

Monitoring Torfaen LDP Housing Delivery

Extract from Torfaen LDP: Annual Monitoring Report 2025

- 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 2021-2025 monitoring periods, as agreed by the Torfaen Housing Study Group, an additional **804 dwellings** were built. Therefore, a total of **4,284 dwellings (91.2%)** has been delivered between 2006 and 2025, some **416 dwellings (8.8%)** 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 2024-2025 monitoring period, an additional **82 affordable homes** were delivered; therefore, at total of **1,398 affordable homes** have been delivered between 2006-25 (**122.3%** of the target); which equates to **32.6%** 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 / RLDP housing allocations in Torfaen (2025-2030) @ 1st April 2025). Table 3.2 also shows that over the next five years it is forecast that an average of **276 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.

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

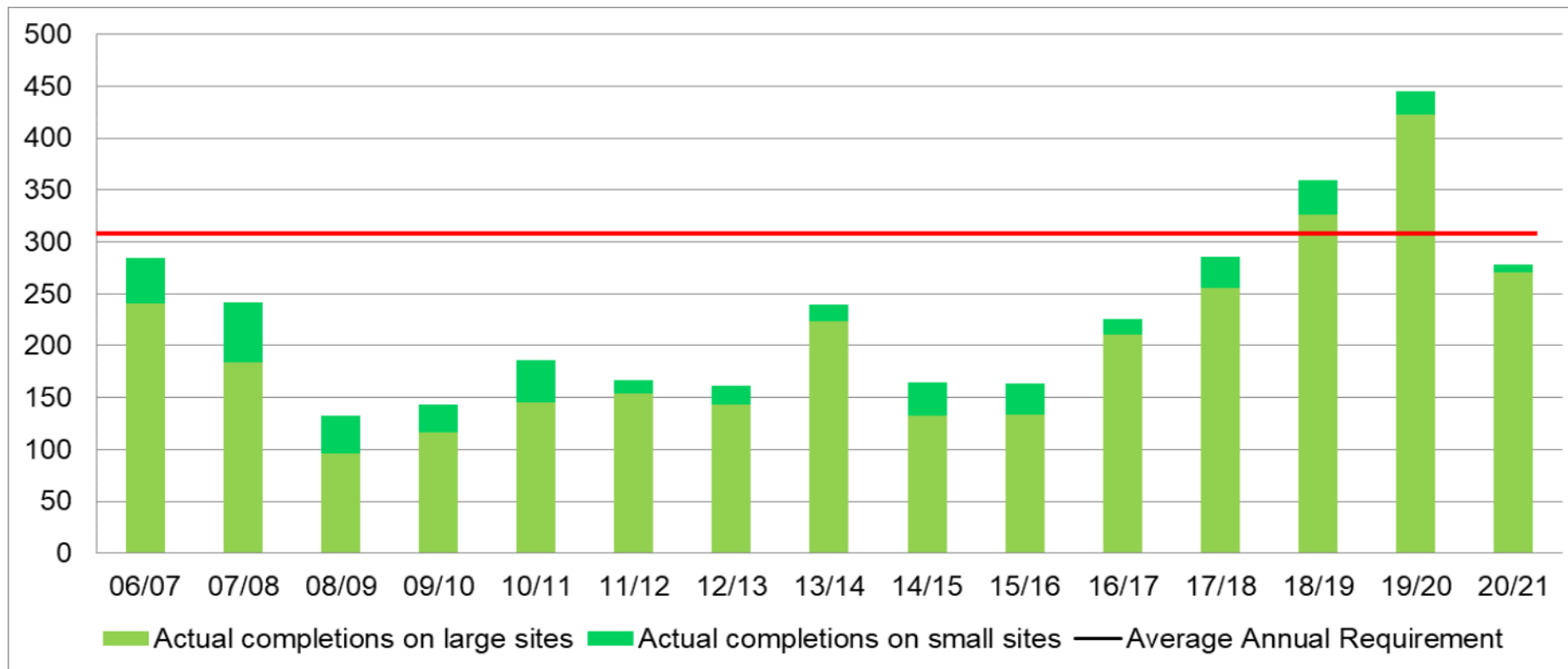


Table 3.2: The timing and phasing of housing sites with planning permission / LDP housing allocations in Torfaen (2025-2030) @ 1st April 2025

Site	25-26	26-27	27-28	28-29	29-30
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	49	31	0	0	0
County Hall (143)	0	4	44	50	45
Lower Shepherds Hill G&T Site, Pontypool (21)	0	0	10	0	0
Former Grenway Social Club (12)	12	0	0	0	0
Former Ty Gwyn Care Home (15)	0	15	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)	60	8	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	30	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)	219	213	186	289	250
Large Windfall Sites Allowance (B)	0	0	40	40	40
Small Windfall Sites Allowance (C)	21	21	21	21	21
	25-26	26-27	27-28	28-29	29-30
TOTAL A+B+C	240	234	247	350	311
5-year average completions	276				