Torfaen County Borough Council Local Development Plan (to 2021)

Annual Monitoring Report 2025-26

September 2026

TORFAEN COUNTY BOROUGH
BWRDEISTREF SIROL TORFAEN

Contents

Page

1. Introduction 3

2. Monitoring Framework - Overview 8

3. Contextual Changes 9

4. Local Development Plan Strategy & Policy Monitoring 19

5. Conclusions and Recommendation 37

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' (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guides the future use and development of land in the County Borough up to 31st March 2021 and beyond (i.e. until it is superseded by the adopted Blaenau Gwent & Torfaen Joint LDP (expected in June 2030).

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 eleventh AMR report, and is based on the one-year period from 1st April 2025 to 31st March 2026 and is required to be submitted to the Welsh Government by the 31st October 2026. 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 assist in the preparation of the Blaenau Gwent and Torfaen Joint Local Development Plan (JLDP) which is due to commence formal preparation in 2027.

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 annual 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 how a revision to the LDP should take place; a decision on which has already been made.

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 2025 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 because of relevant contextual changes will also be considered in the current development of the Joint 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 Joint LDP: -

- National Context (Overview, Legislation, Policy & Evidence);
- Regional Context (Policy & Evidence); and
- Local Context (Policy & Evidence).

National Context Overview

3.3 New National **Government** in May 2025. Following Senedd elections on 7 May 2026, Plaid Cymru emerged with the most seats (43 out of 96, six short of a majority) and formed a minority government.

It is reported that Plaid Cymru proposes creating a community-centred planning system, intending to reduce bureaucracy whilst strengthening local influence. This includes reforming consultation processes to give communities genuine influence over Local Development Plans (LDPs).

There are no details of what these reforms will look like, but it raises questions over what the statutory pre-application consultation process could entail, as well as LDP preparation.

National Legislation and Policy

3.4 **National Policy Documents and actions -** Since 1st April 2025, the following relevant policy 'documents', etc. have been affected by Welsh Government actions:-

3.5 **The Planning (Wales) Act 2026** ("the Planning Act") brings together the principal legislation relating to town and country planning in Wales. This means all of the primary legislation governing the planning system in Wales is now contained within this single Act in a more coherent and accessible form. It modernises the structure and wording of the law making it easier to understand and use. Bringing together legislation in this way is known as "consolidation".

3.6 Passed by the Senedd on 10 March 2026, this act consolidates existing planning legislation into a clearer, more accessible format for Wales without altering core underlying policies

3.7 **Infrastructure (Wales) Act 2024 – Laying of statutory instruments (June 2025)**

3.8 Six pieces of legislation for the implementation of the consenting process set out by the Infrastructure (Wales) Act 2024. The Act establishes a new process for consenting of significant infrastructure projects in Wales, including energy, waste, water and transport projects.

The regulations set out the detail underpinning the provisions provided in the Act. They are designed to work together to ensure the new infrastructure consenting process meets the needs of all stakeholders in Wales.

3.9 The Infrastructure (Wales) Act 2024 (Commencement No. 1) Order 2025 commences provisions within the Act.

The Infrastructure Consent (Pre-Application and Application Procedure and Transitional Provisions) (Wales) Regulations 2025 make provision for pre-application procedures to be undertaken on a proposed significant infrastructure project and set out how the Welsh Ministers will process an application submitted to them.

The Infrastructure Consent (Examination and Decision) (Procedure) (Wales) Regulations 2025 make provision for the procedure for examination of infrastructure applications by the examining authority and decision-making processes to be undertaken on those applications.

The Infrastructure Consent (Fees) (Wales) Regulations 2025 allow for public authorities to charge fees to applicants for their functions in determining applications for infrastructure consent.

The Infrastructure Consent (Compulsory Acquisition) (Wales) Regulations 2025 make provision for additional procedures for allowing the compulsory acquisition of land or rights over land as part of an infrastructure consent order.

The Infrastructure Consent (Miscellaneous Provisions) (Wales) Regulations 2025 make provision for matters outside of the main process but are essential to ensure the Infrastructure Act and new consenting process are appropriately implemented.

3.10 Operational and Guidance Changes

3.11 Planning and Environment Decisions Wales (PEDW): Expanded powers allow PEDW to handle renewable energy schemes up to 50 megawatts, cutting average decision times for Developments of National Significance (DNS) down significantly.

Fee Increases: Higher planning application fees came into effect on 1 December 2025 to support local planning authority resources.

Regional Context - Policy & Evidence

3.12 **Cardiff Capital Region Strategic Development Plan** (SDP) - The South East Wales Corporate Joint Committee formally approved the Delivery Agreement on 31 March 2025. Final agreement was subsequently secured from the Welsh Government on 20 August 2025.

3.13 The Call for Strategic Candidate Sites and Areas of Search ran from May 2026 to July 2026.

3.14 It is considered that emerging processes for the preparation of a Cardiff Capital Region SDP will need to be considered alongside the Joint LDP preparation. There will be opportunities for shared work and opportunity to influence and guide the SDP through input from the JLDP process.

3.15 **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. They have withdrawn their RLDP and are commencing on the preparation of a Joint LDP with Torfaen County Borough Council.
- The (Brecon Beacons) **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 new RLDP 2020-2045 was consulted on in 2025.
- **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 was consulted upon in January - February 2025; with consultation on a Deposit Plan anticipated in 2026.
- **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. Deposit Plan consultation was in Autumn 2024 with submission to Welsh Government in 2026 with examination hearings for Autumn 2026.

- **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 to be presented to Council in Autumn 2026.

- Torfaen is committed to working collaboratively with its neighbouring authorities and several joint pieces of evidence have been produced, with further joint research and work on regional growth issues currently underway. Neighbouring authorities will be invited to the Joint Plan pre-deposit participation workshops and regular officer meetings are held on the emerging RLDPs.

Local Context - Policy & Evidence

3.16 **Withdrawal of RLDP and Preparation of Joint LDP** –

Torfaen and Blaenau Gwent County Borough Councils have formally agreed to closer working on a permanent footing as set out in the Local Partnership Report.

Torfaen County Borough Council has ceased preparation of the Torfaen Replacement Local Development Plan (RLDP) and is now preparing a Joint Local Development Plan with Blaenau Gwent.

3.17 **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…".*

3.18 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.

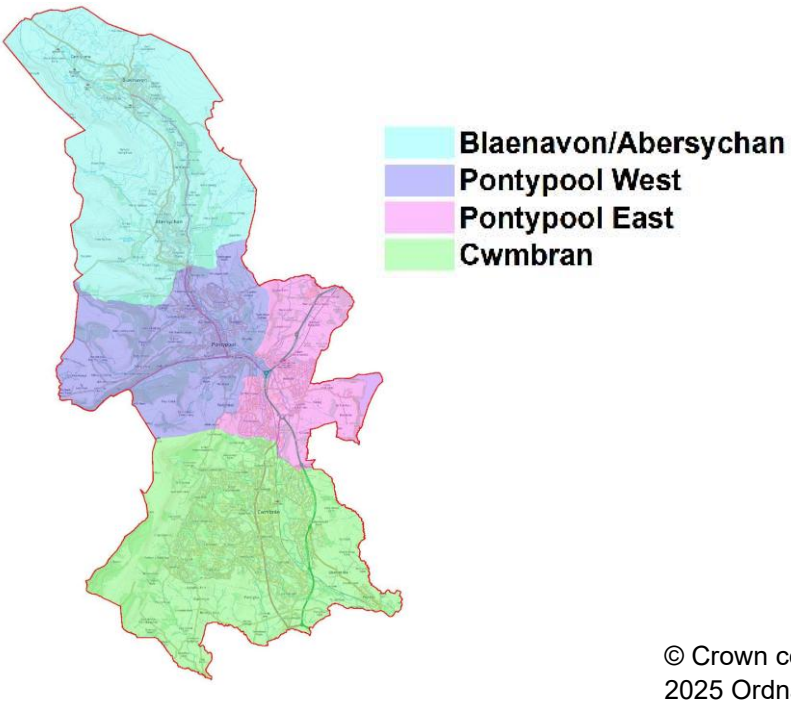
3.19 In the following 2021-2026 monitoring periods, as agreed by the Torfaen Housing Study Group, an additional **996** dwellings were built. Therefore, a total of **4,476 dwellings (95%)** has been delivered between 2006 and 2025, some **224 dwellings (5%)** short of the LDP target.

3.20 **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 homes** 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.

3.21 In the 2025-2026 monitoring period, an additional **41 affordable homes** were delivered; therefore, at total of **1,439 affordable homes** have been delivered between 2006-26 (**127%** of the target); which equates to **32%** of all completions.

3.22 **Housing Supply in Torfaen** - Going forward, DPMv3 Tables 19-20 have been combined into AMR Table 3.2 on page 17 below (which shows the timing and phasing of large housing sites (10 or more dwellings) with planning permission or LDP housing allocations in Torfaen (2026-2031) @ 1st April 2026). Table 3.2 also shows that over the next five years it is forecast that an average of **246 dwellings per annum** (dpa) will be built in Torfaen. This is not significantly 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.

3.23 **2023 Local Housing Market Assessment**, April 2025 (LHMA) - This latest - see map below; and considers the affordable housing need in Torfaen to be approximately **64% 'social rented' housing** and **36% 'intermediate' low cost home ownership (LCHO) / rented housing**; and estimated a **'net' need for 315 new affordable homes p.a. over the next five years** (2023-28) and a 'net' need for 72 new affordable homes p.a. 2028-38 (see Table 3.1 for 2023-37 below):-



© Crown copyright and database rights
2025 Ordnance Survey AC0000849330

3.24 Table 3.1 below has taken the 'net affordable housing need' within Torfaen by HMA and added the estimated forecast delivery (in April 2024) of additional affordable homes to estimate the 'net shortfall' within Torfaen and for each HMA. There is an estimated **net need for 2,220 affordable homes 2023-2037**; but **only likely to deliver up to an additional 759 affordable homes** (34% of net need) without new housing sites in the Joint LDP; **thus 1,461 additional affordable homes are needed** over this period. It is noted that the delivery forecast in Blaenavon / Abersychan and Cwmbran is lower than in Pontypool. In comparison, 1,143 affordable homes were delivered under the Torfaen LDP (2006-2021). The Torfaen LHMA is to be Reviewed in 2026.

Table 3.1 Torfaen 2023 LHMA Affordable Housing Need (2023-2037)

Housing Market Area (HMA)	Net Need		Additional Delivery		Net Shortfall	
	Homes	%	Homes	%	Homes	%
Blaenavon / Abersychan	225	10%	*58*	*26%*	167	74%
Pontypool 'Combined'	662	30%	*336*	*51%*	326	49%
Cwmbran	1,333	60%	*364*	*27%*	969	73%
Torfaen	2,220		*759*	*34%*	1,461	66%

- The latest Torfaen 2023 LHMA (and then the 2026 Review) will be a 'material consideration' in the determination of planning applications / appeals under LDP Policy H4 on 'Affordable Housing'; and in the preparation of the Joint LDP.

DPMv3 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**

DPMv3 Diagram 16: Housing Development: Torfaen Average Annual Requirement (AAR) Monitoring (2006-2021) @ 1st April 2021

Table 3.2: The timing and phasing of housing sites with planning permission / LDP housing allocations in Torfaen (2025-2030) @ 1st April 2026					
Site	**26-27**	**27-28**	**28-29**	**29-30**	**30-31**
Permitted Large Sites (based upon DPMv3 Table 20)					
South Sebastopol - Wrens Nest / Uplands / Maesgwyn	90	112	90	112	90
South Sebastopol - Village Core	8	0	0	0	0
Malthouse Lane, Llantarnam	41	0	0	0	0
County Hall (143)	4	44	50	45	0
Lower Shepherds Hill G&T Site, Pontypool (21)	0	0	10	10	0
Former Grenway Social Club (12)	12	0	0	0	0
Former Ty Gwyn Care Home (15)	15	0	0	0	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 - Former Police HQ (77)	0	0	0	0	0
H1/2 - Former Police College - Phase 3 (70)	0	0	0	0	0
H1/4 - Ty'r-ywen Farm, Fairwater (24)	0	0	12	12	0
H2/2 - Animal Pound & Adj. Land, Wainfelin	0	0	0	0	0
H2/3 - Pontypool College (134)	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 (25)	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)	**170**	**156**	**182**	**294**	**205**
Large Windfall Sites Allowance (B)	**0**	**0**	**40**	**40**	**40**
Small Windfall Sites Allowance (C)	**21**	**21**	**21**	**21**	**21**
	26-27	**27-28**	**28-29**	**29-30**	**30-31**
TOTAL A+B+C	**191**	**177**	**243**	**355**	**266**
5-year average completions	**246**				

4. Local Development Plan Strategy & Policy Monitoring

4.1 The 2026 AMR is the eleventh 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 is 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 2025 - 31st March 2026). As this is the eleventh AMR, we can draw comparisons of trends over time.

4.3 An overview of the LDP Monitoring Data for the 2026 AMR provides an interesting insight into the implementation of the LDP over the monitoring period. In addition, in combination with previous AMRs, long term trends can be identified. 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 2025 and 31st March 2026:-

Housing

- **192** dwellings were built in Torfaen; of which **151** were market and **41** 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 2026, **4,476 dwellings (95%)** had been built (of which **3037** were market dwellings and **1,439** were affordable dwellings). The remaining **224 dwellings (5%)** are expected to be delivered within the next 2 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 **41 affordable units** being delivered in the last year. To date against the LDP Policy H4 - 1,132 dwellings target; **1,439 dwellings or 127%** 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 (134 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 **246 dpa** (dwellings per annum) will be built in Torfaen; which is not significantly 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 Joint LDP 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).

- There is increasing pressure for alternative uses for employment premises which is conflicting with the existing demand for providing and retaining premises for traditional employment uses.

S106 Contributions, etc. from new development

- Under LDP Policy S8 on 'Planning Obligations', _ agreements were signed for new planning approvals and through S106 Obligations, etc. negotiated by planning officers, during the 2025-26 monitoring period. Alongside provision of affordable dwellings, financial contributions RPI) were collected for the provision of education transport, adult recreation, children's play, etc. as follows:-

Location	**2025/26 S106 details**		
	Infrastructure	**[Collected] or {tbc}**	**Affordable Homes delivered**
New S106 Signed 1st April 2025 - 31st March 2026			
County Hall	Education £279,000 (2019), Adult Recreation £300,157 (2019), Childrens Recreation £29,283 (2019), Footpath £3500	TBC	30% = 43
2024/25 Monitoring of pre April 2024 S106			
South Sebastopol Development	Education Contribution number 3	(£500,000 increased for RPI from 12/3/15 to latest published RPI data - May 2025	
The Greenway Club Greenway Drive Griffithstown 23/P/0582/FUL	Recreation payment	£39,360 plus RPI total £41,222.08	12
TOTALS		**[inc. RPI]**	

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.

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 2026.

Table 4.1: Torfaen LDP Objectives - Monitoring Table (2013-2026)

LDP Objectives		AMR										
		2026	2025	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											
10	To protect, manage and enhance biodiversity and ecological networks across Torfaen											
12	To protect and enhance the valued landscape character of Torfaen, including important open space and sense of rurality between settlements											
13	To protect Greenfield land by enabling and promoting the most efficient use of appropriate brownfield sites for redevelopment across Torfaen											
14	To ensure all development contributes to improving water quality, protecting water supply and maximising the efficiency of water consumption											
15	To identify and conserve important soil and geological resources including Regionally Important Geological Sites (RIGS) and maintain their quality											
16	To ensure the allocation of an appropriate quantity and variety of housing sites to deliver high quality choice in sustainable locations, well served by essential facilities and accessible by a range of transport modes											
17	To develop integrated and efficient transport infrastructure, public transport and communication networks which are accessible and attractive to all, and encourage a reduction in private car use											
18	To ensure people and organisations reduce, reuse and recycle waste and to foster this through the provision of regional and local waste management facilities											

4.6 From Table 4.1 above it can be seen that the 2025/26 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 the adoption of a programme of Supplementary Planning Guidance (SPG) detailed in Appendix 2 of the LDP. The greater majority of these LDP SPGs have now been produced, e.g. on Planning Obligations (inc. Annexes on: Affordable Housing; Highways & Transport; Education Facilities; Community Facilities & Regeneration; Biodiversity, Geodiversity & Ecological Resilience; and Recreation & Public Open Space); House Extensions; Biodiversity, Ecosystem Resilience & Development; Green Infrastructure (inc. Technical Appendices on: Trees & Woodlands within Development, Open Space & Recreational Provision within Development, Public Rights of Way within Development and Landscape Design & Assessment); Site Design & Masterplanning; Traditional Shopfront Design Guide; Parking Standards; Blaenavon WHS Design Guide; Sustainable Locations; and a range of Site Development Briefs / Masterplans.
- However, two LDP Appendix 2 SPGs remain to be produced: on 'LANDMAP / Special Landscape Areas' and 'Heritage'; albeit a 2-page LANDMAP Guidance

Note was published in July 2023 to support the submission of RLDP Candidate Sites. In addition, the Council has previously noted (February 2024) the intention to update both the 'Residential & Industrial *[Highways]* Design Guide' with a 'Streets Design Guide' SPG, and the 'Traditional Shopfront Design Guide' SPG with a 'Shopfront Design, Security & Advertisements' SPG in due course. Finally, recent planning applications have also raised the need to produce a 'Protection of Employment Land & Premisses' SPG under LDP Policy EET5; and in Appendix 3 of the withdrawn Torfaen RLDP: Preferred Strategy, Council also proposed the production of a 'Houses in Multiple Occupation' (HMOs) SPG.

- **Objective 7 - Conserve / Enhance Cultural / Historic Resources** - mainly through the production of a 'Heritage' SPG (including addressing a Local List of 'Buildings and Structures of Local Importance') and Conservation Area Appraisals / Reviews - whilst some have been completed, e.g. Blaenavon, Cwmavon, Mon & Brecon Canal and Pontypool Conservation Areas; others are outstanding, i.e. Llantarnam & Upper Cwmbran Conservation Areas. In response, Officers are to develop a programme of conservation work;
A draft local list of over 125 local heritage buildings has been developed which will be part of the developing SPG.
- **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 2024/25. Noting that overall the Plan has delivered this target, and going forward the brownfield former Pontypool College and 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, the Pontypool / New Inn Park & Ride and many Active Travel Routes; and the Mon & Brecon Canal safeguarded); but the remainder of the improvements to Cwmbran Town Centre, the Canalside Strategic Action Area and the Llanfrechfa Link Road have yet to be delivered. In response, highways, regeneration and planning Officers are addressing these outstanding matters.

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 2025, 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. In addition there is an increasing trend for alternative uses seeking to utilise existing employment stock for uses more suitable for town

and district centres. This issue is covered by Policy EET5 and whilst the principles of this policy are still relevant there is a need to ensure the data provided and the criteria detailed are upheld with guidance to assist this process proposed.

- **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.
- It is also noted that the production and endorsement of the quinquennial SWRAWP Regional Technical Statement 3rd Review (RTS3) is now past due (September 2025); work on which has not yet started, with a way forward currently being considered by WG.
- A planning application for part (4.75Mt) of the 7.2Mt LDP aggregate allocation (under Policy M3) at Tir Pentwys Quarry, near Pontypool, was previously refused by the Council and upheld at appeal by the Welsh Minister in 2016, mainly for an unsatisfactory access road; noting the principle of the 'quarrying' proposal was accepted. Then in February 2023, a scoping opinion request was received for 4.75Mt secondary aggregate extraction at Tir Pentwys (with a different location / method of working and restoration scheme at the quarry; and a proposed new 10.5km northern access / haul road to the B4248 (the majority of which lies within Blaenau Gwent)) with supporting information to Blaenau Gwent and Torfaen (TCBC Ref 22/P/0762/SCOPE). However, no planning application(s) has been received to date. Therefore, Torfaen does not currently have a permitted aggregate 'landbank' to satisfy this LDP monitoring objective. In response, whilst liaison regarding a future planning application at Tir Pentwys will continue, this requirement will also be addressed in the 'Former Gwent Statement of Sub-Regional Collaboration' and the Torfaen RLDP; noting the future RTS3 when endorsed will also be of relevance.

- **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 to 2024/25 due to the cost of living crisis alongside high mortgage interest rates, etc. However, by 1st April 2025, of the Torfaen LDP Policy S5, 4,700 dwellings housebuilding target over the plan period, **4,476 dwellings (95%)** had been built; only some **224 (5%)** dwellings short. Build rates should improve over the next few years, as building will continue at South Sebastopol, Llantarnam, the former Police College and the former County Hall sites;

progress is expected on a planning application on part of the Mamhilad site; and an application is due shortly for the former Pontypool College site. Therefore, it is expected that the residual LDP housing target will be met during 2027; 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 Regeneration team 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 208 dwellings have been built; and the remaining 80 dwellings have been approved are 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 to approve application 17/P/0468/OUT for part of the site (800-850 dwellings, etc.) was not issued; as it was subsequently quashed by consent of all parties following a Judicial Review. Current liaison with landowner to re-progress an application for this part site.	Continue discussions with landowner to progress a planning application for this part site
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	The Council to continue progressing proposals for the site.

		redevelopment of this key site in North Torfaen is being progressed.	
SAA6	South Sebastopol, Cwmbran (1,200 dwellings)	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 622 dwellings by April 2025 and are expected to deliver the remaining homes 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 be reviewed in the Joint LDP.	Site be reviewed in the JLDP.

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 demolished and permitted for 143 dwellings. Site sold to developer by the Council. Use of former Police HQ (now demolished) part of the site being considered by Heddlu Gwent Police	Liaise with developer of County Hall site to bring forward asap; and await proposals for reuse of Police HQ site
H1/2	Former Police College & Adj. Land, St. Dials - 350 dwellings	Phases 1 & 2 completed (327 dwellings). Phase 3 for 70 dwellings currently under construction.	No action necessary
H1/3	Former Belle Vue Nursery, St. Dials - 16 dwellings	Site completed	No action necessary
H1/4	Ty'r-ywen Farm, Fairwater - 25 dwellings	Current full planning application (25/P/0458/FUL) for 24 Eco-houses to be determined shortly	Determine current planning application
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, Cwmynyscoy - 140 dwellings	Developer currently working up proposals for the site.	Encourage and support developer 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	Former Hospital site occupied for employment uses, following change of use permission in 2015. Former Doctors Surgery remains empty.	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 outline planning application has been submitted	Encourage and promote site development
EET2/1	Former Gas Works Site, New Inn	0.9ha used for household waste recycling centre 1.2ha remaining currently being developed as gas depot	No action required
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, but has regenerated with self-sown trees	Encourage and promote site development, after considering Biodiversity / GI constraints
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 and storage 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 in Joint LDP
RLT2/1	Cwmbran Town Centre (Eastern Side)	No Planning permission - taking account of current retail demand it is considered that this specific expansion area is no longer required.	No action required
T1/1	North Torfaen Highway Improvements	All the highway schemes completed by March 2022.	No action required

T1/2	Pontypool & New Inn Park & Ride	Site completed - opened in February 2025.	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 will be reviewed in the Joint LDP.	Review in the Blaenau Gwent and Torfaen JLDP
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 WelTAG 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 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.	Liaise with Highways with planning input if necessary
M3	Tir Pentwys Preferred Area for Aggregates	In 2016, Planning application for 4.75Mt refused by TCBC, and called-in appeal refused	Liaise with landowner to establish if a new planning application(s)

		by Welsh Minister for proposed access. Scoping opinion requests received in February 2023 for 4.75Mt with a new proposed northern access / haul road - mainly in Blaenau Gwent (22/P/0762/SCOPE). However, no planning application(s) has been received since.	including the proposed new access road 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, Cwmynyscoy	Uneconomic to develop new playing field due to excessively high remediation costs in 2015 (£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 performing effectively. Table 4.4 also details the actions the Council will undertake to remedy these LDP performance issues.

Table 4.4: LDP Policy Effectiveness Monitoring - Summary			
Policy		**Issue**	**Actions**
S1	Urban Boundaries	The British SAA5 - Regeneration area is included within the Urban Boundary. Concern that the inclusion of the wider site in the urban area is encouraging potential sporadic, piecemeal development in this area, not part of a comprehensive regeneration scheme. 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 PPW12.	Review of urban boundaries to be considered in JLDP; Future Wales, PPW 12 and Sustainable Locations SPG should be considered in relation to the determination of planning applications.
S5	Housing	By 31 March 2025, 4,284 dwellings have been completed which is just	Plan assessed as requiring review.

		below the LDP target of delivery of 4,700 dwellings by 2021.	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
EET5	Protection of Employment Land and Premises	Increasing pressure on existing employment land and premises with significant number of alternative uses seeking accommodation in B1,B2 and B8 sites.	Guidance to be produced to detail applicants, employers and users the process, criteria and information needed for justifying a proposal for alternative use of employment premises.
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 2021-2025, 986 (net) dwellings were built in Torfaen; of which 700 were market and 286 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 2006-2025 shown in {}): - ▪ **North Torfaen** (Blaenavon and North Pontypool) = **550** dwellings target {**505** dwellings delivered - **91.8%**}; ▪ **Pontypool** (mid and south) = **1,875** dwellings target {**1,278** dwellings delivered - **68.1%**}; and ▪ **Cwmbran** (south & east and north & west combined) = **2,275** dwellings target {**2,676** dwellings delivered – **117.6%**}.
The annual level of housing completions monitored against the Average Annual Requirement (AAR)	The AAR for the Torfaen LDP is (4,700 dwellings target / 15.25 years plan period) **308** dwellings p.a. ▪ In 2025/26, **192** dwellings were built = **62%** against the AAR 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: - ▪ 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%.
Total cumulative completions monitored against the cumulative average annual housing requirement.	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. In addition, by 1st April 2026, **4,476** dwellings (95%) had been built, still some **224** dwellings (5%) short of the target.
The level of affordable housing completions monitored against the plan's overarching target. The tenure of affordable housing completions.	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. In addition, by 1st April 2026, a total of **1,439** affordable dwellings had been built; which equates to **32.1%** of all completions. 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.
Employment land take-up against allocations.	Allocated LDP employment sites have been taken up as follows: **EET1/1** - Ty Coch Way, Two Locks: Site now built out - 1.4ha delivered; **EET1/2** - Llantarnam Park A: Site now built out for new Gwent Police HQ - 0.7ha delivered; **EET1/3** - Llantarnam Park B: Site now built out for new Gwent Police HQ - 0.4ha delivered; **EET1/4** - Llantarnam Park C (1.4ha): Site sold for employment uses and planning application approved December 2025

EET2/1 - Former Gas Works Site, New Inn: 0.9ha used for household waste recycling centre - 1.2ha remaining;
EET2/2 - Lower Mill Field (North), Pontymoile (1.2ha): No Planning permission - undeveloped;
EET2/3 - Lower Mill Field (South), Pontymoile (0.5ha): No Planning permission - undeveloped;
EET2/4 - Land South of Travel Lodge, Pontymoile (2.1ha): No Planning permission - undeveloped;
EET2/5 - Mamhilad Business Park (3.0ha): Undeveloped, but interest from adjacent firms to expand here, with planning applications expected in due course;
EET2/6 - Usk Vale, Mamhilad (6.7ha): Site now built out;
EET3/1 - Varteg Road, Garndiffaith, Pontypool (0.8ha): Site developed for alternative car parking purposes;
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.
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 JLDP.

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 2026

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 this AMR monitoring period between April 2025 - March 2026, the Land Registry House Price Index (HPI) ('Average price by property status' table) for the resale of existing properties, shows that the average second-hand house price in Torfaen has increased from £188,947 to £198,205; a rise of £9,258 (4.9%). For new build properties, the HPI data shows that the average new house price in Torfaen, over the same period, has risen from £312,198 to £327,641; a rise of £15,443 (4.9%). **Land Values** - very little comparable data exists for land sales, so this factor has not been monitored to establish trends.
The rate of development on key allocations (completions linked to phasing trajectories and infrastructure schemes, where appropriate).	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. However, key development (strategic) sites in the plan have been monitored in the detailed Table 4.2, and in summary: - **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. **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. **SAA3**: Llantarnam, Cwmbran - This greenfield mixed-use site obtained planning permission (July 2015). So far So far 208 dwellings have been built; and the remaining 80 dwellings have been approved are under construction. The neighbourhood centre has been sold and the application for the development has been approved with construction expected to start 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. **SAA4**: Mamhilad, Pontypool - 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 is expected to be progressed in due course. Remaining 1/3 residential site unlikely to be progressed by the landowner. **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. **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 622 dwellings so far and are expected to deliver the remaining 534 units in due course. **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, 10,000m^2) and an extension to the Hospital A&E Dept (Sept 2023, 23/P/0430/FUL, 1,158m^2). The remaining residential & employment elements are unlikely to be delivered in the form envisaged in the LDP; and will be reviewed in the Joint LDP.
The delivery of key infrastructure that underpins the plan strategy.	Progress on delivering key road, rail, active travel, education and health infrastructure, on which the plan strategy is dependent, is as follows: - **Road Infrastructure**: - ▪ **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. ▪ **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 Joint LDP; and subject to the WG 'Roads Review' published in February 2023. **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) opened in February 2025. **Active Travel Infrastructure** - Most 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. **Education Infrastructure** - Under the WG/Council schools capital investment 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. Recent projects include an extension at Crownbridge School which opened in January 2025 and a replacement Maendy Primary School building which opened in June 2025 with the rest of the site to be completed by October 2026. The next project, refurbishment of Ysgol Bryn Onnen is underway, with construction expected to start in 2027.

	Health Infrastructure - the regional 471 bed Grange University Hospital element of **Policy SAA7**, opened in November 2020.
The completion of Gypsy and Traveller sites to meet identified need.	The latest Torfaen 2020 Gypsy & Traveller Accommodation Assessment, July 2024 (GTAA) found that there are enough existing / permitted permanent pitches to meet forecast need between 2020 and 2025; and an indicative estimated need for 7 additional permanent pitches up until 2033. Finally, the GTAA considers that the current provision for 2 Transit pitches meets the need for such accommodation. The Torfaen LDP allocates two Gypsy and Traveller Sites under **Policy H7**: - • 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 • 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. In November 2024, planning permission was granted for 2 private permanent Gypsy & Traveller pitches at the former Springfield Yard in Pontnewynydd (24/P/0101/FUL), which have now been provided.
The scale / type of highly vulnerable development permitted within C2 flood risk areas.	No highly vulnerable developments have been approved in a C2 flood zone {now TAN15 - Flood Map for Planning Zone 1} between 1st April 2025 and 31st March 2026.

5. Conclusions and Recommendation

Conclusions

5.1 This 2026 AMR is the eleventh 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, 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 on jobs and the economy, Artificial Intelligence 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 JLDP 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 'Cardiff Capital Region (CCR) Strategic Development Plan' (SDP) for South-East Wales, through the CCR Corporate Joint Committee (CJC); which also has economic development powers and consulted upon a draft Regional Transport Plan in early 2025. Therefore, whilst this Council is proceeding with a Joint LDP, collaborative working will continue to be undertaken with neighbouring authorities to prepare a joint evidence base which, wherever possible, can also be used to inform the SDP.

5.5 Finally, using the WG methodology for monitoring housing delivery, the 2026 AMR has also concluded that housing supply is just below the required annual delivery levels in the LDP Strategy; and will not 'run out' in the County Borough before the new Joint LDP is adopted.

5.6 These contextual matters will be considered in the production of the Joint 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 eleventh 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. Most 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 particularly in Pontypool. 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 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 housing sites, including at South Sebastopol (SAA6); the last phases at the Llantarnam (SAA3) and the former Police College (H1/2) sites; and it is understood at the former County Hall site (H1/1). A planning application for part of the Mamhilad site (SAA4) has yet to be re-considered. 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, mainly in Pontypool. However, a planning application for Pontypool College (H2/3) is expected shortly.

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 has dipped below since; and was 182 dwellings in 2025/26. Going forward, build rates are expected to rise, and the Council has forecast an average build rate of 246dpa over the next five-years; which is not significantly below the 308 AAR of the Torfaen LDP Strategy.

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 2025, 4,476 dwellings had been built, only 234 dwellings short of the LDP target; which is expected to be delivered within the next 2 years.

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

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

5.15 Parts of the plan, namely housing delivery and especially 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 / 'cost of living crisis' 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 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; with an alternative access being proposed since, albeit no planning application has been forthcoming. Similarly, the new Crane factory on the adjacent former Alfa Laval brownfield site in Cwmbran shows that, despite 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; noting the old factory unit has also recently been refurbished as well.

5.17 **Recommendation**

As a result of the above, the Torfaen LDP 2026 Annual Monitoring Report 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 the Council has recently resolved to prepare a Joint LDP with Blaenau Gwent.