP.	Review in the Torfaen RLDP.
T3/1	NCN492 Varteg Road Bridge to Blaenavon Town Centre	Scheme implemented	No action required
T3/2	NCN492 to Abersychan Town Centre	Awaiting Outline investigation	Liaise with Highways with planning input if necessary
T3/3	Abersychan Town Centre to NCN492 at Merchant's Hill, Pontypool	Scheme implemented	No action required
T3/4	Pontypool & New Inn Train Station to Pontypool Town Centre.	Awaiting Outline investigation	Liaise with Highways with planning input if necessary
T3/5	Pontypool & New Inn Train Station to Mamhilad	It has recently been decided by WG and SWTRA to include this scheme within the A4042 Corridor WeITAG study	Liaise with Highways with planning input if necessary
T3/6	Usk (Monmouthshire) to Coed-y-Gric Road, Griffithstown	Parts of the current and future Active Travel Network may provide partial links. An Active Travel route on Usk Road	Liaise with Highways with planning input if necessary

		between the Horse & Jockey roundabout and the canal towpath has been designed. The canal towpath does have an existing access at Coed-y-Gric, but not to Active Travel standards.	
M3	Tir Pentwys Preferred Area for Aggregates	Planning application refused by TCBC and appeal refused by Welsh Minister for proposed access.	Liaise with landowner to establish if a new planning application including access will be submitted.
CF1	Blaenavon Primary Care Resource Centre	Scheme Completed	None required
CF2	Panteg Primary School	School opened February 2017	None required
CF6	Playing Field - Eastern Fields, Cwmyrnyscoy	Uneconomic to develop new playing field due to excessively high remediation costs (£753,600 + land costs). However, Council is now looking to identify another playing field site in the locality	Council to continue pursuing other playing field sites in the locality

4.10 Table 4.4 below details LDP policies where there are issues with their effectiveness either in part or as a whole. All other LDP policies are considered to be performing effectively. Table 4.4 also details the actions the Council will undertake to remedy these LDP performance issues.

Table 4.4: LDP Policy Effectiveness Monitoring - Summary			
Policy		Issue	Actions
S1	Urban Boundaries	<p>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.</p> <p>Similarly, the urban boundary around Varteg allowed the implementation of a residential scheme allowed at appeal. This permission has now lapsed, and the settlement is now not considered sustainable in relation to Future Wales Policy 2 and guidance in PPW11.</p>	<p>Review of urban boundaries to be considered in RLDP; Future Wales, PPW 11 and Sustainable Locations SPG should be considered in relation to the determination of planning applications.</p>

S5	Housing	By 31 March 2024, 4,312 dwellings have been completed which is just below the LDP target of delivery of 4,700 dwellings by 2021.	Plan assessed as requiring review. Implement actions from Tables 4.2 & 4.3 above
S6	Employment and Economy	Behind on delivery of employment land on allocated LDP Sites. However, an identified lack of readily available sites for new development. New employment opportunities required to meet demand	Whilst the allocated sites have yet to be developed there is an identified lack of available sites for new development. The protection of existing employment sites and the need for the identification of new employment opportunities should be a priority
HE1	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

Legislative and Key Indicators

4.11 DPMv3, March 2020 (Table 29, page 185) requires that all monitoring frameworks include a range of 'Legislative and Key indicators'; Table 4.5 below reports on the results for these indicators. Neither the LDP Regulations nor DPMv3 set out a requirement to analyse the information set out in respect of the mandatory indicators. Albeit many of these indicators are included in the LDP Monitoring Framework and are thus subject to analysis and consideration as part of the monitoring process.

Table 4.5: Legislative and Key Indicators	
Indicators Required by Legislation	
Number of net additional affordable and market dwellings built in the LPA area.	Over the 2006 to 2021 plan period, 3,480 (net) dwellings were built in Torfaen, of which 2,337 were market and 1,143 were affordable. In 2021-2024, 619 (net) dwellings were built in Torfaen; of which 446 were market and 173 were affordable.
Key Indicators Applicable to all Plans	
Spatial distribution of housing development	Policy S5 of the Torfaen LDP set a 4,700 dwelling housing target, split between three Housing Sub-Market Areas as follows (with actual delivery between 2006-2024 shown in {}): - <ul style="list-style-type: none"> ▪ North Torfaen (Blaenavon and North Pontypool) = 550 dwellings target {504 dwellings delivered –91.6%}; ▪ Pontypool (mid and south) = 1,875 dwellings target {1,208 dwellings delivered 64.4%}; and ▪ Cwmbran (south & east and north & west combined) = 2,275 dwellings target {2387 dwellings delivered –104.5%}.

<p>The <u>annual</u> level of housing completions monitored against the Average Annual Requirement (AAR)</p>	<p>The AAR for the Torfaen LDP is (4,700 dwellings target / 15.25 years plan period) 308 dwellings p.a.</p> <ul style="list-style-type: none"> ▪ In 2023/24, 147 dwellings were built = -47.7% against the AAR <p>The LDP Policy S5 envisaged the delivery of the 4,700 dwelling (2006-2021). However, housing targets for large windfall and small windfall sites were not set until the Deposit LDP using April 2010 as the start date; as follows: -</p> <ul style="list-style-type: none"> ▪ Small Windfall Sites (2010 to 2021 = 300 dwellings target); and 404 such dwellings were delivered over this period = +104 dwelling / +_35%; and ▪ Large Windfall Sites (2010 to 2021 = 289 dwellings target); and 1,054 such dwellings were delivered over this period = +765 dwelling / +265%.
<p>Total cumulative completions monitored against the cumulative average annual housing requirement.</p>	<p>The Torfaen LDP Policy S5, set a 4,700 dwellings housebuilding target over the 2006 to 2021 plan period, and by 1st April 2021, 3,480 dwellings (74%) had been built, some 1,220 dwellings (26%) short of the target.</p> <p>In addition, by 1st April 2024, 4,099 dwellings (87.2%) had been built, still some 601 dwellings (12.8%) short of the target.</p>
<p>The level of affordable housing completions monitored against the plan's overarching target. The tenure of affordable housing completions.</p>	<p>The Torfaen LDP Policy H4, set a 1,132 dwellings (24.1% of all completions) affordable housing target over the 2006 to 2021 plan period, and by 1st April 2021, using both S106 Obligations and WG Social Housing Grant, some 1,143 affordable dwellings had been built; which equates to 32.8% of all completions.</p> <p>In addition, by 1st April 2024, a total of 1,316 affordable dwellings had been built; which equates to 32.1% of all completions.</p> <p>DPMv3 states “A separate indicator should monitor the tenure split (social rented and intermediate) in line with need identified in the LHMA” - Unfortunately, given that this indicator was only introduced in March 2020, no data has been collected on the tenure split of affordable housing provided over the plan period 2006-2021.</p>
<p>Employment land take-up against allocations.</p>	<p>Allocated LDP employment sites have been taken up as follows: -</p> <p>EET1/1 - Ty Coch Way, Two Locks: Site now built out - 1.4ha delivered;</p> <p>EET1/2 - Llantarnam Park A: Site now built out for new Gwent Police HQ - 0.7ha delivered;</p> <p>EET1/3 - Llantarnam Park B: Site now built out for new Gwent Police HQ - 0.4ha delivered;</p> <p>EET1/4 - Llantarnam Park C (1.4ha): Site sold for employment uses and planning application expected shortly;</p> <p>EET2/1 - Former Gas Works Site, New Inn: 0.9ha used for household waste recycling centre - 1.2ha remaining;</p> <p>EET2/2 - Lower Mill Field (North), Pontymoile (1.2ha): No Planning permission - undeveloped;</p> <p>EET2/3 - Lower Mill Field (South), Pontymoile (0.5ha): No Planning permission - undeveloped;</p> <p>EET2/4 - Land South of Travel Lodge, Pontymoile (2.1ha): No Planning permission - undeveloped;</p> <p>EET2/5 - Mamhilad Business Park (3.0ha): Undeveloped, but interest from adjacent firms to expand here, with planning applications expected in due course;</p> <p>EET2/6 - Usk Vale, Mamhilad (6.7ha): Site now built out;</p> <p>EET3/1 - Varteg Road, Garndiffaith, Pontypool (0.8ha): Site developed for alternative car parking purposes;</p>

EET3/2 - Gilchrist Thomas Ind. Est., Blaenavon:(1.2ha): Site now built out;
EET3/3 - Kays and Kears, Blaenavon (6.0ha): Land sold by WG. Landowner has obtained planning permission (August 2022) for B1,B2 and B8 (3,927sqm) on 1.6ha, 4.4ha remaining;
EET4/1 - Craig Y Felin, Cwmbran (21.0ha): No planning permission and landowner not progressing employment site.
EET4/2 - Former Ty Coch Tip, Cwmbran (14.0): Site not suitable for employment, unimplemented permission for 3MW solar farm on part.
SAA1: Eastern Strip Central, Cwmbran - (2.7ha B1/hotel & 5.6ha B2) - 5.6ha B2 site retained as a refurbished Meritor factory; only 1.05ha B1/hotel site remains and is being marketed as such.
SAA3: Llantarnam, Cwmbran - (8.0ha B1) no progress;
SAA7: Llanfrechfa Grange, Cwmbran - (8.4ha total, 4.8ha in plan period) - no progress, will be considered under the new RLDP.

In summary, based upon the above information, Table 4.6 below (based upon LDP 'Appendix 7: Employment Allocations Table') shows that **19.4ha** of the required **48.6ha (40%)** (23% including regional sites, which were added for flexibility) of the LDP employment allocations have been delivered, and a further **3.2ha (7%)** is expected to be developed in the next few years.

Table 4.6: Employment land take-up against allocations - 31 March 2024				
Employment Allocations	Allocated (ha)	Delivered (ha)	U/C	Anticipated (1-3 years)
Cwmbran	25.0ha	9.8ha (39%)	0ha	2.5ha (10%)
Pontypool	15.6ha	7.6ha (49%)	0ha	0.7ha (5%)
North Torfaen	8.0ha	2.0ha (25%)	0ha	0ha (0%)
LDP Sub Total	48.6ha	19.4 ha (40%)	0ha	3.2ha (7%)
Regional	35.0ha	0ha (0%)	0ha	0ha
TOTAL	83.6ha	19.4ha (23%)	0ha	3.2ha (4%)

Job growth.

"Indicators monitoring Class B job growth in line with the strategy" - Again, given that this indicator was only introduced in March 2020, no jobs growth target was set in the adopted LDP (December 2013); and thus, cannot be monitored.

Delivery of affordable housing policy - thresholds and percentage targets for each sub-market area.

"To monitor the delivery of affordable housing in line with policy targets and thresholds in each sub-market area (where relevant) including any deviation above or below the target." - Again, given that this indicator was only introduced in March 2020, whilst a site size threshold and affordable housing % target was set in LDP **Policy H4** for each housing sub-market area, it was never monitored.

Viability

House Prices - In the one year AMR monitoring period between April 2023 and April 2024, the Land Registry [House Price Index](#) (HPI) for the resale of existing properties, shows that the average second-hand house price in Torfaen has risen from £181,459 to £194,029; a rise of £12,570 (6.9%). For new build properties, the HPI data shows that the average new house price in Torfaen, over the same period, has risen from £349,399 to £423,014; a rise of £73.615 (21.1%).

Land Values - very little comparable data exists for land sales, so this factor has not been monitored to establish trends.

Build Costs - The average build cost for a 'general estate dwelling' (using the Royal Institute of Chartered Surveyors (RICS) Building Cost Information Service (BCIS) median average tender price adjusted for Torfaen) in Qtr2/2022 was

	<p>£1,238m² (gross internal floor area) (using the BCIS locational indices of 91%); compared to £1,300m² in Qtr2/2023 (using the BCIS locational indices of 91%). This equates to a rise in build costs of £62m² (5%) over the 2022-23 AMR monitoring period.</p>
<p>The rate of development on key allocations (completions linked to phasing trajectories and infrastructure schemes, where appropriate).</p>	<p>Firstly, given that such requirements were not introduced until the publication of the DPMv3 in March 2020, the rate of development of the following strategic sites cannot be considered against the anticipated trajectory, placemaking principles and delivery appendix; as these were not set in the LDP.</p> <p>However, key development (strategic) sites in the plan have been monitored in the detailed Table 4.2, and in summary: -</p> <p>SAA1: Eastern Strip Central, Cwmbran - This brownfield mixed use site has already received planning permission; the Morrisons store and Torfaen Learning Zone are now built; the Meritor factory has been reduced in size, retained & refurbished; and the residual 1.05ha B1 / Hotel site is now ready to be developed.</p> <p>SAA2: Canalside, Cwmbran - No planning application has been submitted for this brownfield mixed-use site in its current form due to viability issues; and therefore, delivery is behind schedule.</p> <p>SAA3: Llantarnam, Cwmbran - This greenfield mixed-use site has obtained planning permission (July 2015). So far 124 dwellings have been built; the remaining 164 dwellings have commenced construction; and the neighbourhood centre is expected to be sold / built soon. So, a total of 288 rather than the 450 dwellings envisaged in the LDP are likely to be delivered on this site. The employment sites have stalled.</p> <p>SAA4: Mamhilad, Pontypool - Outline planning application being considered for approx. 2/3 of site for a mixed-use development - including, housing, a primary school and re-use of the large Grade II* Listed Building; which are expected to be progressed in due course. Remaining 1/3 residential site unlikely to be progressed by the landowner.</p> <p>SAA5: The British, Talywain, Pontypool - This brownfield land reclamation site, is now not likely to involve new build residential development, as originally envisaged. The site has been bought by the Council and a 'Cleaning and Greening' scheme for the reclamation and subsequent regeneration is being progressed.</p> <p>SAA6: South Sebastopol, Cwmbran - This large greenfield site obtained outline planning permission in 2014; Construction has commenced on site by three developers who have delivered 567 dwellings so far and are expected to deliver the remaining 633 units in due course.</p> <p>SAA7: Llanfrechfa Grange, Cwmbran - This brownfield mixed use site has received planning permission for the Grange University Hospital element (2014) which opened in November 2020. Recent hospital permissions include a Specialist Inpatient Service Unit (June 2022, 22/P/0446/OUT, 10,000m²).and an extension to the Hospital A&E Dept (Sept 2023, 23/P/0430/FUL, 1,158m²). The remaining residential & employment elements are unlikely to be delivered in the form envisaged in the LDP; and will be reviewed in the Torfaen RLDP.</p>
<p>The delivery of key infrastructure that underpins the plan strategy.</p>	<p>Progress on delivering key road, rail, active travel, education and health infrastructure, on which the plan strategy is dependent, is as follows: -</p> <p>Road Infrastructure: -</p> <ul style="list-style-type: none"> ▪ Policy T1/1: North Torfaen Highway Improvements - All the highway schemes were completed by March 2022. ▪ Policy T1/3: Cwmbran Town Centre Improvements - Part completed through Morrison's / Arvin Meritor schemes under SAA1. Still requires public funding to complete.

	<ul style="list-style-type: none"> ▪ Policy T1/4: Llanfrechfa Grange Link Road - Currently part of the allocated SAA7 site at Llanfrechfa Grange under the LDP. No progress, and now linked to the review of the Llanfrechfa SAA in the Torfaen RLDP; and subject to the WG 'Roads Review' published in February 2023. <p>Rail Infrastructure - Allocated under Policy T1/2, the £7.1m Pontypool & New Inn Park and Ride 'South Wales Metro' scheme (which includes the construction of a new 160 space car park (with EV charging), a new slip roads access from the A4042T, a new passenger footbridge / lift, and improved station facilities) commenced construction in March 2022 and is due to be opened shortly.</p> <p>Active Travel Infrastructure - The greater majority of active travel routes allocated in the LDP (see Policy T3 in Table 4.3) have been delivered and continue to be delivered as funds become available.</p> <p>Education Infrastructure - Under the WG / Council's 21st Century Schools Programme, in addition to the opening of several new or refurbished primary schools since 2006, a replacement Croesyceiliog Comprehensive School was opened in January 2020, and the new Coleg Gwent Post-16 Torfaen Learning Zone opened in January / April 2021; with further primary school re/developments planned going forward.</p> <p>Health Infrastructure - the regional 471 bed Grange University Hospital element of Policy SAA7, opened in November 2020.</p>
<p>The completion of Gypsy and Traveller sites to meet identified need.</p>	<p>The Torfaen Gypsy Traveller Accommodation Assessment (GTAA, February 2016) identified a need for 6 additional pitches between 2016 - 2021, therefore, 10 new pitches were built on the Council's Lower Shepherd Hill, Pontypool site in March 2016. A new Torfaen 2020 GTAA has been prepared and submitted to the Welsh Ministers for approval.</p> <p>The Torfaen LDP allocates two Gypsy and Traveller Sites under Policy H7: -</p> <p>The Council's Lower Shepherds Hill site, which was granted planning permission for 31 pitches in January 2015 - Phase 1 of which delivered 10 pitches in 2016, with the further two phases of 10 and 11 pitches to be delivered over time, subject to the monitoring of demand; and</p> <p>A private Rose Cottage site in Pontypool for 10 pitches, where an invalid planning application submitted in 2013 remains stalled - Council officers are currently liaising with the landowner on this site.</p>
<p>The scale / type of highly vulnerable development permitted within C2 flood risk areas.</p>	<p>One development has been approved in a C2 flood zone between 1st April 2023 and 31st March 2024 - This was Maendy School application ref 23/P/0754/FUL and was subject to a FCA and opportunity for call in by Welsh Government but this approach was accepted.</p>

5. Conclusions and Recommendations

Conclusions

5.1 This 2024 AMR is the ninth monitoring report prepared since the adoption of the Torfaen LDP in December 2013. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan. DPMv3 (Table 31, page 190) now sets out the following five key questions to be considered in the AMR in relation to the delivery of the LDP Strategy (with Question 4 being added in 2020):-

1. What new issues have occurred in the plan area, or changes to local / national policy?

5.2 The AMR needs to consider whether any significant changes in local circumstances or to national legislation, regulations and policy planning have any significant implications for the LDP.

5.3 Nationally, the impacts of Brexit; the new Uthe Covid-19 pandemic; climate / weather changes; increasing inflation, mortgage rates & energy costs and the resulting 'cost of living crisis; and the expected recession, on jobs and the economy, housebuilding levels, affordable housing need, town centres, people's physical & mental well-being, etc. all will have an effect on Torfaen. The LDP and future RLDP will have a part to play in preventing / mitigating their effects, with policies addressing, job retention / creation, market / affordable housing, diversifying town centres, placemaking & GI, active travel, climate change, ecological resilience, etc. all being paramount.

5.4 Regionally, there is now a statutory duty to prepare a 'South-East Wales Strategic Development Plan' (SDP) through a Corporate Joint Committee (CJC); which also has economic development powers and will also produce a Regional Transport Plan. Therefore, whilst this Council is proceeding with its RLDP, collaborative working will continue to be undertaken with neighbouring authorities to prepare a joint evidence base which, wherever possible, can also be used for the SDP.

5.5 Finally, using the WG methodology for monitoring housing delivery, the 2024 AMR has also concluded that housing supply is in line with the required annual growth levels in the LDP; and will not run out in the County Borough before the new Torfaen RLDP is adopted.

5.6 These contextual matters will be taken into account in the production of the replacement Torfaen LDP as none require alteration to the existing plan.

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

5.7 It is considered that the evidence collected from this ninth AMR following adoption of the LDP in 2013 indicates that the strategy, whilst still sound, is taking longer to deliver than anticipated, both in relation to housing and employment development. This can be attributed to the impacts of the 'great recession'; the uncertainties around Brexit and the Covid-19 pandemic in recent years; and the delays in bringing forward key strategic sites. The majority of these sites are delivering housing numbers, supplemented by some acceptable windfall sites, however the numbers being delivered are still below the projected plan targets. It is considered the plan is moving in the right direction in terms of the achievement of its objectives. 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.

- 5.8 The development strategy remains fundamentally sound however due to slower progress than anticipated there is considered a need for intervention at this stage in the form of a review of the Plan; which is now underway.

3. What sites have been developed or delayed in relation to the plan's expectations at both places and in the phasing programme (as set out in the trajectory)?

- 5.9 Tables 4.2 & 4.3 of this AMR provide a detailed analysis of the delivery of each individual LDP site allocation; and where this is behind schedule a statement to facilitate delivery.

- 5.10 The monitoring results indicate generally that the plan policies are performing effectively and the LDP Objectives are generally being met. Housebuilding has commenced on several allocated strategic housing sites, including at South Sebastopol (SAA6) and the last phase at Llantarnam (SAA3). However, despite planning applications for the County Hall site (H1/1) and part of the Mamhilad site (SAA4) neither has yet been approved. Similarly, significant delays in bringing forward the remaining strategic sites at Canalside (SAA2), the remainder of Mamhilad (SAA4), Llanfrechfa Grange (SAA7) and the Animal Pound & Adjacent Land, Wainfelin (H2/2) has meant the plan has not delivered the housing envisaged in the plan period. However, a planning application has been approved for the last phase at the Former Police College site (H1/2); and a planning application for Pontypool College (H2/3) is expected in due course.

- 5.11 Therefore, the LDP allocations are being delivered, albeit generally over a longer than anticipated timescale and are contributing towards the delivery of the LDP Strategy.

4. What is the degree of variance from the anticipated annual and cumulative build rate? Is there a two-year trend of under delivery?

- 5.12 The annual house building rate increased in 2019/20 (445 dwellings) to above the 308 dwellings Average Annual Requirement (AAR) in the LDP; but temporarily decreased below the AAR in 2020/21 (278 dwellings) and went back above the AAR in 2021/22 (316 dwellings) but dipped below again in 2022/23 (156 dwellings). Going forward, the Torfaen Housing Study Group have forecast an average build rate of 287 dpa over the next five-years; which is slightly below the 308 AAR of the Torfaen LDP.

- 5.13 As regards the cumulative build rate, the Torfaen LDP, set a 4,700 dwellings housebuilding target over the 2006 to 2021 plan period, and by 1st April 2021, 3,480 dwellings had been built, some 1,220 dwellings short of the target. However, by 1st April 2024, 4,099 dwellings had been built, only 601 dwellings short of the LDP target; which is expected to be delivered within the next 2-3 years.

- 5.14 The Council is preparing a Replacement LDP which will need to consider this issue, amongst others, and be reflected in the housing trajectory for the RLDP.

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

- 5.15 It is clear that parts of the plan, namely housing delivery and employment delivery is slower than anticipated. Delays to the bringing forward of the strategic sites, the

downturn of the economy on two occasions, the pandemic, and the recent economic issues has resulted in slower delivery of housing. However, the affordable housing target has been met; and the overall LDP housing target is expected to be met within 2-3 years. Similarly, 40% of the employment target has been built, and another 7% is expected to be delivered within the next few years.

5.16 The LDP has so far proved effective in discouraging inappropriate development with only one major allocated minerals application (at Tir Pentwys - LDP Policy M3) requiring to be refused and being subject to a dismissed appeal for an unsatisfactory access road, but not the principle of the allocated extraction site under the LDP Policy. Similarly, the new Crane factory on the adjacent former Alfa Laval brownfield site in Cwmbran shows that, despite candidate site / planning proposal for alternative uses, the site was protected for employment uses by LDP Policy EET5 and has thus successfully retained high quality jobs in the County Borough.

5.17 **Recommendation of the 2024 Annual Monitoring Report**

As a result of the above, the LDP Annual Monitoring Report 2024 concludes that: -

Notwithstanding the statutory duty to review the Torfaen LDP 4 years after adoption (in December 2017), there is evidence to indicate the need for a review of the plan at this time because progress in delivery of the strategy is slower than expected primarily due to the global recession and its impact on the housing and employment markets. A review of the plan was carried out in 2018 and a replacement plan is now in preparation.