



Torfaen County Borough Council Local Development Plan (to 2021)

Annual Monitoring Report 2017

October 2017



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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. It provides the land use framework which guides the future use and development of land in the County Borough up to 2021.
- 1.2 Following adoption of the LDP the Council has a statutory duty under Section 76 of the Planning and Compulsory Purchase Act 2004 to produce an Annual Monitoring Report (AMR) for submission to the Welsh Government by the 31st October each year, which is based on the preceding financial year. The AMR has two key roles, firstly to consider whether the Strategy and Policies are being implemented successfully and secondly to consider all the information gathered from the various monitoring indicators to determine whether a full or partial review of the plan is required. A full review of the plan is required to be undertaken 4 years after implementation in 2017 if not considered necessary prior to this. The AMR will monitor the effectiveness of delivery of the Plan, the Plan's sustainability credentials and any contextual issues that will influence its implementation. The purpose of the AMR is to provide an opportunity to review the progress in implementing the policies and to enable the Council to identify and make modifications to the LDP where appropriate.
- 1.3 This is the third AMR report, and is based on the period from 1st April 2016 to 31st March 2017 and is required to be submitted to the Welsh Government by the 31st October 2017. The AMR provides an opportunity to identify the progress in the delivery of the LDP policies and allocations and the impact on key social, economic and environmental objectives. It is a factual document reporting on progress against an agreed set of Monitoring Indicators (as amended) as identified in Appendix 8 and 9 of the Torfaen Adopted LDP 2013. As such, in line with guidance no formal consultation has been undertaken on the document.
- 1.4 The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan and to determine whether or not it needs to be reviewed. In considering all the evidence the Council has assessed performance in line with the new monitoring questions identified in the LDP Manual, set out in full in Section 6 of this report. The recommendations of the 2017 AMR is set out in paragraph 6.17.

Monitoring Requirements

- 1.5 In producing the AMR the Council has had regard LDP Regulation 37 in respect of AMR Requirements. In line with the LDP Regulation 37 the AMR is required to:-
 - identify any policy that is not being implemented and for each policy, outline the reasons why the policy is not being implemented, indicate steps that can be taken to enable the policy to be implemented and identify whether a revision to the plan is required;
 - specify the housing land supply from the Housing Land Availability Report for that year and for the full period since the adoption of the plan; and

- specify the number of net additional affordable and general market dwellings built in the LPA area for that year, and for the full period since the adoption of the plan.
- 1.6 In assessing the performance of the effectiveness of the LDP the LDP Manual sets out four key questions to be considered in the AMR. These are detailed below:-
1. *What new issues have occurred in the area or in local/national policy (key recent contextual and national policy changes, future prospects)?*
 2. *How relevant, appropriate and up to date is the LDP Strategy and its key policies and targets?*
 3. *What sites have been developed or delayed in relation to the plan's expectations on location and timing?*
 4. *What has been the effectiveness of delivering policies and in discouraging inappropriate development?*
- 1.7 The monitoring of the LDP will in part be used for the monitoring of the sustainability performance of the plan through the SA/SEA Assessment. Where possible indicators have been chosen which serve both needs. There is a cross over therefore with the information used to monitor the plan and that used to inform the SA/SEA monitoring.

Format and Content

- 1.8 The purpose of the AMR is to monitor the effectiveness of the Strategy and Policy Framework in the LDP and to consider whether amendments to these are required. The principle function of the whole monitoring process is to identify if and when a revision to the LDP should take place.
- 1.9 The monitoring process for both LDP monitoring and SA Monitoring involves the collation and interpretation of significant datasets. The Council considers that the inclusion of this more detailed information within the AMR would lead to the report being overly long and complex, therefore the report focuses on just the inclusion of the key results.
- 1.10 The AMR has been prepared in accordance with the requirements of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005; Strategic Environmental Assessment Regulations (2004); and the Habitats Assessment Regulations (2004).

2. Monitoring Framework - Overview

2.1 The AMR will report progress on the LDP using the following 2 monitoring elements:-

- The LDP Strategy, policies and proposals; and
- The Sustainability Appraisal (SA) which includes the Strategic Environmental Assessment.

The Monitoring Frameworks for the above are identified in Appendix A and Appendix B

Developing the Monitoring Framework

2.2 The Monitoring Framework sets out the mechanism by which the implementation of the LDP Policies and the LDP Strategy will be assessed. However, the LDP Manual advises against assessing every LDP Policy as this would be onerous and cumbersome and would result in a long-winded assessment process. Consideration should be given to what exactly needs to be monitored and what should not be monitored.

2.3 In monitoring the effectiveness of the LDP it makes sense to monitor what the LDP is seeking to achieve i.e. the LDP Objectives. It is from the Objectives that the LDP Strategy and Policies have been derived. The LDP identifies the Policies, which support each of the 18 LDP Objectives; this information is also contained in the Monitoring Proforma for each LDP Objective as part of this Monitoring Framework.

2.4 The 7 Strategic Action Areas (SAA's) (excluding the British SAA) identified in the LDP as land use allocations make up the majority of the provision of residential units, employment land and community facilities to be allocated in the LDP and therefore, the successful implementation of the 7 SAA's will provide the greatest impact in the LDP Strategy. They will provide a reasonable gauge on how the other LDP Policies are performing and whether there are any policies not being implemented e.g. provision of residential dwellings and employment land.

2.5 The Monitoring Framework sets out the indicators against which the LDP will be monitored. As outlined above it is intended to monitor the LDP Objectives and the 7 SAA Policies. Targets may relate to the achievement of certain levels of development by specified time frames and may be set annually or at an interim point in the plan period.

Trigger Points

2.6 The indicators and targets in the Monitoring Framework give 'Assessment Triggers' to indicate if one part of the plan is not achieving the desired outcomes. If these triggers are activated then the AMR will consider the necessary action which is required as a result. There are a number of outcomes which could be implemented by the Council in this event; these will depend on the extent to which the target appears not to have been met and the status of development sites which are important to the delivery of the strategy. Contextual indicators will also be used in the AMR to evaluate if it is actually the plan which is not achieving the targets or if there are external factors (such as the economy) which are outside the control of planning.

- 2.7 The trigger levels provide an opportunity to investigate the performance of a policy in achieving a desired objective.
- 2.8 The Monitoring indicators are linked to specific LDP Objectives and LDP Policies. Interim target dates listed in the table relate to the 1st April of that particular year. Data will be collected at an April 1st base date for incorporation into the AMR to be submitted in October of the year.

Sustainability Appraisal Objectives and Targets

- 2.9 The Sustainability Appraisal of the LDP identifies a set of objectives and significant effect indicators which are intended to measure the social, economic and environmental impact of the LDP. The SA identifies 23 objectives and indicators designed to monitor the environmental credentials of the LDP

Site Monitoring

- 2.10 As part of the AMR an update on the delivery status of all allocated housing/employment sites and other allocations will be submitted. This will highlight what activity has taken place in any given year including preparation of studies/pre app discussions/planning permissions etc. If sites are not being progressed as anticipated, this will be interpreted as a trigger and appropriate action will be taken by the Council as needed.

Core Indicators

- 2.11 LDP Regulation 37 prescribes two core indicators which must be included in the Annual Monitoring Report:-
1. The housing land supply taken from the current Housing Land Availability Study; and
 2. The number of net additional affordable and general market dwellings built in the LPA's area.
- 2.12 The LDP Manual identifies other mandatory indicators which should be included in the Monitoring Frameworks; and these are shown in paragraph 4.12 and Table 4.5 of this AMR. The Council has then identified locally specific indicators relevant to measuring the implementation of the Torfaen LDP alongside these.

3. Contextual Change

- 3.1 In assessing the performance of the LDP and hence determining whether a full or partial review of the LDP is required it is necessary to consider any contextual changes that have occurred in the preceding year that may have affected the delivery of the LDP. This will comprise an analysis of how the LDP has been affected by local, regional and national factors in recognition of the fact the LDP does not exist in isolation and its delivery can be impacted on by external economic trends.
- 3.2 The following section looks at the factors that may have influence on development in Torfaen CBC or may necessitate a part or full the review of the LDP:-
- National Context (Overview, Legislation, Policy & Evidence);
 - Regional Context (Policy & Evidence); and
 - Local Context (Policy & Evidence).

National Context Overview

- 3.3 Following on from the previous 2016 AMR, the main contextual changes are outlined below.
- 3.4 The Brexit Vote resulting in a complete loss of EU grants, if not made up by the UK Government, would result in a £500 million a year post-Brexit funding shortfall for Wales. Any failure to replace Wales' EU funding would potentially more than double the amount of cuts between now and 2020 and leave a shortfall in investment particularly in regeneration initiatives.

National Legislation and Policy

- 3.5 Since 1st April 2016, the following relevant legislation and policy 'documents' were issued by the Westminster and Welsh Governments:-
- 3.6 **Wales Act 2017** - received Royal Assent on 31st January 2017 and comes into force in 2018. In simple terms, the Act amends the Government of Wales Act 2006, and is another step in Welsh devolution, as it moves from the previous list of 'conferred' powers for the Welsh Assembly to a list (about 200 areas) of partially or fully 'reserved' powers for Westminster; but whilst the Assembly is set to gain powers in some areas, it will lose them in others. It covers a whole range of powers being devolved to Wales from the operation of the Assembly & its electoral system, tax, borrowing, funding, roads & transport, energy & environment, equalities and Ofcom in Wales.
- It is considered that the **Wales Act 2017** has no significant implications for the LDP; although it will be taken into account in the review of the LDP.
- 3.7 Welsh Government White Paper - **Reforming Local Government: Resilient and Renewed** (31st Jan - 11th April 2017). This White Paper is the Welsh Government's statement of intent about the future of Local Government in Wales. The proposals in this White Paper set out arrangements for regional working; describe a strengthened role for councils and councillors; provide a framework for any future voluntary mergers; and sets out the role of community councils.

- It is considered that the **Reforming Local Government: Resilient and Renewed** White Paper has no significant implications for the LDP; although it will be taken into account in the review of the LDP. However, any 'further options' for Welsh local government will have a bearing on the Council's future choices (and risks) in its LDP review, especially in terms of joint working / local plans etc.; noting that joint working is already well underway in the region with the 'Cardiff City Deal' and future 'Cardiff City Region SDP'.

3.8 The Welsh Government **National Development Framework (NDF): Statement of Public Participation** (first published: November 2016 / revised: June 2017) has set the following timetable for the production of the:-

- publish & consult on the main issues, options and preferred option, supported by environmental reports and assessments (12 weeks: April - June 2018);
- Conduct a 12-week public consultation on the Draft NDF (July - September 2019);
- Present a draft NDF to the Assembly for 60 days;
- Have regard to Assembly resolutions / recommendations; and then
- Publish the NDF (September 2020).

The NDF will be the national development plan for Wales and replace the current 20 year 'Wales Spatial Plan - People, Places Futures' 2004 / Updated 2008. The NDF will be a 20 year land use framework for Wales, which will:-

- set out where nationally important growth and infrastructure is needed and how the planning system nationally, regionally and locally can deliver it;
 - provide direction for SDPs and LDPs and support the determination of Developments of National Significance (DNS - a type of planning application for a large infrastructure project of national importance dealt with by WG); and
 - support national economic, transport, environmental, housing, energy and cultural strategies and ensure they can be delivered through the planning system.
- It is considered that the NDF Statement of Public Participation has no significant implications for the LDP; although it will be taken into account in the review of the LDP.

3.9 **Planning Policy Wales (PPW) 9th Edition** (November 2016) - The main changes relate to:-

Chapter 1 Introduction - This chapter has been updated to reflect the introduction of the 'Planning Performance Framework'. Chapter 1 has also been amended to take account of the introduction of validation appeals policy expectations.

Chapter 2 Local Development Plans - has been updated to reflect changes in legislation, including provisions within the Planning (Wales) Act 2015.

Chapter 3 Development Management - The procedural content in Chapter 3 has been streamlined as a result of the publication of the Development Management Manual covering these processes. The revised chapter also now includes reference to 'Developments of National Significance' following the coming into force of the relevant Regulations related to the Planning (Wales) Act 2015.

Chapter 4 Planning for Sustainability - has been updated to include the statutory purpose of the planning system which was introduced by the Planning (Wales) Act 2015. There have also been minor amendments to take account of the coming into force of the Well-being of Future Generations (Wales) Act 2015. In addition, minor

changes have been made regarding Design and Access Statements, linked to the Planning (Wales) Act 2015.

Chapter 6 The Historic Environment - This chapter has been fully revised in conjunction with Cadw following Royal Assent of the Historic Environment (Wales) Act 2016.

Chapter 10 Retail and Commercial Development - This chapter has been refreshed to update the Welsh Government's national planning policy for retailing and commercial development.

- It is considered that PPW 9th Edition currently has no significant implications for the LDP; although they will be taken into account in the review of the LDP.

3.10 Technical Advice Note 4 'Retail and Commercial Development' (TAN4) (November 2016) - This TAN replaced the previous TAN4 'Retailing and Town Centres' (November 1996). The TAN has been updated in order to reflect the updated national planning policy advice contained in Planning Policy Wales. TAN 4 provides guidance on the role of land use planning in retail and commercial development. It provides further advice on the following issues, in relation to the Chapter 10 of PPW:

- retail strategies, masterplanning and Place Plans;
 - the tests of retail need and Sequential approach to development;
 - Retail Impact Assessments;
 - primary and secondary retail and commercial frontages in centres;
 - retail planning conditions;
 - Local Development Orders; and
 - indicators of vitality and viability in retail and commercial areas.
- It is considered that the updated TAN4 has no significant implications for the LDP as the main thrust of Welsh Government Planning Policy remains the same and the TAN provides further detailed guidance on the implementation of the policies; although it will be taken into account in the review of the LDP.

3.11 Technical Advice Note 24 'The Historic Environment' (TAN24) (May 2017) - This new TAN provides guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and listed building applications. The TAN provides guidance on how the following aspects of the historic environment should be considered: World Heritage Sites; scheduled monuments; archaeological remains; listed buildings; conservation areas; historic parks and gardens; historic landscapes; and historic assets of special local interest. The TAN replaced the following Welsh Office Circulars:-

- 60/96 Planning and the Historic Environment: Archaeology;
 - 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas; and
 - 1/98 Planning and the Historic Environment: Directions by the Secretary of State for Wales.
- It is considered that the new TAN24 has no significant implications for the LDP; although it will be taken into account in the review of the LDP.

3.12 WG CPO Letter: Historic Environment (Wales) Act 2016 (May 2016) - This letter, jointly signed by Cadw provides a brief update on the Historic Environment (Wales) Act 2016, and, in particular, highlights changes to the Planning (Listed Buildings and

Conservation Areas) Act 1990 which came into effect automatically on 31st May 2017.

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

3.13 **WG CPO Letter: Online Aviation Safeguarding Toolkit** (June 2017) - The Cabinet Secretary has written to local planning authorities to advise that the online aviation safeguarding tool used for the assessment of domestic wind turbines under permitted development rights will no longer be available.

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

3.14 **WG CPO Letter: Emergency Services Mobile Communication Programme (ESMCP)** (May 2016) - This letter concerns the rollout of the ESMCP and how its requirements should be addressed by the planning system in Wales. The ESMCP will provide the next generation communication system for the three emergency services (police, fire and rescue, and ambulance) and other public safety users in Wales. The ESMCP will be implemented by mobile phone operator EE, and transition will take place between 2017 and 2020. In some parts of Wales, the Home Office is providing funding to construct masts where it is not viable for EE to do so; these are called Extended Area Sites (EAS). The letter contains advice for Local Planning Authorities in relation to EAS.

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

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

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

3.16 **CL-03-16: Climate change allowances for Planning purposes** (August 2016) - This WG letter and accompanying guidance note set out allowances for climate change for use in Flood Consequences Assessments when considering planning applications and preparing and reviewing Local Development Plans, from 1st December 2016.

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

3.17 The latest Welsh Government **2014 Based Population Projections for Wales** (October 2016) forecast that, by **2021**, the **population of Torfaen** will increase to **92,273**. The previous 2011 based projections had forecast that by **2021**, the **population** of Torfaen would increase to **92,769**. (The assumptions are based on past trends; and projections done in this way do not make allowances for the effects of local or central government policies on future population levels or distribution - they indicate what is expected to happen if these trends continue). The latest **June 2016 mid-year population estimate** for Torfaen was **92,052**; compared to **91,836**

in June 2015. This shows that the LDP strategy for an increase in population in Torfaen appears to be happening.

- Given that the LDP's 4,700 dwellings housing requirement is in excess of the latest WG 2014 based household projections; and as growth is happening (as confirmed by the 2016 mid-year estimate), it is considered that the LDP does not need to be reviewed as the result.

3.18 **Community Infrastructure Levy (CIL)** - CIL is currently a Tax for England and Wales; and in October 2016 the independent CIL Review Team published the **Peace Report** entitled '**A New Approach to Developer Contributions**' for the UK Government. The Independent Review has recommended abolition of the CIL and introduction of a hybrid local authority system of a low-level 'Local Infrastructure Tariff' (LIT) for all developments combined with S106 for larger sites (10+ dwellings). Also, proposed no or very few exemptions to LIT (including current affordable, self-build and agricultural buildings); abolition of Regulation 123 Infrastructure List & monitoring through AMR; still a neighbourhood share of LIT; removal of S106 pooling restrictions; more standardised 106 Obligations; with a need for transitional arrangements, and expected introduction in 2020. In response, the DCLG published (February 2017) a housing white paper entitled '**Fixing our Broken Housing Market**', which states that "*The Government will examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at **Autumn Budget 2017***"; which is set for 22nd November 2017.

- It is considered that the publication of the '**Peace Report**' and English '**Fixing our Broken Housing Market**' white paper have no significant implications for the LDP; although the matter will be taken into account in the review of the LDP and the Council's decisions on progressing a CIL for Torfaen - noting that the CIL is to be devolved to Wales (under Wales Act 2017) in April 2018.

3.19 UK Consultation - **Revised UK Air Quality Plan for Tackling Nitrogen Dioxide** ('Improving air quality in the UK: tackling nitrogen dioxide in our towns and cities') (5th May - 15th June 2017). This consultation on the draft revised UK Air Quality Plan to reduce levels of nitrogen dioxide around roads within the shortest possible time; the most immediate air quality challenge.

- It is considered that the **Revised UK Air Quality Plan for Tackling Nitrogen Dioxide** consultation has no significant implications for the LDP; although it will be taken into account in the review of the LDP.

3.20 Welsh Government Consultation - **Draft Circular 'Planning for Gypsy, Traveller and Showpeople Sites'** (27th Feb - 22nd May 2017). The draft guidance will:-

- update the current planning guidance on Gypsies, Travellers and travelling showpeople (in Circulars 30/2007 - 'Planning for Gypsy and Traveller Caravan Sites'; 78/91 - 'Travelling Showpeople'; and 76/94 - 'Gypsy Sites Policy and Unauthorised Camping');
- address how data from local authority Gypsy and Traveller Accommodation Assessments (GTAAs) should inform the allocation of Gypsy and Traveller sites in local development plans; and
- address how regional working could be of use in determining local authority provision for Gypsy and Traveller sites.

- It is considered that the **Draft Circular ‘Planning for Gypsy, Traveller and Showpeople Sites’** consultation has no significant implications for the LDP; although it will be taken into account in the review of the LDP.
- 3.21 Welsh Government Consultation - **Building Regulations Sustainability Review** (1st March - 23rd May 2016). In July 2014 the Sustainable Buildings national planning policy and related TAN22 guidance was withdrawn. The stated intention was that we would look at incorporating the key non energy elements of the Code for Sustainable Homes/BREEAM into the Building Regulations. The subsequent review identified a number of components as having potential for incorporation into Building Regulations. The consultation contained proposals for: changes to Part G - Sanitation Hot Water Safety and Water Efficiency; the introduction of Part Q - Residential Security & Unauthorised access; non mandatory guidance on the content and presentation of information to householder for new dwellings and changes to the Approved Documents.
- It is considered that the **Building Regulations Sustainability Review** consultation has no significant implications for the LDP; although it will be taken into account in the review of the LDP.
- 3.22 Welsh Government Consultation - **Implementation of Sustainable Drainage Systems on New Developments** (19th May - 11th August 2017) - This consultation sought views on the proposed implementation of schedule 3 of the Flood and Water Management Act 2010, which includes: making local authorities the responsible SuDS approving body; and ensuring all new developments have a sustainable drainage system that meets mandatory national standards.
- It is considered that the **Implementation of Sustainable Drainage Systems on New Developments** consultation has no significant implications for the LDP; although it will be taken into account in the review of the LDP.
- 3.23 Welsh Government Consultation - **Taking Forward Wales’ Sustainable Management of Natural Resources** (21st June - 30th Sept 2017) - This consultation sought views on new regulatory approaches to the sustainable management of natural resources in Wales. Proposals include: promotion of the circular economy; nature-based solutions; new markets and innovative mechanisms; and smarter regulation.
- It is considered that the **Taking Forward Wales’ Sustainable Management of Natural Resources** consultation has no significant implications for the LDP; although it will be taken into account in the review of the LDP.
- 3.24 Welsh Government Consultation - **Enabling Gypsies, Roma and Travellers** (28th Sept - 21st Dec 2017) - This document will replace the ‘Travelling to a Better Future: A Gypsy and Traveller Framework for Action and Delivery Plan’ (Sept 2011). WG are currently consulting on proposals which are intended to develop and improve access to help, advice and services for the Gypsy Roma and Traveller Communities across Wales. With regards planning, Aim 2 of the document is to ‘Ensure Gypsies and Travellers can access culturally-appropriate and good quality accommodation’; with associated actions that include:-
1. ‘Ensure sufficient pitches are provided to meet the identified needs across Wales’;

2. 'Provide sufficient Sites Capital Grant funding to ensure local authorities are able to create the required number of authorised Gypsy and Traveller pitches in their area';
3. Improve the standard of existing local authority sites, in line with Welsh Government Designing and Managing Gypsy and Traveller Sites guidance; and
4. Monitor the effectiveness of the planning system in enabling appropriate site provision.

Similarly, Aim 3 is to 'Reduce the incidence and impact of unauthorised encampments and homelessness'; and associated actions include 'Ensure Local Authorities are supported to develop a network of Transit sites across Wales to facilitate the nomadic Gypsy and Traveller way of life'.

- It is considered that the **Enabling Gypsies, Roma and Travellers** consultation has no significant implications for the LDP; although it will be taken into account in the review of the LDP.

3.25 Welsh Government Valleys Task Force **Our Valleys, Our Future** (July 2017). This Ministerial Taskforce for the South Wales Valleys has published a high-level action plan which outlines its priorities for the future. The key priorities in the Plan are: good quality jobs and the skills to do them; better public services; and my local community. The Taskforce want to discuss how these priorities can be further developed into more tangible actions and further refine the plan; and public events were also planned. It sets out a range of aims and actions in each of the three priority areas, including: closing the employment gap between the South Wales Valleys and the rest of Wales by getting an additional 7,000 people into work by 2021 and creating thousands of new, fair, secure and sustainable jobs; and exploring the development of a Valleys Landscape Park, which has the potential to help local communities use their natural and environmental resources for tourism, energy generation and health and wellbeing purposes. The Taskforce aims to *"Explore all options to target investment and create new strategic hubs in specific areas across the Valleys. These will be areas where public money is focused to provide opportunities for the private sector to invest and create new jobs. The focus of each hub will reflect the opportunities and demand in a particular area and their aspirations for the future."* The seven hub locations include Cwmbran in Torfaen - focusing on office, industrial and residential development.

- It is considered that emerging Valleys Task Force proposals in **Our Valleys, Our Future** currently has no significant implications for the LDP; the proposed Cwmbran 'Hub' is about delivering the LDP housing and employment allocations. However, it will influence the expected Cardiff SDP and Torfaen LDP/L or LDP Review; although much will depend on if it changes WG investment / grant aid priorities.

3.26 Welsh Government - **Prosperity for All: the national strategy** takes the commitments of their 5 year programme for government, 'Taking Wales Forward: 2016 - 2021', and places them in a long-term context, and sets out how they will be delivered by bringing together the efforts of the whole Welsh public sector. The four Key Themes of the strategy are the same as those in Taking Wales Forward, which are: 'Prosperous & Secure'; 'Healthy & Active'; 'Ambitious & Learning'; and 'United & Connected'. There are five Priority Areas which have the greatest potential contribution to long-term prosperity and well-being and include: 'Early Years'; 'Housing'; 'Social Care'; 'Mental Health'; and 'Skills & Employability'.

- It is considered that the **Prosperity for All: the national strategy** currently has no significant implications for the LDP. However, it will influence the expected Cardiff SDP and Torfaen LDP/L or LDP Review; although much will depend on if it changes WG investment / grant aid priorities.

Regional Context - Policy & Evidence

3.27 **Cardiff Capital Region City Deal (CCRCD)** - The CCRCD was signed by the 10 constituent Local Authority Leaders (from Blaenau Gwent, Bridgend, Caerphilly, Cardiff, Merthyr Tydfil, Monmouthshire, Newport, Rhondda Cynon Taff, Torfaen and the Vale of Glamorgan), the Secretary of State for Wales, the Chief Secretary to the Treasury and the First Minister on 1st March 2017.

The CCRCD is a 20 year / £1.28 billion investment programme which aims to achieve a 5% uplift in the Region's GVA (*'Gross Value Added' - a measure of the value of the goods produced and services delivered in the area*) by delivering a range of programmes which will increase connectivity, improve physical and digital infrastructure, as well as regional business governance. Over its lifetime, local partners expect the CCRCD to deliver up to 25,000 new jobs and leverage an additional £4 billion of private sector investment by 2036. The CCRCD has 6 Objectives:-

1. Connecting the Cardiff Capital Region;
2. Investing in innovation and the digital network;
3. Developing a skilled workforce and tackling unemployment;
4. Supporting enterprise and business growth;
5. Housing development and regeneration; and
6. Developing greater city-region governance across the Cardiff Capital Region.

The CCRCD includes funding of £734m for the proposed South Wales 'Metro' integrated transport improvements; of which over £500 million is provided by the Welsh Government and £125m from the UK Government. The UK Government has provided an additional £375m contribution for other investments, and the ten local authorities have agreed a commitment to borrow a combined total of £120m as part of the Wider Investment Fund.

The CCRCD is governed by the CCR 'Regional Cabinet' of the 10 constituent Local Authority Leaders (with two leads identified for each Portfolio), supported by the CCR 'Programme Board' (of relevant City Deal staff and local authority strategic directors and specialist, legal & finance staff); with a 'Regional Programme Office' in Nantgarw. Three advisory bodies to the Regional Cabinet have been created and developed: the 'Regional Economic Growth Partnership'; the 'Regional Business Organisation'; and the 'Regional Skills and Employment Board'; and one non-statutory delivery body, the 'Regional Transport Authority'. Current CCRCD Portfolios and Programme Themes include:-

Portfolio	Theme
Work, Skills & Economy	Skills
	Economy
Business & Innovation	Innovation
	Digital
Regeneration, Housing & Planning	Regeneration
	Housing
	Planning
Transport	Transport

In May 2017 the CCR Regional Cabinet agreed to invest £37.9 million to support the development of a Compound Semiconductor industry cluster in Newport. The project is expected to leverage up to £375 million of private sector investment over the next five years, and the creation of up to 2,000 high value, high-tech jobs, with the potential for hundreds more in the wider supply chain and cluster development.

An eight-point 'Employment and Skills Plan' was launched by the Learning, Skills and Innovation Partnership (LSkip) South East Wales in September 2017 to prioritise areas for skills investment which will achieve social and economic benefits for the CCR.

Finally, the Joint Working Agreement 'Business Plan' (Regional Economic Strategy for the CCR) is currently being developed to be agreed, as a reserved matter, by each constituent Local Authority by 1st March 2018. This work will be shaped by the findings of the independent CCRC 'Growth & Competitiveness Commission: Report and Recommendations' (December 2016), chaired by Professor Greg Clark; which (inter alia) concluded that the region required a spatial perspective and a longer term strategic plan should be prepared.

- It is considered that the 'Cardiff City Region City Deal' currently has no significant implications for the LDP. However, it is clear that the CCR Regional Cabinet will decide if a Cardiff City Region SDP (and Torfaen LDP/L) will be prepared; and will be considered in future LDP AMRs as Portfolio/Theme Programmes are agreed.

3.28 Cardiff City Region Strategic Development Plan (SDP) - The Planning (Wales) Act 2015 introduces powers for the Welsh Ministers to designate 'strategic planning areas' and for 'Strategic Planning Panels' (SPP) to be established for these areas. An SPP, if established for an area, will then be responsible for preparing a 15-20 year Strategic Development Plan (SDP) that will form part of the formal 'development plan' for that area. These new sub-regional development plans will only apply to cohesive regions of greater than local significance (such as the Cardiff city region). An SDP is expected to cover cross boundary matters of more than local community importance; and could include the strategic elements of LDPs; such as larger housing / employment sites, major transport schemes, etc. Preparation of an SDP is expected to take at least 4 years from commencement and will generally mirror the current LDP process. Before the SDP can be prepared the lead 'responsible authority' for the SDP has to submit a 'Proposal' (a map showing the boundaries of the proposed area and a statement of the reasons for proposing that area; with a consultation report) for a 'strategic planning area' to the Welsh Ministers who can then designate the strategic planning area and establish the Panel. A decision on the SDP was expected in January 2017; but has been delayed to the end of the year, when the CCR Regional Cabinet will be asked to proceed with a statutory SDP. Finally, the detailed WG guidance on the form / content of an SDP is not expected to be published until early 2018 as part of the LDP Manual v3 review.

- It is considered that emerging proposals for a **Cardiff City Region SDP** currently have no significant implications for the LDP itself. However, if an SDP is agreed, it is expected to take up to 6 months to set up the Strategic Planning Panel (SPP) / SDP Officer Team and submit the SDP 'Proposals' document to and be approved by WG. Then, if an SDP was commenced in mid-2018 it would not be 'adopted' until mid-2022 (all going well) and then a Torfaen LDPL would take a further 2 years to produce taking us to mid-2024 (again all going well).

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

Table 3.1: LDP Adoption / Review Dates and Plan Periods

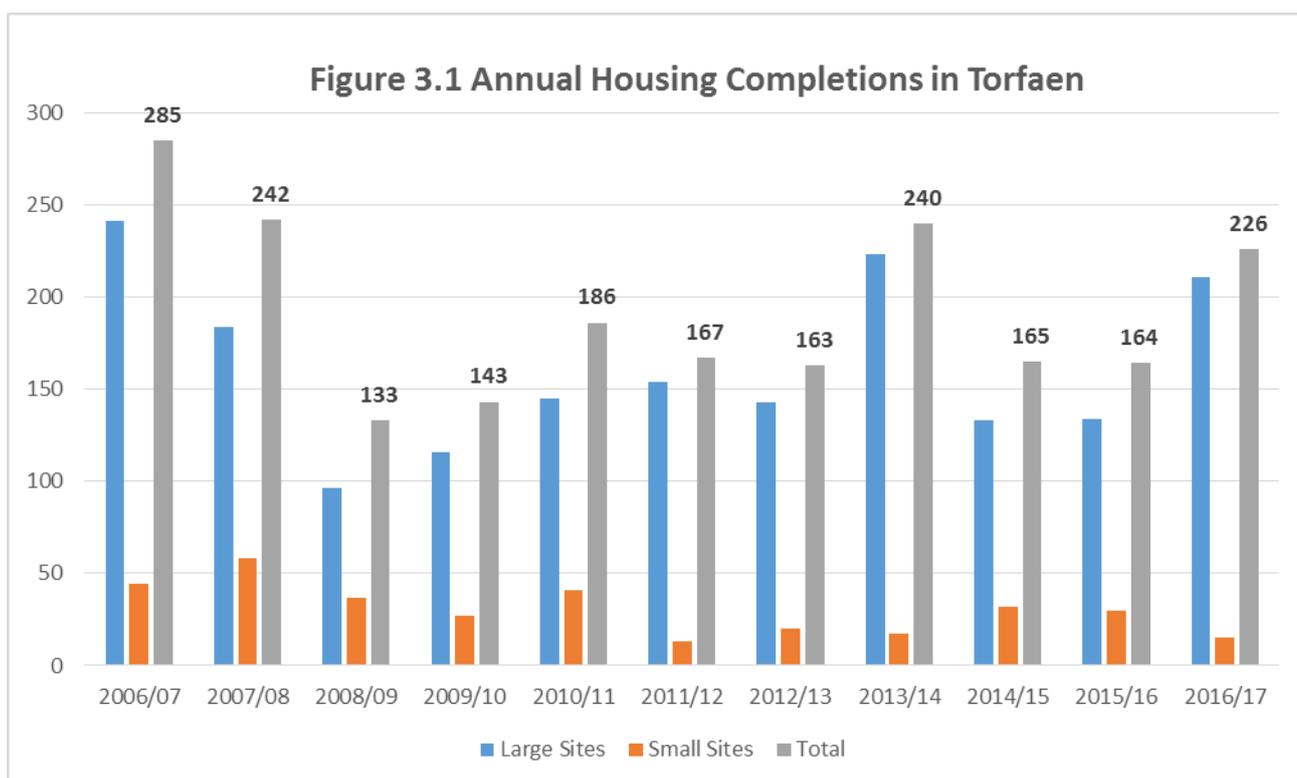
LPA	Adopted	Plan Period	Statutory Review
Caerphilly LDP *	November 2010	up to 2021	October 2013
Blaenau Gwent LDP	November 2012	up to 2021	November 2016
Brecon Beacons NP LDP	December 2013	up to 2022	December 2017
Torfaen LDP	December 2013	2006-2021	December 2017
Monmouthshire LDP	February 2014	2011-2021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

* For Caerphilly, the 'First Review' commenced in October 2013, however, on the 19 July 2016 CCBC resolved to withdraw the Replacement LDP up to 2031 and concentrate on the regional SDP.

- As regards the revision of the Torfaen LDP recommended in this 2017 AMR, it is clear from the above statutory review dates, unless their respective 2017 AMRs indicate otherwise, there is some opportunity for joint working, especially with Blaenau Gwent and Monmouthshire CBCs if the LDP Review route is chosen.

Local Context - Policy & Evidence

3.30 **Housing Delivery in Torfaen** - The Torfaen LDP identifies, in Policy S5, the need for the provision of **4,700** new dwellings between 2006-2021. To date (April 1st 2017) **2,114** dwellings have been completed leaving a remaining requirement for the 4 years of the plan period of **2,658** dwellings (including 72 demolitions accrued since 2006). Figure 3.1 below outlines the actual completions in the previous 11.25 years of the plan period. The completion rates show the impact of the recession after the 2007/8 financial crisis, with rates only returning to 2007/8 levels in 2013/14, before falling away again. However, it can now be seen from the 2016/17 data, that completion rates are now shifting upwards; with a number of strategic sites recently gaining planning permission and construction now commence - the 2017 JHLAS forecasts that this trend is expected to continue.



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

3.31 The Housing Table 3.2 below shows the spatial location of these completions across the three Torfaen Housing Market Areas at April 2017 and progress against the associated LDP Housing Sub-Targets of LDP Policy S5.

	Housing Market Area (HMA)		
	North Torfaen	Pontypool	Cwmbran
LDP HOUSING TARGET	550	1,875	2,275
Dwellings built: January 2006 - April 2017 (A)	396	898	820
Permitted large sites (10+ dwellings) at April 2017 (B)	131	463	1,431
LDP allocations on large (10+) sites (at April 2017)	110	982	776
Small sites (<9 dwellings) remaining 2017 - 2021 (C)	43	55	34
Windfall large (10+) sites remaining 2017 - 2021	0	0	0
SUB-TOTAL	680	2,398	3,061
Dwellings demolished January 2006 - April 2017 (D)	29	6	37
Estimated dwelling demolitions 2017 - 2021 (E)	10	2	13
TOTAL (including demolitions)	641	2,392	3,011
OVER ALLOCATION (including demolitions) when compared to LDP Housing Target	91 dwellings (23% over allocation)	515 dwellings (27% over allocation)	736 dwellings (32% over allocation)
Units Remaining to be Permitted (April 2017) to Deliver LDP Target (LDP Target - ((A+B+C)-(D+E))	-59	451	-60

Source - This table is based upon the Housing Sites Table at Appendix 6 of the Torfaen LDP, which provides more detail on how the future small sites, windfall and demolitions calculations are made and lists the sites themselves.

- 3.32 **Torfaen CBC Joint Housing Land Availability Study 2016** (September 2016) -, based on the residual method, the report determined there was a **3.6 years** housing land supply at **1st April 2016**, which is below the 5 years required by National Policy.
- 3.33 **Torfaen CBC Joint Housing Land Availability Study 2017** (October 2017) - based on the residual method, the Statement of Common Ground (September 2017) determined there was a **3.6 years** housing land supply at **1st April 2017**.
- 3.34 TAN1 (para 3.4) states that ***“Where the AMR identifies a shortfall in the required 5-year housing land supply the local planning authority should consider the reasons for the shortfall and whether the LDP should be reviewed either in whole or in part.”***
- 3.35 Delays to bringing forward key strategic sites following adoption has led to a shortfall in the current land supply; with build rates also much lower than anticipated. However with recent planning permissions delivery of a number of strategic sites are now underway specifically South Sebastopol (1200 dwellings), Llantarnam SAA3 (450 dwellings), Former Police College (350 dwellings) and therefore a significant increase in housing delivery should be seen over the next few years. The Council continues to promote appropriate new housing development in the County Borough; and the number of windfall site dwellings will now be higher than that forecast in the LDP. Notably the Windfall allowance has been exceeded by 230 dwellings with 4 years of the plan remaining and therefore additional acceptable windfall development is expect which will contribute to improving housing delivery. Residential demolitions (which are netted off the completion figures) are expected to be as per the forecast in the LDP; with small site housing completions likely to be below the LDP forecast.
- 3.36 As regards housing supply, of the **2,658** dwellings left to be delivered over the next 4 years it can be noted that:-
- **2,025** dwellings have already received planning permission on large sites (including those subject to a S106). The 2017 JHLAS forecasts that **1,656** dwellings will be delivered in the plan period to 2021;
 - and an additional **92** dwellings (23 x 4 years) are expected to be delivered on small sites up to 2021;
 - Therefore a total of 1,748 dwellings is forecast in the 2017 JHLAS to be delivered against the 2,658 total representing a shortfall of **910** units over the plan period.

However:-

- At the current time, an estimated additional **134** dwellings has been permitted and will likely be built by 2021 on Two Locks Nursery (13) Kemys Fawr School (31) former Llantarnam Primary (78 dwellings) in Cwmbran and Ty Rosser Gwyn (12 units) in North Torfaen;
- The Windfall allowance of 289 from (2010-2021) has been exceeded by 230 dwellings at 2017. Taking into consideration the 134 units above (289+230+134), that represents 653 windfall units over 11 years, therefore over 4 years an additional **237** dwellings is forecast based on previous rates of delivery

- Only **25** demolitions are forecast to be 'netted off'.

3.37 This accounts for **2,463** dwellings (2,025+92+134+237-25), likely to be permitted against a residual LDP Housing target of 2,658 dwellings. Therefore, housing permissions are likely to fall short of the 2,658 dwellings left to be delivered by 2021 by **195** dwellings (2,658-2,463). However, in terms of delivery some **2,094** housing completions (1,748+134+237-25) are likely to be delivered by 2021, some **564** dwellings short (2,865 - 2,500) of the 2,658 dwellings residual target.

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

- **North Torfaen** -, in line with current forecasts, permissions will exceed the LDP Housing North Torfaen Sub Market Area target by (59+12) **71 dwellings** by 2021;
- **Pontypool** - in the Pontypool HSMA, in line with current forecasts, remaining permissions are likely to be short of the LDP Housing sub target by **420** dwellings (451-31 = 420) , however there will be additional windfalls out of the 237 figure above; and
- **Cwmbran** - in the Cwmbran HSMA, remaining permissions are likely to exceed the target by **151** dwellings (60+13+78 = 151).

3.38 Therefore, the five year land supply shortfall is not due to the overall supply of planning permissions, but rather it is an issue of timely housing delivery. Indeed, it is now clear that the LDP target of 4,700 dwellings over the Plan Period to 2021 is no longer achievable; as that would require a build rate of (2,658 dwellings / 4 years) 665 dwellings per annum which, as can be seen in Figure 3.1 above, has never been achieved.

3.39 **Affordable Housing Delivery** - The Torfaen LDP (Policy H4) seeks to achieve approximately **1,132** affordable homes out of the 4,700 new dwellings expected to be built over the plan period to 2021. This equates to a **24.1%** provision of affordable housing or the delivery of 75 affordable homes per year. As of April 2017, **701** affordable units have been delivered and a further **549** have already been permitted until 2021. In the 2016-2017 monitoring period 118 affordable dwellings were delivered.

3.40 **Affordable Housing LDP Policy H4: Viability Review** - With regards to the % of affordable housing sought within each of the four LDP housing sub-market areas (HSMA), LDP Policy H4 states (inter alia) that:-

"These percentages may change by 5% increments (increase or decrease), via Supplementary Planning Guidance, if house prices or construction costs change (up or down) as a result of annual monitoring and an update of the Affordable Housing Viability Study."

3.41 Therefore, the **2015 LDP AMR**, in considering the review of affordable housing & S106 viability, recommended that the level of affordable housing sought in the North Torfaen HSMA be reduced from 'up to 10%' to 'up to 5%' and the S106 SPG be amended accordingly; which was agreed by Council in December 2015. Following consultation on this and other matters, the 'Updated Planning Obligations' SPG was adopted by Council on 20th September 2016. Based upon the finding of the 2015 LDP AMR, the S106 SPG 2016 Update also raised (as a matter of 'planning practice') the threshold at which affordable housing, public open space and

recreation is sought from 3 to 10 dwellings (or 0.1 to 0.33ha) in all the HSMA's except for Cwmbran S&E, where viability was more positive for small sites / builders.

- 3.42 The subsequent **2016 LDP AMR** also reviewed housing / S106 viability and the site size threshold and concluded that the 2015 LDP AMR results remained valid. See paragraph 3.49 below for the 2017 AMR review of the site size threshold.
- 3.43 This **2017 LDP AMR** has again reviewed housing / 106 viability and the site size threshold with the latest benchmark land values, house prices and construction costs (noting that the costs of sprinklers are now considered to be included within the BCIS base build costs). Within the methodology, the costs of professional fees associated with the build costs have also been reduced; as agents / legal fees and Stamp Duty Land Tax (SDLT) associated with the land purchase are now deducted from the Residual Value.
- 3.44 The result of this latest viability testing for each HSMA is shown in turn below. The methodology involves high level testing a 1.0ha site at various housing densities with the standard recreation / public open space S106 costs being added; and then also testing a sample of specific allocated sites within each HSMA with known abnormal costs and all relevant S106 costs being taken into account (*these indicative specific site testing inputs and results should not be relied on to test the viability of the actual future site planning applications, as inputs can change*). In each table, the LDP Benchmark Land Value (BLV) is provided; and the resultant Residual Value (RV) at the relevant LDP Policy H4 / S106 SPG affordable housing % (or less if there are viability issues at that %) plus other S106 costs should be at or greater than this LDP BLV for the site to come forward and thus the LDP policy to still be appropriate; which is indicated by a 'traffic light' colour on the RVs. In addition, the full amount of the other S106 costs is also shown; as Members may choose to 'trade' the recreation, open space or in some cases the education contribution, if viability is marginal and they wish to support affordable housing instead. However, highway or biodiversity S106 contributions are not normally 'tradeable', as they are often necessary to make a development acceptable.
- 3.45 **North Torfaen HSMA** - over the past year, whilst the BCIS base build costs have increased, there has been no house price growth within this HSMA to pay for them. The results of both the high level and specific sites testing in Tables 3.5 and 3.6 below, show that mainly due to this increase in build costs, viability in this HSMA has reduced over the past year to such an extent that sites now only appear viable with a reduction in either the affordable housing or other S106 requirements (open space and recreation). Therefore, it is still recommended that 'up to 5%' affordable housing should still be sought in the North Torfaen HSMA; but note that even then it is likely that this may not be achievable in most cases and that other S106 contributions may need 'trading away' to achieve this. The Council could also consider the use of Social Housing / Housing Finance Grants to secure the provision of 10% affordable housing on 'unviable' housing sites as per LDP Policy H4.

Table 3.5: High Level Sites in North Torfaen HSMA @ £1,650m ²					
Density dph	Site Area (Net Ha)	Residual Value		Benchmark Land Value	Other S106 Costs
		No AH/S106	5%AH+S106		
25	1.0	£111,720	£19,641	£100,000	£46,700
30	1.0	£137,200	£13,761	£100,000	£56,040
35	1.0	£156,664	£8,861	£100,000	£65,380
40	1.0	£187,397	£62,802	£100,000	£74,720

Table 3.6: Strategic Sites in North Torfaen HSMA @ £1,650m ²				
Site	Residual Value		Benchmark Land Value	Other S106 Costs
	No AH/S106	5%AH+S106		
Garn-yr-Erw	-£29,880	-£189,880	£82,000	£68,568
The Old Co-op	-£90,000	-£182,522	£20,000	£42,964

3.46 **Pontypool HSMA** - whilst there has been new house price growth in Pontypool, given the large variation in existing use values and new house prices across this HSMA, which are reflected in the results from both the high level and specific sites testing, it was clear that the Pontypool HSMA should be split into two zones for this analysis: i.e. Pontypool East based upon the NP4 0 New Inn / Mamhilad postcode; and Pontypool West based upon the NP4 5, NP4 6 and NP4 8 postcodes for the remainder of Pontypool. Therefore, after taking the results of both the high level and specific sites testing in Tables 3.7 to 3.10 below into account, it is recommended that 'up to 25%' affordable housing should continue to be sought in the Pontypool HSMA's.

Table 3.7: High Level Sites in Pontypool West HSMA @ £2,000m ²					
Density dph	Site Area (Net Ha)	Residual Value		Benchmark Land Value	Other S106 Costs
		No AH/S106	25%AH+S106		
25	1.0	£715,267	£401,382	£231,656	£46,700
30	1.0	£875,399	£455,263	£231,656	£56,040
35	1.0	£940,569	£412,321	£231,656	£65,380
40	1.0	£1,097,670	£500,569	£231,656	£74,720

Table 3.8: Strategic Site in Pontypool West HSMA @ £1,900m ²				
Site	Residual Value		Benchmark Land Value	Other S106 Costs
	No AH/S106	25%AH+S106		
Animal Pound	£3,358,376	£1,128,548	£1,199,978	£252,180

Table 3.9: High Level Sites in Pontypool East HSMA @ £2,300m ²					
Density dph	Site Area (Net Ha)	Residual Value		Benchmark Land Value	Other S106 Costs
		No AH/S106	25%AH+S106		
25	1.0	£1,254,316	£875,950	£308,875	£46,700
30	1.0	£1,500,100	£1,006,862	£308,875	£56,040
35	1.0	£1,630,440	£1,012,761	£308,875	£65,380
40	1.0	£1,905,085	£1,196,719	£308,875	£74,720

Table 3.10: Strategic Site in Pontypool East HSMA @ 2,300m ²				
Site	Residual Value		Benchmark Land Value	Other S106 Costs
	No AH/S106	25%AH+S106		
Mamhilad SAA	£84,063,042	£38,183,532	£12,355,000	£16,305,700

3.47 **Cwmbran North & West HSMA** - new house prices have increased in Cwmbran over the last year; and given the results of the high level sites testing in Table 3.11 below, noting that the 25 dwelling Ty'r-ywen Farm LDP allocation has not been tested - but as it lies within a higher value area (£2,300m²) of this HSMA it should be more viable than the result below; it is recommended that 'up to 20%' affordable housing should continue to be sought in the Cwmbran North & West HSMA.

Density dph	Site Area (Net Ha)	Residual Value		Benchmark Land Value	Other S106 Costs
		No AH/S106	20%AH+S106		
25	1.0	£1,101,632	£776,680	£308,875	£46,700
30	1.0	£1,320,417	£896,722	£308,875	£56,040
35	1.0	£1,421,896	£988,941	£308,875	£65,380
40	1.0	£1,627,647	£1,149,724	£308,875	£74,720

- 3.48 **Cwmbran South & East HSMA** - new house prices have increased in Cwmbran over the last year; and given the results of both the high level and specific sites testing in Tables 3.12 and 3.13 below, it is recommended that 'up to 30%' affordable housing should continue to be sought in the Cwmbran South & East HSMA.

Density dph	Site Area (Net Ha)	Residual Value		Benchmark Land Value	Other S106 Costs
		No AH/S106	30%AH+S106		
25	1.0	£1,194,732	£706,373	£386,094	£46,700
30	1.0	£1,497,307	£803,980	£386,094	£56,040
35	1.0	£1,740,298	£899,680	£386,094	£65,380
40	1.0	£1,947,911	£1,057,270	£386,094	£74,720

Site	Residual Value		Benchmark Land Value	Other S106 Costs
	No AH/S106	30%AH+S106		
Llanfrechfa Grange	£17,841,943	£10,264,615	£3,764,417	£1,369,500
County Hall & Police HQ	£12,349,043	£6,913,200	£2,169,848	£1,004,300
Canalside (10% AH)	£9,840,929	£5,772,895	£2,131,239	£2,881,925

- Given the above results, it is considered that neither LDP Policy H4 or the S106 SPG need to be reviewed; noting that the Council is already generally on track for meeting its LDP affordable housing target.

- 3.49 **Site Size Threshold Review** - Policy H4 of the LDP sets the site size threshold at which affordable housing, public open space and recreation is sought at 3 dwellings (0.1ha). As with the 2015 and 2016 AMR affordable housing viability reviews, given that house prices have only really risen in the higher value areas of Cwmbran, it is still considered that the site size threshold should be maintained at 10 dwellings (0.33ha) in all the HSMA's except for Cwmbran S&E, where viability is more positive for small sites (9 or less dwellings) / builders. As a consequence, there is no need to change the 'Updated Planning Obligations SPG', September 2016.

- 3.50 **Welsh Land Transaction Tax (LTT)** - From April 2018, Land Transaction Tax (LTT) will replace UK Stamp Duty Land Tax (SDLT) in Wales. Like SDLT, LTT will be payable by purchasers who buy or lease a building or land over a certain price. The tax is broadly consistent with SDLT, preserving the underlying structure and mirroring key elements such as partnerships, trusts and reliefs, to provide stability and reassurance to businesses and the property market. However, generally for development land (even where that land may subsequently be used for residential purposes) the non-residential (commercial) rates are applied. The **Welsh Revenue Authority** (WRA) will undertake all the collection and management functions for LTT from April 2018. It is understood that LTT has a marginal tax rate structure - which

applies the relevant tax rate only to the proportion of the value which falls within the relevant band; these have recently been announced as follows:-

Current SDLT - Non-Residential Rates		Future LTT - Non-Residential Rates	
Transfer Value	Rates	Price Threshold	Rates
Up to £150,000	0%	Up to £150,000	0%
The next £100,000 (£150,001 to £250,000)	2.0%	The next £100,000 (£150,001 - £250,000)	1.0%
The remaining amount (above £250,000)	5.0%	The next £750,000 (£250,001 - £1,000,000)	5.0%
		The remaining amount (above £1,000,000)	6.0%

Therefore, this 2017 AMR Review has used the current SDLT rates to assess viability. The 2018 AMR will use the new LTT rates, but it is noted that the review will not be published until October 2018; some seven months after LTT has been introduced. However, from the table below, it can be seen that if the rates are compared at several threshold land prices, the difference is marginal. Also, given the continuing increases in house prices in excess of build cost increases, there is an ever increasing viability margin in favour of developers to cover any marginal increase in costs from LTT.

Comparison of SDLT v LTT Charges		
Land Price	SDLT	LTT
Up to £150,000	£0	£0
£200,000	£1,000	£500
£500,000	£14,500	£13,500
£1,500,000	£64,500	£68,500

- 3.51 **Retail & Leisure** - Table 3.3 below shows vacancy rates in the town centres since the beginning of the Plan Period (noting that care must be taken in their analysis, as the 2006 and 2010 surveys were carried out by GVA and the 2015 - 2017 surveys by the Council and different town centre areas were used, especially in Cwmbran). Cwmbran town centre continues to perform exceptionally well as a sub-regional shopping centre with vacancy rates well below the national average. Vacancy rates in Pontypool town centre have increased over the last year, but decreased over the plan period; but remain slightly above the national average. For Blaenavon town centre have reduced since last year and over the plan period as a whole, but is still above the national average. Whilst a mix bag of results, they generally reflect national trends; and the overall reduction in vacancy rates in Blaenavon is welcome.

Table 3.3: Town Centre Vacancy Rates in Torfaen

Town Centre	Survey Year							
	2006	2010	2015	2016	2017	2018	2019	2020
Cwmbran	2.0%	4.3%	5.4%	7.4%	7%			
Pontypool	16.2%	24.0%	13.8%	11%	13%			
Blaenavon	26.0%	12.0%	18.0%	25%	19%			
UK	8.0%	11.1%	10.4%	12.4%	11.1%			
Wales	-	-	-	-	15.2%			

- 3.52 **Torfaen Active Travel Plan (ATP)** - In September 2014, the Welsh Government introduced the **Active Travel (Wales) Act 2013** which makes it a legal requirement

for local authorities in Wales to map and plan for suitable routes for active travel within settlements with a population of over 2,000 people. Active travel means walking and cycling for everyday short-distance journeys, such as journeys to school, work, or for access to shops or services, but does not include journeys purely made for recreation or social reasons. Therefore, the Council submitted the **'Existing Route Map Consultation 2015 - Response & Submission: Summary Report'** to WG in January 2016; which shows the results of the active travel survey and identifies existing routes that the Council consider suitable for active travel; which has subsequently been approved by the Welsh Government. The next stage is to, following a public consultation exercise held in May - August 2017, submit an **'Integrated Network Map'** (INM) to WG by November 2017, which will identify new active travel routes and facilities as well as improvements to existing routes and facilities, that are needed to develop or enhance an integrated active travel network.

- The LDP already allocates several new walking and cycling routes; noting that any other routes identified as part of the future Torfaen ATP / ERM / INM can be allocated in the future review of the LDP or negotiated as part of relevant planning applications in the interim. Therefore, it is considered that the Act / Torfaen ERM / INM currently have no significant implications for the LDP.

3.53 Vibrant and Viable Places (VVP) - The Welsh Government's VVP programme sets out a new framework for regeneration in Wales. Torfaen's VVP projects include: delivery of the Torfaen Housing Project (i.e. LDP housing sites); improvements to key vacant buildings in Pontypool Town Centre; setting up of a Pontypool Investment Fund; and a Private Rented Sector Loan Scheme for Pontypool.

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

3.54 Grange University Hospital, Cwmbran - First proposed in 2004, the 470 bed / 55,000m² new build Grange University Hospital (previously known as the 'Llanfrechfa Grange Specialist & Critical Care Centre' (SCCC)) will provide complex specialist and critical care treatment for over 600,000 people in South-East Wales, and includes a 24 hour acute assessment unit and emergency department. Whilst planning permission was granted in 2014, the Welsh Government did not announce that it will invest around £350 million in the new hospital until October 2016. Construction started in July 2017, but the hospital is now not expected to open until spring 2021. Six hundred people will be employed in its construction; and there will be up to 3,000 staff working across all rotas and shifts 24/7 (with approximately 600 staff working at any one time), many of whom will transfer from existing hospitals.

- It is considered that the delay in starting the Grange University Hospital has had a negative impact on the associated benefits of housing / employment demand as envisaged in the LDP strategy (both during its construction and afterward)

3.55 Torfaen's 21 Century Schools Programme / other educational asset developments - is progressing as follows:-

- Three new replacement primary schools were opened in late 2016 / early 2017 at Ysgol Panteg (Pontypool); and Blenheim Road and Llantarnam, both in Cwmbran;
- Garnteg and Cwmffrwdoer Primary Schools, both in Pontypool, are programmed for remodelling (to increase capacity) by September 2018; with the associated closure of Brynteg Nursery and Victoria Primary Schools in July 2018;

- Work has started on a £4m refurbishment at Penygarn Community Primary school, to be completed in late 2018;
 - Planning approval has been achieved for a replacement Croesyceiliog Secondary School to be built on the site of the current school, with work on site due to commence in October 2017;
 - The Council's business case for a Sixth Form Centre in Cwmbran has been approved by Welsh Government and a decision is awaited from Welsh Government on its proposal to end 6th form provision within the County Borough at the end of the 2019/20 academic year. The site for the proposed Sixth Form Centre is owned by Welsh Government, which forms part of the 2.7ha permitted B1 employment / hotel site within the Cwmbran Eastern Strip SAA1;
 - The Council has submitted its proposals to Welsh Government for Band B of the 21st Century Schools Programme (2019-2024), which if approved would deliver: a new and extended school on the current Maendy Primary school site in Cwmbran; a new 3-16 Roman Catholic school in Cwmbran, replacing St Albans secondary school and St David's and Our Lady of the Angels primary schools; and significant refurbishments at Ysgol Cwmbran and Ysgol Bryn Onnen (in Varteg, Pontypool);
 - Negotiations continue with the landowner as regards to the allocated Primary School on the Mamhilad SAA4 site, which is to be provided under a S106 Agreement to serve to site; and
 - Coleg Gwent are still considering the future of their Pontypool College site, which is allocated for housing in the LDP. However, more should be known for the 2018 AMR.
- In writing the LDP the Council was aware of its school proposals, even though they could not be fully integrated into the Plan; which is considered flexible enough to accommodate them without the need for a review. In addition, windfall housing sites on redundant school sites with help improve the five year land supply. It is expected that, as provided for by the LDP, new primary school capacity to accommodate LDP housing sites, especially in Cwmbran South & East, can be provided through the 21st Century Schools Programme with appropriate S106 funding if necessary. However, the availability of Pontypool College as an allocated 140 dwelling housing site will need to be revisited in the 2018 AMR once more information is known; albeit the LDP Strategy does provide a 380 dwelling (20%) over-allocation in this housing sub-market area, which can thus 'absorb' its loss in any event. Therefore, it is considered that Torfaen's 21 Century Schools Programme and other educational asset developments currently have no significant implications for the LDP.

4. Local Development Plan Strategy & Policy Monitoring

- 4.1 The 2017 AMR is the third monitoring report to be prepared following adoption of the Torfaen LDP in December 2013. The purpose of the monitoring process is to review whether the policies of the LDP are being implemented and the plan strategy being delivered. The detailed LDP Monitoring Framework is included in Appendix A of this report and measures the performance of each of the 18 LDP Objectives. To do this a number of indicators and targets have been developed to monitor performance. This section is intended to provide a summary of the key findings of the assessments.
- 4.2 The following overview of the LDP monitoring data provides an insight into the implementation of the LDP over the last 12 months (1st April 2016 - 31st March 2017). As this is the third AMR, we are able to draw comparisons of trends over time.
- 4.3 An overview of the LDP Monitoring Data for the 2017 AMR provides an interesting insight into the implementation of the LDP over the monitoring period. In addition in combination with the 2015 and 2016 AMR, trends can be identified over the wider monitoring period. Of particular note is the following between 1st April 2016 - 31st March 2017:-

Housing

- Housing Delivery is behind LDP target. To date 2,114 units (44.9% of the total housing requirement) has been delivered;
- Planning permission for 463 new residential dwellings have been granted during the year (310 market and 153 Affordable units);
- The plan is performing well in terms of Affordable Housing Delivery. A further 118 units have been delivered. To date against the 1,132 target 701 or 61% has been delivered;
- The Draft Statement of Common Ground for the JHLAS indicates the housing land supply figure will be maintained from the 2016 figure at 3.6 years. However the figure is well below the required 5 year figure;
- Major planning approvals have been given for South Sebastopol and the former Llantarnam Comprehensive School with work progressing on both sites
- An Outline Planning Application and Listed Building Application has been submitted for the major regeneration scheme at Mamhilad Action Area (Policy SAA4) and detailed reserved Matters Application for Phase 2 of the Former Police College Site, St Dials (Policy H1/2)
- The Annual Affordable Housing Viability Review has shown that the affordable housing percentages and the site size thresholds should remain unchanged.

Employment

- No allocated employment land has been developed in the last year, however, planning permissions for 1.75ha of new employment land has been approved comprising new build and redevelopment of existing sites. However delivery of employment land is significantly below target.

Retail

- Cwmbran continues to perform exceptionally well as a sub-regional centre with vacancy rates well below the national average. Vacancy rates in Blaenavon are above the Welsh average and Pontypool rates have fluctuated over the plan period and are currently just below the Welsh average.

Health

- Planning approval has been granted for the Grange University Hospital (Policy SAA7) and work has commenced on site;

Land Reclamation / Regeneration

- The British SAA5 Action Area, the largest remaining area of industrial dereliction in SE Wales has been bought by the Council and a Cleaning and Greening scheme for the reclamation and subsequent regeneration and redevelopment of this key site in North Torfaen is being progressed;

Education

- Planning approvals granted for a number of new education facilities as part of the Councils 21st Century Schools Program. Council is working on proposals for delivering the Post 16 Centre at the Eastern Strip, Cwmbran

S106 Contributions from new development

- Through Planning permission granted during 2016-2017 financial contributions totalling £1,298,657.00 alongside provision of affordable housing were secured by planning from new development for the provision of community facilities including Highways improvements, Education, Adult Recreation, Children's Play and to deliver conservation of a Listed Building

Community Infrastructure Levy (CIL)

- Work on preparation of a Community Infrastructure Levy for Torfaen is progressing with approval of the Draft CIL Charging Schedule by Council in September 2017 which will be consulted on shortly

Heritage

- The Blaenavon Conservation Area Appraisal has been undertaken this year and is presented for approval at this Council. However the remaining Conservation Area Appraisal Programme is significantly behind schedule.

LDP Strategy Monitoring

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

Figure 4.1: Torfaen LDP Objectives - Monitoring Actions

Continue Monitoring
The indicators suggest the LDP policies are being implemented effectively and no further action required
Officer Training Required
Where indicators associated with planning applications suggest the LDP Policies are not being as effective as they should so further research and investigation and officer training is required.
Production of Supplementary Planning Guidance / Development Briefs
Whilst the Council will be preparing SPG and Development Briefs throughout the plan period, indicators may suggest policies are not being implemented properly and there is a need for further SPG guidance as to how policies should be interpreted. Further, lack of progress on delivery of sites may require the production of Briefs/Frameworks to be prepared for key sites to assist implementation. The Council will work with landowners on bringing these forward.
Policy Research

Where the indicators suggest the LDP policies are not being effective as they should, further research and investigation, including the use of contextual indicators and comparisons with other local authorities and national statistics where appropriate will be required before a decision to formally review the policy is made
Policy Review
Where indicators suggest a policy is failing to implement the strategy of the plan and a formal review of the policy is required. Further research and investigation, including comparisons with other local authorities and national statistics where appropriate will be required before a decision to formally review the policy is made.
Plan/Strategy Review
Where indicators suggest that the LDP Strategy is failing and a formal review of the plan is required. The decision to review the plan will not be taken lightly, and this trigger will not apply to the majority of LDP Objective/Policy areas. This decision will not be taken lightly and is considered to be exceptional.

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

Figure 4.1: Revised Torfaen LDP Objectives - Monitoring Actions

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

4.5 Using this revised monitoring actions ‘traffic-light’ colour scheme, Table 4.1 below summaries the results of the monitoring with respect to each of the 18 LDP Objectives from Appendix A. The results of the 2016 AMR are also shown to indicate a change in situation from 2016-2017.

Objectives		2017 Result	2016 Result	2015 Result
1	To ensure the provision of an appropriate quality & range of employment sites and retail opportunities to support high and stable levels of employment in Torfaen and deliver a competitive, modern and sustainable economic and thriving town centres	Red	Red	Yellow
2	To promote health and well being through the provision of development including community facilities, leisure and outdoor recreational opportunities, accessible to all	Green	Red	Green
3	To ensure that the location of development does not result in unacceptable risk from flooding, subsidence or health hazards	Yellow	Yellow	Green
4	To ensure the highest quality of design in all developments and delivering safe, healthy and attractive environments	Yellow	Green	Yellow

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 monitoring has shown that for 10 of the 18 LDP Objectives the indicators suggest the LDP policies are being implemented effectively and no further action is required.

4.7 The monitoring has shown that for a further 6 of the LDP Objectives the indicators suggest the LDP policies are not currently being achieved, and that in relation to 2 the situation cannot be addressed without a partial or full review of the Plan. The reasons for these monitoring results are set out in Appendix A. A short summary of

the main reasons why these objectives have been indicated as not being achieved is provided below (full details provided in Appendix A).

Objective 1 (Red) - The primary reason for this objective not being achieved is that by the end of 2017 it was expected 10ha of allocated employment land would be developed. To date only 3ha of allocated sites have been delivered and none within the first or second monitoring periods. No allocations have been delivered in this third monitoring period, however there has been delivery of 1.3ha on existing employment sites. Therefore a trigger has reached. Delivery of allocated employment land is below target and small sites in Cwmbran have all been sold. Enquiries have shown there is a qualitative lack of larger sites. The Council has seen however a significant upturn in queries and demand for employment land and consider that land will start to be come forward for development in the near future. The need for available and deliverable strategic employment sites to meet demand will be a key issue for the LDP Review.

Objective 16 (Red) - The primary reason for this objective not being achieved is delivery of the LDP Housing target of 4700 by 2021. By the end of 2017 delivery of 2921 dwellings was forecast. To date only 2114 units have been delivered representing 44% of the required housing to 2021. It is clear now the LDP target will not be achieved and the shortfall in delivery is a concern. The Draft Statement of Common Ground for the JHLAS indicates the housing land supply figure will be maintained from the 2016 figure at 3.6 years. However the figure is well below the required 5 year figure. Significant delays in the bringing forward of Strategic Sites and hence lower than anticipated build rates have led to the fall in the Housing Land Supply figure. However with a number of sites now being implemented (South Sebastopol, Llantarnam SAA3, and Former Police College) and windfall such as Llantarnam Comprehensive build rates should see a significant upturn in the next few years, but this will not meet the required remaining LDP need of 665 per annum until 2021.

LDP Policy Monitoring

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

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 in 2014; the Morrisons store is now built; the 5.6ha B2 Meritor factory has been reduced in size and retained; and the residual 2.7ha B1 / Hotel site is now likely to be used for Torfaen's Post 16 Further Education Campus. In this respect awaiting the outcome of the Post 16 campus the indicators / targets for B1/Hotel elements may need to be amended	Continue ongoing discussions with landowners to bring forward the remaining elements of this regeneration scheme
SAA2	Canalside, Cwmbran	This brownfield strategic mixed use site is allocated in the LDP for 150 dwellings. No planning application has been	Work on going to look at opportunities by the Council's Planning

		submitted to date and therefore delivery is behind schedule	Policy and Regeneration teams to bring this site forward for redevelopment in whole or in part
SAA3	Llantarnam, Cwmbran	This greenfield site has obtained outline planning permission (July 2015) for up to 450 dwellings, B1 employment uses, a neighbourhood centre	Planning application approved and work has commenced on Phase 1 of development (102 dwellings). Further phases currently being discussed
SAA4	Mamhilad, Pontypool	This strategic brownfield / greenfield site, within the Pontypool Housing Sub-Market Area, has not yet obtained planning permission and delivery of this site is significantly behind forecasts. The lack of delivery is a cause for concern, as this is a key strategic site forecast to deliver 690 dwellings in the plan period to serve the Pontypool Housing Market Area and thus is a key contributor to meeting the LDP housing target	Outline Planning Application submitted on approx. 2/3 of site for a mixed use development, of 941 dwellings, primary school and reuse of the Grade 11* Listed Building. Application currently being considered
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 Council will continue to negotiate with the landowners and other parties to facilitate delivery of the reclamation and remediation of this long standing site	
SAA6	South Sebastopol, Cwmbran	This large greenfield strategic site obtained outline planning permission in January 2014 and again in October 2014; and reserved matters application for the 1st Phase for 210 dwellings has now been approved and work has commenced on site	Continue to facilitate delivery of this scheme through the Development Management process
SAA7	Llanfrechfa Grange, Cwmbran	Whilst planning permission was granted in 2014 for the Grange University Hospital (GUH), WG did not announce that it will invest around £350 million in the new hospital until October 2016. Construction started in July 2017, and is expected to open in spring 2021 Health Board not progressing housing	Study commenced in relation to future development of the remaining employment and residential allocations

		site and potential new link road as concentrating on the GUH WG not progressing employment site and concerns that access and levelling costs may make the employment element uneconomic	
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Table 4.3: LDP Site Allocations Monitoring - Summary			
Site		Progress	Actions
H1/1	County Hall & Police HQ, Llanyravon - 220 dwellings	Preferred bidder approved and pre application discussions continuing	Encourage & support submission of planning application from successful bidder
H1/2	Former Police College & Adj. Land, St. Dials - 350 dwellings	Planning application approved and work has commenced on Phase 1 of development. Phase 2 application currently being determined	Continue to assess Phase 2 application. Encourage landowners to bring forward Phase 3
H1/3	Former Belle Vue Nursery, St. Dials - 16 dwellings	Site under construction	No action necessary
H1/4	Ty'r-ywen Farm, Fairwater - 25 dwellings	Site sold by Council	Encourage & support planning application from land owner
H2/1	Former Trevethin School, Penygarn - 115 dwellings	Site permitted and under construction.	No action necessary
H2/2	Animal Pound & Adjacent Land, Wainfelin - 135 dwellings	Site stalled. Not being progressed	Site stalled. Encourage & support site planning application from landowners
H2/3	Pontypool College, Cwmyrnyscoy - 140 dwellings	Nature and extent of any development of the site is unknown at this time. Coleg Gwent reviewing plans for the site	Coleg Gwent reviewing the future of site and unlikely to be brought forward in the plan period
H2/4	Coal Yard, Station Road, Panteg - 15 dwellings	Remainder of site acquired by landowner from Council in 2017. Delivery forecast 2018/2019	Encourage & support site landowner to bring permitted site forward and submit planning application on remainder
H3/1	Garn-yr-Erw Terrace, Blaenavon - 26 dwellings	Site stalled and landowner unlikely to bring forward	Consideration of disposal of current planning application
H3/2	Blaenavon Health Centre, Blaenavon - 17 dwellings	The site is now in use for employment purposes	Site now occupied for employment uses, following Change of Use permission in 2015. Site not being brought forward for housing
H3/3	St Peters School,	Site unlikely to be	Encourage and support

	Blaenavon - 18 dwellings	brought forward in the plan period	landowner to bring site forward
H3/4	Hillside School, Blaenavon - 64 dwellings	Site under construction, for 54 dwellings; completed in 2017	No Action required
H3/5	Land off Giles Road, Blaenavon - 25 dwellings	Delivery forecast in 2011/2016 - Pre App discussions held in 2014, Landowner requested help to resolve 'ransom-strip' issue and bring site forward	Ransom strip issue resolved. Encourage and support landowners to bring site forward
H3/6	Old Co-op, 39-43 High Street, Abersychan - 24 dwellings	Delivery forecast by 2015/16 - Landowner currently considering options to bring site forward	Encourage landowner to either sell the site or submit application and bring site forward
H7/1	Rose Cottage, Pontypool - 10 pitches	Currently stated invalid planning application for site	Encourage & support progressing planning application and site delivery
H7/2	Former Race AFC Football Pitch, Pontypool - 32 pitches	Granted full planning permission in January 2015 for 31 pitches	First 10 pitches completed.
EET1/1	Ty Coch Way, Two Locks	Site now built out - 1.4ha delivered	No Action required
EET1/2	Llantarnam Park A	No Planning permission - Site acquired by Gwent Police for new headquarters	Encourage and promote site development
EET1/3	Llantarnam Park B	No Planning permission - Site acquired by Gwent Police	Encourage and promote site development
EET1/4	Llantarnam Park C	No planning application - Discussions ongoing with potential developer for the site	Encourage and promote site development
EET2/1	Former Gas Works Site, New Inn	0.9ha granted permission as part of household waste recycling centre (now built) - 1.2ha remaining	Encourage and promote site development
EET2/2	Lower Mill Field (North), Pontymoile	No Planning permission - Undeveloped	Encourage and promote site development
EET2/3	Lower Mill Field (South), Pontymoile	No Planning permission - Undeveloped	Encourage and promote site development
EET2/4	Land South of Travel Lodge, Pontymoile	No Planning permission - Undeveloped	Encourage and promote site development
EET2/5	Mamhilad Business Park	Land recently sold. No Planning permission - Undeveloped	Encourage and promote site development
EET2/6	Usk Vale, Mamhilad	Land recently acquired.	Encourage and promote

		Planning application approved	site development
EET3/1	Varteg Road, Garndiffaith, Pontypool	Land owner on northern part of site exploring options to acquire remaining for car parking purposes	Encourage and promote site development
EET3/2	Gilchrist Thomas Ind. Est., Blaenavon	Site has been part developed (car park extension, storage and factory extension) - 0.7 delivered 0.5ha remaining	Encourage and promote site development
EET3/3	Kays and Kears, Blaenavon	Land recently sold. No Planning application submitted	Encourage and promote site development
EET4/1	Craig Y Felin, Cwmbran	No planning permission and landowner not progressing site	Encourage and promote site development of this key strategic site
EET4/2	Former Ty Coch Tip, Cwmbran	No Planning Permission - Landowner considering site options	Encourage and promote site development
RLT2/1	Cwmbran Town Centre (Eastern Side)	No Planning permission - Investigations ongoing by the Town Centre Owners on redevelopment options for this site	Encourage and promote site development
T1/1	North Torfaen Highway Improvements	Part completed with Online improvements on A4043 through to Albion Road roundabout completed. Ongoing investigations as part of Regional Local Transport Plan for delivery of remainder. £15,500 Welsh Government funding received to contribute to Abersychan junction scheme	Continue to seek public funds and work with transport colleagues to seek grant funding to complete improvements
T1/2	Pontypool & New Inn Park and Ride	No Planning Application - Undeveloped. Ongoing investigations. WG have funded design work	Continue to seek public funds and work with transport colleagues to seek grant funding to complete improvements
T1/3	Cwmbran Town Centre Improvements	Part completed through Morrison's / Arvin Meritor schemes under SAA1 (with S106 monies remaining and further work planned as part of remaining development	Continue seeking public funds (and relevant S106/S278 schemes) to complete improvements

		area). Still requires public funding to complete - currently a 'City Deal' proposal	
T1/4	Llanfrechfa Grange Link Road	Scheme subject to TIA to prove need as part of SAA7 housing element; which is behind schedule in terms of receiving planning permission	Linked to SAA7; encourage Aneurin Bevan University Health Board to bring the housing site forward
T3/1	NCN492 Varteg Road Bridge to Blaenavon Town Centre	Scheme implemented	None 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	None 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	Awaiting Outline investigation	Liaise with Highways with planning input if necessary
T3/6	Usk (Monmouthshire) to Coed-y-Gric Road, Griffithstown	Awaiting Outline investigation	Liaise with Highways with planning input if necessary
M3	Tir Pentwys Preferred Area for Aggregates	SWRAWP Regional Technical Statement on Aggregates (RTS) 1 st Review has set a zero tonnes aggregate apportionment for Torfaen	Continue progressing planning application to final conclusion. Review of minerals policies to be included in plan review.
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, Cwmyncyoy	Uneconomic to develop new playing field due to excessively high remediation costs (£753,600 + land costs). However, Council is now looking to identify another playing field site in the locality	Council to continue pursuing other playing field sites in the locality

4.9 Table 4.4 below detail LDP policies where there are issues with their effective either in part or as a whole; all other LDP policies are considered to be performing

effectively. Table 4.4 also details the actions the Council will undertake to remedy these LDP performance issues.

Table 4.4: LDP Policy Effectiveness Monitoring - Summary			
Policy		Issue	Actions
S1	Urban Boundaries	The British SAA5 - Regeneration area is included within the Urban Boundary. Concern that the inclusion of the wider site in the urban area is encouraging potential sporadic, piecemeal development in this area, not part of a comprehensive regeneration scheme	Review of urban boundary to be considered in review of plan
S5	Housing	3.6 years housing land supply in April 2017. Only 2,114 dwellings have been completed which is below the LDP Monitoring target of delivery of 2,921 dwellings by 2017	Plan assessed as requiring review. Implement actions from Tables 4.2 & 4.3 above; and encourage appropriate windfall development
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
H4	Affordable Housing	The Annual Viability Review has shown that in North Torfaen the Council should only be seeking up to 5% affordable housing provision Small sites 3-9 (dwellings), especially in weaker market areas, are not making any S106 or limited affordable housing provision	Adopted Planning Obligations SPG amended in Sept 2016 to reflect viability concerns on affordable housing and S106 matters
HE1	Buildings and Structures of Local Importance	Policy not effectively being used; as the Heritage SPG / 'Local	Council to develop programme of Conservation work

	List' and associated Article 4 Direction (to remove demolition Permitted Development rights) has not yet been prepared / made	including Heritage SPG, 'Local List' and associated Article 4 Direction
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Core and Mandatory Indicators

4.10 The LDP Regulations set out a number of mandatory indicators that should be reported in the Annual Monitoring Report. LDP Regulation 37 prescribes two core indicators which must be included in the Annual Monitoring Report:-

- The housing land supply taken from the current Housing Land Availability Study; and
- The number of net additional affordable and general market dwellings built in the LPA's area.

4.11 The LDP Manual identifies other mandatory indicators which should be included in the Monitoring Frameworks. Table 4.5 below reports on the results for the mandatory indicators. Neither the LDP Regulations nor the LDP Manual set out a requirement to analyse the information set out in respect of the mandatory indicators. However, nearly all of these indicators are included in the LDP Monitoring Framework and is thus subject to analysis and consideration as part of the monitoring process.

Table 4.5 Mandatory Indicators

Mandatory Indicators	Monitoring Results
The housing land supply taken from the current Housing Land Availability Study	The current 2017 Joint Housing Land Availability Study Statement of Common Ground for Torfaen indicates there is a 3.6 year land supply
Number of net additional affordable and general market dwellings built per annum	A total of 226 units were built during 2016-2017. This comprised 108 market dwellings and 118 affordable units
Net employment land supply development	0ha of allocated employment land developed during 2016-2017 1.98ha permitted on existing employment sites 3.0ha of allocated LDP employment land delivered to date
Amount of development including housing permitted on allocated sites in the development plan as a % of development plan allocations and as a % of total development permitted	From a total of 315ha of allocated land 0.50ha has been granted planning permission during the monitoring period 2016-2017 which is equivalent to 0.15% of development plan allocations Out of a total of 13.48ha permitted in 2016-2017 0.5ha was on allocated sites which is equivalent to 3.7% of total development permitted
Average density of housing development permitted on allocated development plan	The average density of housing development permitted on allocated sites

sites	during 2016-2017 is 42 dwellings per hectare (net)
Amount of new development permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted	During 2016-2017, 13.35ha of a total of 18.98ha permitted was on previously developed land equating to 70%
Amount of major retail, office and leisure development (sqm) permitted in town centres expressed as a percentage of all major development permitted (TAN4)	No major retail, office and leisure developments have been permitted in Torfaen's town centres
Amount of development (by TAN15 para 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests	During 2016-2017, there was no permissions for highly vulnerable or emergency services permitted within flood zone C2 not meeting all TAN15 tests
Amount of greenfield and open space lost to development (ha) which is not allocated in the plan	During 2016-2017 0.13ha of greenfield and open space has been lost to development
Amount of waste management capacity permitted expressed as a percentage of the total capacity required, as identified in the regional waste plan	Permission for the 0.4ha requirement for a Civic Amenity Site was granted planning permission (for 0.9ha) during 2016-2017
The extent of primary land won aggregates permitted in accordance with the regional technical statement for aggregates expressed as a percentage of the total capacity required, as identified in the Regional Technical Statement	Not Applicable - The North and South Wales Regional Aggregate Working Parties Regional Technical Statement 1 st Review (1 st August 2014) Table 5.2 has, for Torfaen, made a 'zero' tonne apportionment for both 'land won sand & gravel' and 'crushed rock'
The capacity of renewable energy developments installed in Strategic Search Areas (SSA) by type (TAN8)	Not Applicable - Torfaen does not lie within a SSA
Total housing units permitted on allocated sites as a % of overall housing provision	21 units permitted on allocated sites in 2016/7 equating to 0.4% of total housing provision of LDP Housing target of 4,700 Total units permitted on allocated sites during the monitoring period (21 units) out of a total of 361 permitted (excluding 102 units permitted through Reserved Matters permission which were counted in the Outline permission in 2016 AMR) equates to 5.8% of overall housing permitted on allocated sites
Employment land permitted (ha) on allocated sites as a % of all employment allocations	0ha permitted on allocated sites equating to 0% of all employment allocations during 2016-2017.

5. Sustainability Appraisal Monitoring

- 5.1 The Strategic Environment Assessment Directive requires local authorities to undertake Strategic Environmental Assessment as part of preparation of their development plan. A joint SA/SEA was undertaken as part of the preparation of the Torfaen LDP in line with best practise.
- 5.2 The SEA Directive also requires the Council to monitor the state of the environment through monitoring sustainability objectives. The 23 Sustainability Objectives set out in the Final SA Report (2013) are identified in Table 5.1 below. A range of initial indicators to monitor the objectives were set out in an initial monitoring framework in Table 13.1 in the Final SA Report (2013) to assist in monitoring the social, economic and environmental impact of the LDP. The set of indicators was preliminary and identified potential indicators. Through this monitoring process we have found there is an opportunity to improve the SA Monitoring to ensure that appropriate data is collected as a number of indicators are no longer relevant or data is not available or not sufficiently detailed to enable monitoring. The indicators will and will continue to be refined over the subsequent monitoring periods. The SA monitoring framework tables are included in Appendix B of this report which sets out the results of the monitoring of the 23 SA Objectives.
- 5.3 A traffic light system methodology has been used to identify if progress is being made towards the relevant objective, which is based on that used for the assessment of the LDP but amended for the purposes of this monitoring exercise. To summarise therefore for monitoring purposes a green result indicates that the results indicate a positive effect against achieving the objective, a white result indicates a neutral effect and red indicates the results suggest a negative effect against meeting the objective. An overview of the appraisal table is below:

Positive Effect towards meeting the Objective	
Neutral Effect	N
Negative Effect towards meeting the Objective	

- 5.4 For each objective the SA Report identified the predicted long term effect of the LDP against the objective. This identified whether the LDP would be likely to have positive or negative effects against the objectives. The result for each objective will be the overall net effect when all the indicators are taken into account, considering there will be a range of positive, neutral and negative effects identified under each objective.
- 5.5 The following Table 5.1 sets out the summary assessment of the results of the Sustainability Monitoring. This can be cross referenced against the background data table in Appendix B of this report. A summary analysis of these results is provided in paragraphs 5.8-5.9. The results of the 2015 and 2016 AMR are also shown to indicate a change in situation from 2015-2016.

Objectives		2017 Result	2016 Result	2015 Result
1 & 2	To enable high and stable levels of local employment in Torfaen (positive effects) To achieve economic growth to contribute to business competitiveness (positive effects)	N	N	
3	To promote and enhance sustainable tourism in Torfaen (positive effects)			
4	To protect, manage and enhance Blaenavon Industrial Landscape World Heritage Site as a cultural and tourism destination (positive effects)			
5	To protect, manage and enhance biodiversity (both positive and negative effects)			
6	To protect and manage geodiversity (positive effects)			
7	To reduce air pollution and improve air quality (both positive and negative effects)			
8	To minimise noise and light pollution (both positive and negative effects)			
9	To minimise the risk of and from flooding (both positive and negative effects)	N	N	
10	To conserve and enhance historic resources and their settings (both positive and negative effects)	N		N
11	To protect and enhance the valued landscape character of Torfaen (both positive and negative effects)			
12	To make most efficient use of land and buildings (both positive and negative effects)	N	N	N
13	To achieve a modal shift to more sustainable transport modes (both positive and negative effects)			
14	To promote sustainable building design (positive effects)	N	N	N
15	To reduce waste generation and disposal to landfill and maximise reuse and recycling (both positive and negative effects)			
16	To maintain and improve water quality (both positive and negative effects)	N	N	N
17	To contribute to an increase in the use of renewable energy sources across the County Borough (positive effects)			N
18	To improve the affordability of housing (positive effects)			
19	To improve the variety and quality of housing (positive effects)	N	N	N
20	To improve accessibility to and protect and improve the quantity and quality of local services and facilities (positive effects)	N	N	N
21	To improve educational attainment and increase skill levels (positive effects)			
22	To improve the health and wellbeing of the population (positive effects)			
23	To promote, strengthen and enhance the cultural identity of communities and improve social cohesion and diversity (positive effects)	N	N	N

5.6 The results of the Sustainability monitoring indicate that out of 23 Sustainability Objectives overall positive effects were identified for 13 objectives and neutral effects for 10 objectives. Overall as identified in the 2017 AMR the table shows for

the majority of the sustainability objectives identified, progress is being made, on balance, against the range of monitoring indicators for the particular objective. Where monitoring shows that progress is not as predicted or situation has changed further analysis has been provided in paragraph 5.7 below. Progress will continue to be monitored in next year's AMR 2018. Data availability had again proved a problem for certain indicators and a further review of additional indicators will be undertaken for the 2018 AMR.

- 5.7 As outlined above, the results for SA objectives that have changed from the 2016 AMR is identified below:-

Objective 10 - To conserve and enhance historic resources and their settings (Negative to Neutral) - A neutral effect now reported overall primarily due to the development of the Blaenavon Conservation Area Appraisal which is being reported to this Council. A work program needs to be implemented to facilitate the complete review of all Conservation Area Appraisals and given this will be a significant piece of work this will be the focus of work given its statutory requirement over the next few years.

- 5.8 Therefore, on balance it is considered that the plan is moving in a positive direction of travel overall against the sustainability objectives. The monitoring exercise raises issues in respect of employment land delivery, housing delivery and the need to ensure conservation of heritage assets through a Conservation Area Programme review. This is the third year of monitoring and trend data can start to be analysed as identified in the changes above. More meaningful trend data in the fourth AMR in 2018.

6. Conclusions and Recommendations

Conclusions

6.1 This 2017 AMR is the third monitoring report prepared since the adoption of the LDP in December 2013. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan and to determine whether or not it needs to be reviewed. In assessing the performance of the effectiveness of the LDP the LDP Manual sets out four key questions to be considered in the AMR. These are addressed below:-

1. What new issues have occurred in the area or in local/national policy (key recent contextual and national policy changes, future prospects)?

6.2 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. If the implications are significant, consideration is given as to whether this necessitates a review of the LDP. As outlined in Chapter 3, the main change in national legislation has been the introduction of the Future Generations Act 2015 which came into force on 1st April 2016. A number of Policy updates to national planning policy were published during the period including updates to Planning Policy Wales (9th edition) and TAN4 in November 2016.

6.3 The provisions of the Future Generations Act require taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals. Whilst this is new legislation the Council has sought to achieve sustainable development through the LDP both in its preparation and delivery. This is evidenced through the iterative process of undertaking 'Sustainability Appraisal' to inform the emerging plan at each stage of preparation. These have considered the economic, social, environmental and cultural implications of the LDP's proposed strategy and policies. It is therefore considered the plan is in accord with the guiding principle of achieving sustainable development and it has been concluded that these do not result in a need for the LDP Policies to be amended.

6.4 In relation to the updates to PPW and TAN4 The Council is satisfied that no substantive changes are required to the Plan's policies regarding the historic environment or retail planning.

6.5 The Brexit vote and the potential economic and environmental implications of this will be significant. In addition the emerging regional work in relation to the Cardiff City Deal and also the Strategic Development Plan potentially have major implications for Torfaen in the future.

6.6 The introduction of a regional planning tier in the format of a Strategic Development Plan for the Cardiff region which would mean matters including the strategic elements of LDPs; such as housing, employment, transport, Gypsy and Traveller provision, minerals and waste, could in the future be determined regionally. Torfaen will be included in the Cardiff SDP area. Whilst not having implications for the findings of this AMR the programme for implementation of the SDP will inform any subsequent review of the LDP going forward. Aligned with this is LDPs in their current form will no longer be required within areas covered by an SDP, rather an LDP 'light' (LDPL), primarily dealing with site allocations not made by an SDP and development management policies will be prepared. The CCRB have been

discussing the need and implications of a SDP and are expected to make a decision before the end of 2017 on how this is to progress.

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

- 6.7 It is considered that the evidence collected from this third AMR following adoption of the LDP in 2013 indicates that the basic strategy whilst sound is taking too long to deliver both in relation to housing and employment development. The regeneration aims of the strategy are being realised, however delivery continues to be slower than anticipated. For example in North Torfaen delivery of housing is in line with forecasts, but despite some progress on some large strategic sites is behind schedule in Pontypool and Cwmbran. The main indication of this is the Joint Housing Land Supply figure continuing to fall below the 5 year figure at 3.6 years. This can be attributed to the impacts of the global recession and the delays in bringing forward key strategic sites. Whilst a number of these sites are now starting to deliver housing numbers and this has been supplemented by some acceptable windfall sites the number being delivered is still below the projected plan trajectory. It is considered the plan is moving in the right direction in terms of the achievement of its objectives, but the strategy is taking longer to deliver than anticipated. The downturn in the economy has had a marked effect on house building rates and therefore on the delivery of affordable housing. Whilst there is now progress on a number of key sites the previous low house building rates means delivery is still behind schedule. Viability continues to be an issue in overall house building and this has an adverse impact on the levels of affordable housing that can be delivered through the planning system.
- 6.8 From a regional perspective, the LDP is meeting its mineral and waste in line with regional technical statements/regional plans through site allocations and policy implementation. Also the LDP is assisting in the planning of future health services for the region through facilitating the delivery of the new Grange University Hospital at Llanfrechfa Grange which will serve Gwent and South Powys.
- 6.9 The development strategy remains fundamentally sound however due to slow progress there is considered a need for intervention at this stage in the form of a review of the Plan. The continued shortfall of the Housing Land Supply figure needs to be addressed in order to ensure the continuation of a plan led approach. The nature of the review and how future progress is to be planned is recommended to be the subject of a future report.

3. What sites have been developed or delayed in relation to the plan's expectations on location and timing?

- 6.10 Section 4 of this report provides a detailed analysis of the delivery of each individual allocation, and where this is behind schedule a statement to facilitate delivery.
- 6.11 The monitoring results indicate generally that the plan policies are performing effectively and the LDP Objectives are generally being met. Work has commenced on strategic sites SAA1, SAA3, SAA6 and H1/2. However significant delays ,despite an outline Planning Application being submitted for Mamhilad (SAA4), on strategic sites SAA2 (Canalside), SAA4 (Mamhilad), SAA7 (Llanfrechfa Grange) and H1/1 (County Hall) has continued to produce a shortfall in the Housing Land supply figure of 3.6 years.

6.13 The LDP allocations are being delivered, albeit in general over a longer than anticipated timescale and contributing towards the LDP Strategy. The status of all the LDP allocations is set out in Tables 4.2 & 4.3.

6.14 **4. What has been the effectiveness of delivering policies and in discouraging inappropriate development?**

6.15 It is clear that parts of the plan namely housing delivery and employment delivery is slower than anticipated. In terms of housing delivery, the plan is on target for delivery in the North of the Borough effectively delivering the regeneration aims of the development strategy for this area. Delays to the bringing forward of the strategic sites and the downturn of the economy is resulting in slower delivery of housing in the Cwmbran and Pontypool sub market areas. Even with some strategic sites coming forward there is expected to be a continued shortfall in housing delivery rates against targets which will mean the overall housing target will not be met. This has implications for delivery of other aspects of the plan such as affordable housing delivery and the ability to demonstrate a 5 year land supply.

6.16 The LDP has so far proved effective in discouraging inappropriate development with no major applications requiring to be refused or being subject of appeal.

6.17 **Recommendation of AMR**

As a result of the above, the LDP Annual Monitoring Report 2017 concludes with the following recommendation:-

1. **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.**

Appendix A - Torfaen LDP Annual Monitoring Framework Tables (2017 AMR)

LDP Objective 1	To ensure the provision of an appropriate quality & range of employment sites and retail opportunities to support high and stable levels of employment in Torfaen and deliver a competitive, modern and sustainable economic and thriving town centres			
Monitoring Aim	<ul style="list-style-type: none"> ▪ <i>Ensure delivery of allocated employment sites and protection of existing employment sites</i> ▪ <i>Enable delivery of convenience and comparison floorspace requirements for Cwmbran and Pontypool</i> ▪ <i>Improve vitality and viability of the town centres over the plan period</i> 			
	Supporting Policy: S6, S8, S9	Supporting Strategic Action Area Policy: SAA1-SAA7	Supporting Borough Wide Policy:	Supporting Topic Based Policy: EET1-EET6, RLT1-RLT11, CF2
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
1. 40.3ha of allocated employment land developed over the plan period (use class B1,B2,B8)	10ha of allocated employment land delivered by 2017	<i>Annual area (ha) of allocated employment land developed for B1, B2, B8 uses</i>	2.8ha of employment allocations developed per annum for employment purposes	Less than 1ha of employment allocations per annum for employment purposes since 2013
<p>1. ANALYSIS - During the monitoring period 0ha of allocated employment land has been developed. However before the monitoring period 3.0ha of allocated sites have been delivered as reported in the 2015 and 2016 AMR's.</p> <p>As of April 2017 of the total 40.3 ha of allocated land for employment and business only 3.0ha or 7.5% of employment land has been developed</p> <p>By the end of 2017 it was expected 10ha of allocated employment land would be developed. To date only 3ha of allocated sites have been delivered and none within the last monitoring periods. Therefore a trigger has reached. The Council has seen however a significant upturn in queries and demand for employment land and consider that land will start to be come forward for development in the near future. For example a 6.7ha employment site at Usk Vale has been acquired and planning permission has been granted which will be coming forward in the next few years. Also a number of employment allocations totalling 2.5ha at Llantarnam Business Park (EET/2, EET/3 & EET/4) are under offer with an identified developers and will be likely to be brought forward in the next few years.</p> <p>In addition to the allocated sites, the Council monitors annually the existing employment areas across the County Borough. As well as aiming to facilitate delivery of new allocated employment sites, protection and enhancement of existing employment estates to facilitate economic development is supported. During the period 1/4/16-31/3/17 planning permissions for 1.98ha of new employment land has been approved comprising new build and redevelopment of existing sites. To date since adoption of the LDP the we have seen the following employment land delivery on the redevelopment of existing sites which outlines the importance of the protection of existing industrial estates:</p>				Activated

<p>2015 AMR - 1.86ha (This represents at 40% site coverage for buildings equivalent to <u>4.65ha</u> of employment land redeveloped (considering buildings equate to 40% of an employment site, the remaining 60% being access, parking and landscaping). During the period 1/4/15-1/4/16 4.65ha)</p> <p>2016 AMR - 0.62ha (This represents at 40% site coverage for buildings equivalent to <u>1.55ha</u> of employment land redeveloped (considering buildings equate to 40% of an employment site, the remaining 60% being access, parking and landscaping)</p> <p>2017 AMR - 0.34ha of actual floorspace permitted but taking consideration 40% plot ratio on redevelopment for actual floorspace , the remaining 60% being access, parking and landscaping a total of <u>1.98ha</u> of employment land delivered</p> <p>Total - Dec 13 (LDP Adoption) - 1st April 17 = 8.18ha of employment land approved.</p> <p>Planning Permissions on allocated employment land - Permission has been granted for up to 14,500sqm on up to 2.96ha of B1 employment land at Llantarnam SAA3. Also as part of the Morrison's permission 2.5ha of B1 office floorspace was permitted as part of this application. Planning permission for 6.7ha of employment land at Uskvale granted permission. Total 12.16ha.</p> <p>Whilst new build activity is behind schedule conversions and redevelopment of existing sites has seen activity, which outlines the importance of the protection of existing industrial estates. To conclude, whilst there has even permissions the monitoring target of delivery of 10ha by 2017, has not been met and therefore delivery of allocated employment delivery is behind schedule</p> <p>A trigger has been activated and the plan is behind schedule in this regard with delivery of allocated employment land.</p>				
2. Development of identified retail floorspace requirements in Cwmbran and Pontypool up to 2021 to be delivered in town centre	<p>Planning permission for retail development to meet comparison floorspace requirements in Cwmbran Town Centre (Approx. 4,800-8,400sqm)</p> <p>Planning permission for retail development to meet convenience floorspace requirements for Pontypool (Approx. 1,120-1,500sqm net)</p>	<i>Amount of major new retail and leisure development permitted in the three defined town centres</i>	Any major Retail and Leisure permissions are granted within existing town centres	Non delivery by 2017
<p>2. ANALYSIS - No major new retail and leisure development permitted in the three town centres during the monitoring period.</p> <p>Convenience floor space requirements for Cwmbran was taken up by Morrison's Planning Applications 11/P/00101 and 12/P/00035 respectively. Council in ongoing discussions with owners of Cwmbran Town Centre M&G in relation to potential future proposals for redevelopment of town centre site RLT2/1 Land on the eastern side of the town centre (broadly the area to the east of North Walk and the Mall) to accommodate identified comparison floorspace requirement in Cwmbran Town Centre (of approx. 4,800-8,400sqm).</p>				Not Activated

<p>No convenience floorspace requirements delivered in Pontypool during this monitoring period.</p> <p>The remaining floorspace requirements hasn't been delivered by the 2017 monitoring trigger next year but still considered potentially achievable in the plan period.</p> <p>Therefore whilst a trigger has not been reached there has been to date non delivery of the identified comparison requirements in Cwmbran and Convenience in Pontypool. Ongoing discussions with M&G to facilitate delivery of identified comparison retail requirements.</p>				
3. Protection of existing employment land	Protection of existing employment land	<i>Area (ha) of employment land lost to alternative uses</i>	No loss of existing employment land	1 application granted permission on existing employment land for alternative uses
<p>3. ANALYSIS - No allocated employment land lost to other uses therefore the plan is on target. There have been three COU of applications resulting in loss of B2 and B1 floorspace approved in the monitoring period.</p> <p>2 applications resulting in a loss of employment floor space have been approved. This included COU of a vacant B1 office at Mamhilad Park to D1 Renal Unit (688sqm) and a Unit at Springvale for COU from light industrial to Retail car sales/MOT garage (841sqm). COU from vacant office and storage (Henry Hughes House) to residential (641sqm). This totals 0.21ha. In terms of the former it was considered compatible with the wider employment use of the area for a much needed facility with associated jobs. Further there was considered to be a surplus of office space at the site. In respect of the latter, car sales was considered an employment generating use complimentary to the wider area. Whilst 2nd hand car sales does not fall with B1/B2/B8 it is considered an appropriate use for the industrial estate as not a traditional retail use that would be more appropriately located in the town centre. In respect of the latter whilst the demand for employment use wasn't fully justified it was determined the loss of the employment building would be outweighed by the sympathetic renovation of the property and bringing it back into use</p> <p>It is considered that whilst a trigger has been reached these are not considered to affect overall employment provision.</p>				Activated
4. Protection of primary retail core in defined Primary frontages from conversion to other uses	<p>No loss of A1 units in defined 100% Primary frontages in Pontypool</p> <p>No exceedence of non A1 uses above prescribed 1/3 limit in the Cwmbran and Pontypool Town Centre Primary Frontage</p>	<p><i>Number of applications approved per annum for non A1 uses in defined 100% primary frontages in Pontypool</i></p> <p><i>Number of applications approved per annum for non A1 uses over and above prescribed 1/3 limit in defined 100% primary frontages in Cwmbran and Pontypool</i></p>	<p>No loss of A1 units in defined 100% Primary frontages</p> <p>No exceedence of non A1 uses above prescribed 1/3 limit in the Cwmbran and Pontypool Town Centre Primary Frontage</p>	<p>1 application granted permission up to 2017</p> <p>1 application granted permission up to 2017</p>
<p>4. ANALYSIS -</p> <p>Non A1 100% Primary Frontages - No applications approved for non-A1 uses in defined 100% primary frontages.</p>				Not Activated

Non A1 uses over 1/3 limit in defined 100% Frontages - No applications approved resulting in non-A1 uses over and above 1/3 limit						
The Plan is therefore on target in respect of protection of Primary Retail frontages and the vitality and viability of our town centres						
5. Protection of secondary frontages in Pontypool and Cwmbran Town Centres	No exceedence of non a1 uses above prescribed 50% limit in Secondary Frontages of Cwmbran and Pontypool	<i>Number of applications approved per annum for non A1 uses over and above prescribed 50% limit in defined secondary frontages</i>	No exceedence of non a1 uses above prescribed 50% limit in Secondary Frontages of Cwmbran and Pontypool	1 application granted permission up to 2017		
5. ANALYSIS - Non A1 over 50% secondary frontages - No applications approved resulting in non A1 uses above 50% limit in defined secondary frontages					Not Activated	
The plan is therefore on target in respect of protection of Secondary Retail frontages and the vitality and viability of our town centres						
6. Protection of existing town, district or local centres	No permissions granted	<i>Amount of retail floorspace (above 235sqm gross) developed outside established town, district or local centres</i>	No permissions granted	1 application granted permission per annum		
6. ANALYSIS - There has been no applications for retail floor space of above 235sqm granted outside the town centre in the monitoring period.					Not Activated	
The plan is therefore on target in respect of protection of the existing town, district and local centres.						
7. Reduce vacancy rates across the three town centres over the plan period to improve vitality and viability of the centres	Reduce vacancy rates across the three retail centres by 2017	<i>Annual vacancy rates of Cwmbran, Pontypool and Blaenavon Centres</i>	Reduction in vacancy rates across the three retail centres	Increase in current vacancy levels by 2017 from a 2014 base date		
7. ANALYSIS - The table below shows the vacancy rates in town centres since the beginning of the Plan period					Activated	
Town Centre	2006 Survey (National Average of 8%)	2010 Survey (National Average 11.06%)	2015 Survey (National Average 10.4%)	2016 Survey (TCBC Survey)		2017 Survey (TCBC Survey)
Cwmbran	2%	4.3%	5.4%	7.4%		7%
Pontypool	16.18%	24%	13.75%	11.5%		13%
Blaenavon	26%	12%	18%*	25%		19%
*Incorrectly reported as 13% in 2015 AMR						
The table above shows vacancy rates in the town centres since the beginning of the Plan Period (noting that care must be taken in their analysis, as the 2006 and 2010 surveys were carried out by GVA and the 2015 - 2017 surveys by the Council						

and different town centre areas were used, especially in Cwmbraan). Cwmbraan town centre continues to perform exceptionally well as a sub-regional shopping centre with vacancy rates well below the national average. Vacancy rates in Pontypool town centre have increased over the last year, but decreased over the plan period; but remain slightly above the national average. For Blaenavon town centre have reduced since last year and over the plan period as a whole, but is still above the national average. Whilst a mix bag of results, they generally reflect national trends; and the overall reduction in vacancy rates in Blaenavon is welcome. The focus on protecting core retail units in this town centre is of key importance to ensure the vitality and viability of the town centre.

The Plan is therefore not on target in respect of reduction in vacancy rates across the three town centres by 2017.

Bodies Responsible: Torfaen County Borough Council

Data Sources: TCBC Planning Applications
TCBC Employment Land and Retail Studies
TCBC Annual Retail Surveys

Summary Assessment Objective 1

LDP Objective 2	To promote health and well-being through the provision of development including community facilities, leisure and outdoor recreational opportunities, accessible to all			
Monitoring Aim	<ul style="list-style-type: none"> Enable delivery of community facilities Protection of areas of important urban open space to encourage recreation and health improvement 			
	Supporting Policy: S4-S9	Supporting Strategic Action Area Policy: SAA1-SAA7	Supporting Borough Wide Policy:	Supporting Topic Based Policy: H5, EET4-EET6, RLT4, RLT8, T3, CF1-CF6, C3
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
8. New development contributing to retention/enhancement or provision of community facilities	<p>Provision made in 100% of applicable developments per annum by 2017 in line with Adopted 106 SPG</p> <p>No applications approved contrary to protective aim of Policy CF3</p>	<p><i>% of applicable developments providing community facilities, leisure and outdoor recreation facilities</i></p> <p><i>Number of applications approved contrary to protective aim of Policy CF3</i></p>	<p>Provision made in 100% of applicable developments per annum in line with Adopted 106 SPG</p> <p>No applications approved contrary to protective aim of Policy CF3</p>	<p>Provision made in 60% of applicable developments per annum</p> <p>1 application approved contrary to protective aim of Policy CF3</p>
8. ANALYSIS				Not Activated
% of applicable developments providing community facilities, leisure and outdoor recreation facilities - A review has				

<p>been undertaken of all applications of 3 or more dwellings that have provided open space, play and recreation contributions/facilities in line with the Adopted Planning Obligations SPG. From November 2015 this has been set at 10 dwellings to reflect the agreed planning practise of not seeking contributions from below 10 dwellings (aside from Cwmbran South and East) due to viability constraints. In total 6 applications were approved which fell within the S106 threshold.</p> <ul style="list-style-type: none"> - Pontymoile School (39 dwellings) - SPG Compliant - Cottage Farm (102 dwellings) – Not SPG compliant Viability assessed - Commercial Street (10 dwellings) – Not SPG Compliant Viability assessed - Former Belle Vue Nursery (21 dwellings) – SPG Compliant - Llantarnam Comp (226 dwellings) –SPG Compliant - Penywaun Lane (41 dwellings) – SPG compliant <p>Of these 4 out of 6 or 66% were SPG compliant. Therefore this is within the target of 60%. For the two applications that were not compliant they were assessed on the basis of Viability and the reduction in S106 was therefore justified.</p> <p>Further, the indicator monitors the numbers that were subject to assessment against the SPG noting that the SPG allows for none or less provision if justified on viability grounds. Therefore all applications were properly assessed against the SPG, with 4 meeting requirements and 2 having to go through an appraisal. The target to ensure all applications are assessed against the SPG has therefore been met.</p> <p>Further during the period 2016-2017 S106 contributions totalling approx. £1.3 million was secured for new and improved community facilities.</p> <p>Number of apps approved contrary to protective aim of Policy CF3 - A small number of 2 planning applications have been approved for loss of community facilities, as identified below:</p> <p>Pisgah Sunday School - COU from redundant Sunday School to 5 no residential flats - Facility redundant and fully tested against policy requirements. Positive reuse secured with residential flats.</p> <p>Flat Kingdom Hall, Commercial Street Griffithstown - Conversion of former Kingdom Hall to residential – Comparable replacement facility provided within walking distance of the site and therefore it's no longer required.</p> <p>Both met the requirements of the Policy and therefore in compliance with the indicator</p>				<p>Not Activated</p>
9. Protection of designated Important Urban Open Spaces	Designated IUOS remain undeveloped	<i>Amount of land of identified Important Urban Open Space lost to development</i>	0ha lost per annum	
<p>9. ANALYSIS - A review of planning applications indicates there was 0ha of Important Urban open Space lost to development. This is clear that the designation of such spaces in the LDP has given the necessary protection to retain this important network of green corridors in the County Borough</p> <p>The Plan is therefore on target in respect of the protection of designated Important Urban Open Space in Torfaen.</p>				<p>Not Activated</p>
<p>Bodies Responsible: Torfaen County Borough Council</p>		<p>Data Sources: TCBC Planning Applications TCBC S106 Database</p>		

Summary Assessment Objective 2

LDP Objective 3	To ensure that the location of development does not result in unacceptable risk from flooding, subsidence or health hazards			
Monitoring Aim	<ul style="list-style-type: none"> Promote the precautionary approach to development in respect of floodrisk 			
	Supporting Policy: S2, S3, S8	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy:
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
10. No highly vulnerable development will take place within the C1 and C2 flood zones	No planning permissions granted for highly vulnerable development within C1 and C2 floodplain areas	<p><i>Amount of development (by TAN15 para 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN15 tests (para 6.2 i-v)</i></p> <p><i>*This indicator to be broken down to outline extensions to dwellings, and applications for individual dwellings and multiple dwellings*</i></p>	No permissions granted for highly vulnerable development within C1 and C2 floodplain areas	<p><u>N/A</u> No applications for Highly Vulnerable development to be permitted in C2 floodplain</p> <p><u>N/A</u> 100% of applications permitted in C1&C2 floodplains to meet all the TAN15 tests (para 6.2)</p>
<p>10. ANALYSIS - 2 planning applications approving Highly Vulnerable development in a C2 floodplain:</p> <p><u>Amount of development TAN15 permitted in C1/C2 areas not meeting TAN15 Tests</u> – 1 Planning permission granted for highly vulnerable development in C2 floodplain (16/P/00238) for 1 dwelling. FCA undertaken and NRW would not object providing a condition attached requiring floor levels to be 19.8AOD.</p> <p>A further application for COU of a Sunday School to 5 residential flats was granted in C2 floodplain. NRW did not object or require a FCA as they indicated that the flood map for the site is based on the generic JFlow modelling, which does not take into account the topography of the area or that the watercourse is actually culverted. The flood outlines would therefore represent a very worst case scenario and may not be entirely realistic. NRW have also highlighted that the topography of the area slopes steeply from the development site, and any over flow from the culvert would follow the easiest path of flow, which would be along the highway. As the property is at a higher level than the adjacent highway Pisgah Road NRW would encourage that the floor levels of the proposed flats remain above the highway level. The proposal does not show any changes in the floor levels of the property which are already above the height of the highway as a result the proposal is in line with the advice given by NRW. NRW have not objected to the application on the grounds of the potential flooding impact, due to the scale of the development and the topography of the area.</p> <p>An application for an extension to an existing employment building (16/P/01312/FUL) at the Polo Grounds Industrial Estate however the officers report indicates that the proposal has been considered in line with the tests in TAN15 and NRW do not</p>				<p>Activated</p>

object following amendments to the scheme.		
A trigger has therefore been reached with the granting of highly vulnerable development in a C2 floodplain.		
Bodies Responsible: Torfaen County Borough Council & Natural Resources Wales	Data Sources: TCBC Planning Applications	

Summary Assessment Objective 3

LDP Objective 4	To ensure the highest quality of design in all developments and delivering safe, healthy and attractive environments			
Monitoring Aim	▪ <i>Creation of sustainable communities promoting quality design in new development</i>			
	Supporting Policy: S3, S4, S8	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy: C4, C5, HE2
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
11. Facilitate good design in new development	SPG adopted in line with timescales in Appendix 2 of the LDP	<i>Annual delivery of SPG during the year</i>	Adoption in accordance with the timetable in LDP Appendix 2	A 2 year delay in adoption of SPG in line with the timetable
<p>11. Analysis - The SPG Programme in Appendix 2 of the LDP listed the SPG to be produced and also the existing SPG that needs to be reviewed to take account of the amended LDP Policy context. Given the delivery of the SPG programme would be dependent on resources and priority no specific timetable for production was agreed. Whilst progress on a number of SPG is underway, it is considered that a number of key SPG/Development Frameworks / Development Briefs should be prepared over the coming year to facilitate delivery of the plan. The 2015 AMR proposed a rewording of the indicator to monitor delivery of SPG during the year. The indicator will now focus on numbers of SPG delivered.</p> <p>The 2017 AMR reports that there has been no SPG delivered during the monitoring period however the update of the Blaenavon Design Guide is in progress and should be completed this calendar year.</p> <p>No trigger has been reached in respect of this indicator but delivery of the SPG programme is behind that envisaged and further action to deliver specific SPG over the next year should be undertaken.</p>				Activated
Bodies Responsible: Torfaen County Borough Council	Data Sources: TCBC SPG Programme			

Summary Assessment Objective 4

LDP Objective 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			
Monitoring Aim	<ul style="list-style-type: none"> Enable delivery of improved and additional education facilities across the County Borough up to 2021 and secure improvements through S106 as part of new development schemes 			
	Supporting Policy: S8	Supporting Strategic Action Area Policy: SAA4	Supporting Borough Wide Policy:	Supporting Topic Based Policy: EET4, CF2, CF3
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
12. Delivery of allocation CF2 Panteg Primary School	Implementation of Panteg Primary School	<i>Provision of new primary school at Panteg</i>	Status of delivery of primary school	Non implementation by 2017
<p>12. ANALYSIS - The LDP safeguarded land under Policy CF2 for the provision of a new primary school at Panteg Steelworks. Planning Application (15/P/00100) for new primary school approved on 28th April 2015. Construction was commenced in 2015 and was opened in October 2016.</p> <p>Whilst not a direct indicator of the plan as reported in the SA Monitoring, the Planning team has facilitated the delivery of a number of educational improvement schemes through the grant of planning permission contributing to delivering this LDP Objective during the year</p> <p>The Plan therefore is on target</p>				Not Activated
Bodies Responsible: Torfaen County Borough Council		Data Sources: TCBC Planning Applications - S106 Monitoring Database TCBC Education Department		

Summary Assessment Objective 5

LDP Objective 6	To protect, manage and enhance sustainable tourist attractions and facilities in Torfaen for the benefit of tourists and the community			
Monitoring Aim	<ul style="list-style-type: none"> Facilitate improvements to the tourism assets of Torfaen through the planning system and protect resources from damaging development 			
	Supporting Policy: S6, S8	Supporting Strategic Action Area Policy: SAA2	Supporting Borough Wide Policy:	Supporting Topic Based Policy: EET6, T2, T3, HE2
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger

13. Improvement in quality and provision of tourist facilities	Improvement in quality and provision since adoption of the LDP Increase in visitors to Torfaen	<i>Number of new development schemes delivered for tourist related facilities</i> <i>Annual number of visitors to TCBC</i>	Planning consents for new or improved tourism facilities Year on year increase of visitors to Torfaen	No schemes by 2017 Decrease in visitors to the County Borough compared to previous year
<p>13. ANALYSIS - There have been no applications for tourist related development during the monitoring period, however there were 4 schemes in 2015 and as such no trigger has been reached. The Council will continue to facilitate acceptable tourist related facilities through the planning system as they come forward.</p> <p>2016 - Total economic impact of tourism £71.22m, which was a 0.8% increase on 2015 2015 - Total economic impact of tourism was £69.75m, which was 5.5% increase on 2014 2014 - Total economic impact of tourism was £65.40m, which was a 6.5% increase on 2013</p> <p>2016 - Total visitor days in 2016 was 1.32 million, which was a 0.4% increase on 2015 2015 - Total visitor days in 2015 was 1.32 million, which was a 5.4% increase on 2014 2014 - Total visitor days in 2014 was 1.25 million, which was a 4.1% increase on 2013</p> <p>2016 - 914 FTE jobs supported by tourism spend, which is a 0.8 increase from 2015 2015 - 906 FTE jobs supported by tourism spend, which was a 7.8% increase from 2014</p> <p>Whilst the latter indicator is not a direct result of the implementation of the LDP, the LDP can facilitate this through the permission of tourist related schemes, which the planning system has done as identified above. However there are positive results in terms of an increase in visitor numbers and spend annually in the County Borough.</p> <p>The Plan is therefore on target in respect of facilitating improvements to the tourism assets of Torfaen</p>				Not activated
14. Protection of existing tourist facilities	No loss of tourist facilities to other uses	<i>Loss of tourist facilities (Policy EET6) to other uses</i>	No loss of tourist facilities to other uses	Loss of 2 or more tourist facilities over plan period
<p>14. ANALYSIS - There has been no applications resulting in the loss a loss of tourist facility during the monitoring period.</p> <p>The Plan is therefore on target in respect of protection of sustainable tourist facilities ensuring that access to a range of tourist facilities is promoted through the LDP</p>				Not Activated
Bodies Responsible: Torfaen County Borough Council		Data Sources: TCBC Planning Applications TCBC Economic Development - STEAM Data		

Summary Assessment Objective 6

LDP Objective 7					To conserve and enhance the distinctive cultural and historic resources of the County Borough				
Monitoring Aim					<ul style="list-style-type: none"> Promote conservation and enhancement of cultural and historic resources and protect them from inappropriate development Promote continued protection of Blaenavon World Heritage Site from inappropriate development and design 				
Supporting Policy: S4, S7, S8		Supporting Strategic Action Area Policy: SAA2, SAA4, SAA7		Supporting Borough Wide Policy: BW1		Supporting Topic Based Policy: EET6, C2, HE1, HE2			
Policy Target		Monitoring Target 2017		Indicator		Annual / Interim Monitoring Target		Assessment Trigger	
15. Conservation and Enhancement of the Blaenavon World Heritage Site		No applications approved contrary to advice from CADW or ICOMOS		<i>Development permitted with adverse impacts on the setting or character of Blaenavon World Heritage Site</i>		No applications approved contrary to advice from CADW or ICOMOS		1 development permitted contrary to advice from ICOMOS/CADW regarding potentially negative effects upon the setting and character of the BILWHS	
<p>15. ANALYSIS - There has been no applications approved contrary to advice from CADW or ICOMOS which could have adverse impacts on the setting of the World Heritage Site.</p> <p>An application to retain a garden storage building, greenhouse and fence which had extended into open countryside within the World Heritage which is having a detrimental impact on the character of the World Heritage Site was refused, supporting the LDP Objective for the Conservation and Enhancement of the special character of the World Heritage Site.</p>								Not activated	
16. Development Proposals do not adversely impact upon buildings and areas of built or historical interest and their setting		No planning consents are issued where there is an outstanding objection from the Councils Conservation Officer, CADW or GGAT.		<i>Occasions when development permitted would have an adverse impact on a Listed Building, Conservation Area, Site of Archaeological Significance, or Historic Park and Garden</i>		No planning consents are issued where there is an outstanding objection from the Councils Conservation Officer, CADW or GGAT. Production of Heritage SPG by 2017 Production of Buildings of Local Importance SPG by 2017		1 or more planning consents issued	
<p>16. ANALYSIS = One application (15/p/00434) relating to construction of a solar farm affecting the setting of the Listed Cwrt Henllys Farm. The impact on the setting of the Grade II Cwrt Henllys farmstead is considered to be so great that these wider public benefits are not sufficient to outweigh the harm caused by the development. However, in terms of mitigation, there is a direct and functional link between the development and LPA approved restoration works to the listed building in that the landowner of the listed building also owns the land on which the solar farm is to be built. Given the critical harm to the setting of the Grade II listed building then without the restoration of the building, national and local planning policy for safeguarding heritage assets dictate that planning permission should not be granted for the solar farm.</p>								Activated	

In this respect, given the developer's offer to enter into a S106 agreement with the Local Planning Authority to finance the listed building restoration and, together with the decommissioning of the solar farm at the end of its 30 year life expectancy, it is concluded that the benefits to be offered in the longer term outweigh the harm that will result to the setting of the listed building during the construction and operational phases of the development. The anticipated rental income to the landowner from the solar farm development is considered to be sufficient to cover the projected cost of restoration works to the listed building within the first 5-7 years of the development life span. Whilst there will be harm to the setting of the listed building in the short term, financing via the solar farm development affords the opportunity to restore the listed building to a high standard which, together with planned decommissioning of the development in 30 years' time, will result in a positive preservation of the asset for future generations.

On the basis of the above the Councils Conservation officer did not object. However no objection from the Councils Conservation Officer, noting that the farmstead is in a poor condition and the solar farm is recognised as an enabling development through securing a S106 Agreement with a restoration payment in place to enable restoration of the Listed Building.

There has been no applications permitted with an outstanding objection from the authorities Conservation Officer.

Production of Heritage SPG have commenced but given resource constraints focus will be on preparation of the statutory Conservation Area Appraisals with the Blaenavon Conservation Area being reported at this Council.

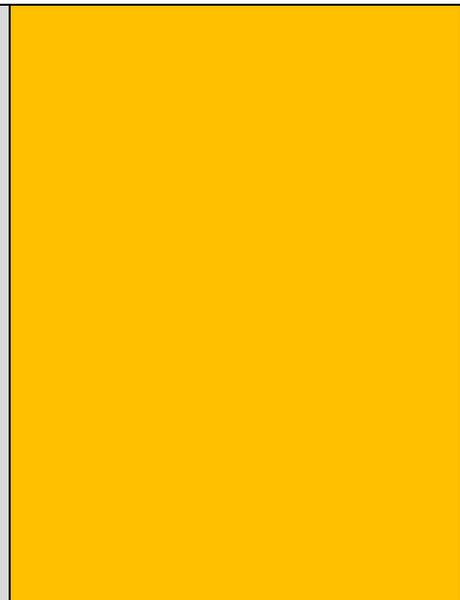
Therefore, considered the Plan remains on track in respect of the protection of historic resources.

17. Development Proposals do not adversely impact upon buildings and areas of built or historical interest and their setting	Complete Conservation Area Assessments by 2017 and review every 5 years	<i>Number of Conservation Areas with up to date assessments</i>	Complete Conservation Area Assessments by 2017 and review every 5 years	Complete Conservation Area Assessments by 2017 and review every 5 years not completed
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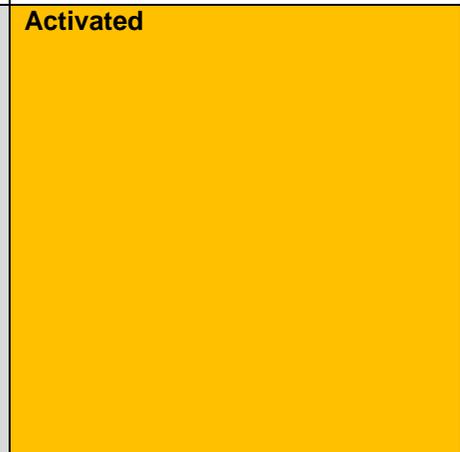
17. ANALYSIS - There are currently six Conservation Areas in Torfaen. These are Blaenavon Town Centre, Pontypool Town Centre, Llantarnam, Upper Cwmbran and Cwmavon. The following Conservation Area Appraisals have been undertaken:

- Blaenavon Conservation Area - Conservation Area Appraisal and reviewed boundary undertaken in 2011, with amendments to boundary made - Up to date. A revised Blaenavon CAA has been prepared in 2017 and is being reported at this Council. Therefore this is positive.
- Cwmavon Conservation Area - Conservation Area Appraisal and review of boundary undertaken in 2011 - Up to date
- Pontypool Town Centre - Conservation Area Appraisal and review of boundary undertaken in 2011, with amendments to boundary made - Up to date
- Monmouthshire and Brecon Canal Conservation Area - Conservation Area Appraisal undertaken in 2011 to designate length within Torfaen as a Conservation Area - Up to date
- Llantarnam Conservation Area - This is lacking an up to date CAA, last undertaken in 1984
- Upper Cwmbran Conservation Area - This is lacking an up to date CAA, last undertaken in 1984

Four out of 6 CAA's have assessments that will need review in 2017, and Llantarnam and Upper Cwmbran have not been



Complete Conservation Area Assessments by 2017 and review every 5 years not completed



reviewed since 1984. Therefore a trigger has been activated in respect of the need for Conservation Area Review of all 5 Conservation Areas to meet statutory requirements. A work program is in place to facilitate the complete review of all Conservation Area Appraisals and given this will be a significant piece of work this will be the focus of work given its statutory requirement over the next few years.	
Bodies Responsible: Torfaen County Borough Council & ICOMOS/CADW	Data Sources: TCBC Conservation Area Appraisals TCBC Planning Applications

Summary Assessment Objective 7

LDP Objective 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			
Monitoring Aim	▪ <i>New development promotes sustainable design and location principles including the need to minimise travel by car</i>			
	Supporting Policy: S2, S3, S8	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy:
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
18. To increase the amount (in MW) of energy produced in the Torfaen from renewable sources	Annual increase in the permitted capacity of renewable electricity and heat projects within Torfaen since 2013	<i>Permitted capacity (MW) of renewable electricity and heat projects</i>	Annual increase in the permitted capacity of renewable electricity and heat projects within Torfaen through the plan period	No annual increase in the permitted capacity of renewable electricity and heat projects within the County Borough over a 3yr period.
18. ANALYSIS - There has been one significant applications approved for a solar farm: Land at Cwrt Henllys Farm, Henllys - 5MW Solar Farm and Associated Infrastructure This represents significant permitted capacity to report in the 2017 AMR so this is extremely positive building upon the 12.07MW permitted during 2015-2016.				Not Activated
19. Major planning applications assess potential for onsite Renewable / Low Carbon Energy technologies	100% of all strategic sites and action areas are accompanied by a Renewable / Low Carbon Energy Assessment	<i>Number of strategic sites and strategic action areas which are accompanied by a Renewable/Low Carbon Energy Assessment</i>	100% of all strategic sites and action areas are accompanied by a Renewable / Low Carbon Energy Assessment	75% of all strategic sites and strategic action areas accompanied by a Renewable /Low Carbon Energy Assessment
19. ANALYSIS - During the monitoring period there were no Strategic Sites granted planning permission Notwithstanding this, it is becoming apparent that there is no policy leverage to insist on these being undertaken and the policy is ineffective				Not Activated

unless changes to national policy occur, which it is accepted could impact on viability. Given this it is likely this element of the policy will be reviewed in future LDP's.				
20. Promote a sustainable approach to the location of Major Windfall development	All new windfall developments permitted per annum.	<i>Number of Major Windfall schemes permitted per annum within 400m of facilities (shop, bus) and 1000m of school</i>	All new windfall developments permitted per annum	Less than 80% of all new windfall developments permitted per annum
20. ANALYSIS - 5 major windfall scheme permitted during the monitoring period, which was within recommended distances: <ul style="list-style-type: none"> Pontymoile School (39 dwellings) - Within distance to facilities but outside distance to primary school Commercial Street (10 dwellings) - Within distance to facilities but outside distance to primary school but development geared to non-child households Former Belle Vue Nursery (21 dwellings) - Within distance to facilities Llantarnam Comp (226 dwellings) - Within distances to facilities Penywaun Lane (41 dwellings) - Within distances to facilities <p>Therefore 80% of windfall permitted within recommended distances to promote sustainability</p>				Not Activated
Bodies Responsible: Torfaen County Borough Council & Development Industry		Data Sources: TCBC Planning Applications		

Summary Assessment Objective 8 & 11

LDP Objective 9	To allocate mineral sites if required and safeguard appropriate mineral resources from sterilization			
Monitoring Aim	<ul style="list-style-type: none"> To safeguard important mineral resources from sterilisation Maintain a minimum 10 year landbank of permitted aggregate resources 			
	Supporting Policy:	Supporting Strategic Action Area Policy: SAA5	Supporting Borough Wide Policy:	Supporting Topic Based Policy: M1, M2, M3, M4
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
21. Maintain a minimum 10 year aggregate landbank throughout the plan period	Planning permission for Tir Pentwys granted Maintain a minimum 10 year supply of aggregate resources	<i>Aggregate Landbank for Torfaen</i>	Maintain a minimum 10 year supply of aggregate resources	Less than a 10 year land supply of RTS aggregate resources Planning permission for Tir Pentwys not granted by 2016
21. ANALYSIS - There are issues with the monitoring aim (No.21) to 'maintain a minimum 10 year aggregate landbank throughout the plan period and planning permission for Tir Pentwys to be granted by 2017'. This because, the South Wales Regional Aggregates Working Party (SWRAWP) Regional Technical Statement (RTS) on Aggregates 1st Review (2014),				Not Activated

as endorsed by the Welsh Minister, now makes a 'zero' primary aggregate apportionment for Torfaen, but encourages the use of secondary materials. This compared to an annual requirement of 400,000 tonnes per annum in the previous 2008 RTS, upon which the LDP (Policy M3) made a 7.2Mt aggregate allocation in the Tir Pentwys Preferred Area for Aggregates. This site which has been subject to a planning application was recently refused. However given the zero apportionment, there is no RTS requirement to maintain a 10 year aggregate landbank for Torfaen.				
22. No permanent, sterilising development will be permitted within a mineral buffer zone or minerals safeguarding area	No permanent, sterilising development will be permitted within a mineral buffer zone or minerals safeguarding area	<i>Number of planning permissions for permanent, sterilising development within a mineral site buffer zone or minerals safeguarding area</i>	No permanent, sterilising development will be permitted within a mineral buffer zone or minerals safeguarding area	1 permanent sterilising development permitted within a mineral buffer zone or a minerals safeguarding area
22. ANALYSIS - No permissions granted for permanent sterilising development within a mineral site buffer zone or mineral safeguarding area				Not Activated
Bodies Responsible: Torfaen County Borough Council & South Wales Regional Aggregates Working Party		Data Sources: TCBC Planning Applications, Regional Technical Statement, SWRAWP Annual Survey		

Summary Assessment Objective 9

LDP Objective 10	To protect, manage and enhance biodiversity and ecological networks across Torfaen			
Monitoring Aim	<ul style="list-style-type: none"> To protect and enhance the strategic biodiversity network across Torfaen including key ecological corridors 			
	Supporting Policy: S3, S7, S8	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy: BG1
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
23. Promoting incorporation of green infrastructure in new development	Annual net increase	<i>Number of major developments incorporating habitat creation or green infrastructure within their schemes or providing off-site improvements through S106 mechanisms</i>	Annual net increase	No net increase over a 2 year period
23. ANALYSIS - All new major residential development has incorporated green infrastructure and landscaping contributing to habitat creation in the design. This indicator however is likely to realise a 100% figure as all major schemes should include landscaping/open space which will contribute to meeting this indicator.				Not Activated
24. Ensure protection of European designated Sites	No developments permitted	<i>Number of planning applications granted which have an adverse effect on the</i>	No developments permitted	1 development permitted contrary to the advice of NRW Not Activated

		<i>integrity of a Natura 2000 site</i>		
24. ANALYSIS - No developments permitted which have an adverse effect on the integrity of a Natura 2000 site.				
25. No development will take place which adversely affects the integrity of a designated site for nature conservation	No developments permitted	<i>Number of developments permitted with the potential to adversely affect the features of a protected site for nature conservation</i>	No developments permitted approved contrary to the advice of NRW or the Councils Ecologists 2014 Production of Biodiversity SPG	1 or more permissions granted contrary to the advice of NRW or the Councils Countryside section
25. ANALYSIS - No developments permitted contrary to advice of Council Ecologist. Where developments have been permitted mitigation measures to address impacts have been secured. The plan is behind target for the production of the Biodiversity SPG, although preparation has commenced. Given resource issues as the Council now only has 1 ecologist, as identified in the AMR publication of SPG will be given a priority over the next year but may be incorporated in a wider green infrastructure SPG. The focus on the coming year however will be the production of a Trees SPG.				Activated
26. No development will take place which results in detriment to the favourable conservation status of EU protected species or significant harm to species protected by other statute	No developments permitted	<i>Number of developments permitted which results in detriment to the favourable conservation status of EU protected species or significant harm to species protected by other statute</i>	No developments permitted approved contrary to the advice of NRW or the Councils Ecologists	1 or more permissions granted contrary to the advice of NRW or the Councils Countryside section
26. ANALYSIS - No Developments permitted which results in detriment to favourable conservation status of EU protected species contrary to advice of NRW or Council Ecologist.				Not Activated
Bodies Responsible: Torfaen County Borough Council & Natural Resources Wales		Data Sources: TCBC Planning Applications		

Summary Assessment Objective 10

LDP Objective 12	To protect and enhance the valued landscape character of Torfaen, including important open space and sense of rurality between settlements			
Monitoring Aim	<ul style="list-style-type: none"> <i>Protect and enhance the valued landscape character and important open space of the County Borough to 2021</i> 			
	Supporting Policy: S1, S2, S7	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy: CF4, CF5, C1, C2, C4, C5, HE1, HE2
Policy Target	Monitoring Target	Indicator	Annual / Interim Monitoring	Assessment Trigger

	2017		Target	
27. No development will take place which adversely affect a Special Landscape Area	No planning permissions approved contrary to the advice of NRW or the Councils Landscape Officer	<i>Number of developments permitted with the potential to affect a Special Landscape Area</i>	No planning permissions approved contrary to the advice of NRW or the Councils Landscape Officer	1 or more permissions granted contrary to the advice of NRW or the Councils Landscape officer
<p>27. ANALYSIS - 1 application (15/P/00434) for installation and operation of a solar farm at Cwrt Henllys was approved in a Special Landscape Area covering 14ha. It was considered that the proposed development will have a dramatic 'urbanising' effect on the character and appearance of this agricultural landscape but that, subject to the mitigation set out in the application and accompanying ES, this impact is considered to be acceptable on balance when weighed against the wider public benefits associated with a development of this nature, particularly in terms of national targets for reduced carbon emissions and tackling climate change and local biodiversity gain. Conversely the impact on the setting of the Grade II Cwrt Henllys farmstead is considered to be so great that these wider public benefits are not sufficient to outweigh the harm caused by the development. However, in terms of mitigation, there is a direct and functional link between the development and LPA approved restoration works to the listed building in that the landowner of the listed building also owns the land on which the solar farm is to be built. Given the critical harm to the setting of the Grade II listed building then without the restoration of the building, national and local planning policy for safeguarding heritage assets dictate that planning permission should not be granted for the solar farm. In this respect, given the developer's offer to enter into a S106 agreement with the Local Planning Authority to finance the listed building restoration and, together with the decommissioning of the solar farm at the end of its 30 year life expectancy, it is concluded that the benefits to be offered in the longer term outweigh the harm that will result to the setting of the listed building during the construction and operational phases of the development.</p> <p>Whilst NRW did not object and the Landscape officer did not object they raised a number of issues which was considered as part of the overall balance in the determination of this application.</p>				Activated
28. No inappropriate development in Green Wedges contributing to the coalescence of settlements	No Planning permissions approved for inappropriate development within the green wedge designations which contribute to the coalescence of settlements	<i>Planning permissions approved for inappropriate development within the green wedge designations which contribute to the coalescence of settlements</i>	No Planning permissions approved for inappropriate development within the green wedge designations which contribute to the coalescence of settlements	1 or more permissions granted for inappropriate development within the green wedge designations which contribute to the coalescence of settlements
28. ANALYSIS - No development permitted during the monitoring period				Not Activated
Bodies Responsible: Torfaen County Borough Council & Natural Resources Wales		Data Sources: TCBC Planning Applications		

Summary Assessment Objective 12

LDP Objective 13				
To protect Greenfield land by enabling and promoting the most efficient use of appropriate brownfield sites for redevelopment across Torfaen				
Monitoring Aim				
<ul style="list-style-type: none"> Promote the efficient use of urban land and maximise the use of brownfield land within settlement limits 				
	Supporting Policy: S1, S2	Supporting Strategic Action Area Policy: SAA1, SAA2, SAA4, SAA5, SAA7	Supporting Borough Wide Policy:	Supporting Topic Based Policy: H1, H2, H3, H6, H7, EET1-EET3, RLT2, T1, W1, CF1, CF2, C1, C4, C5
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
29. By 2021 60% of the permitted development is on previously developed land	60% or above of new development permitted on PDL up to 2017	<i>Amount of new development (ha) permitted on PDL (brownfield development and conversions) expressed as a % of all development per annum</i>	60% of new development on PDL per annum	Less than 60% per 3 year period
<p>29. ANALYSIS - During 2016-2017 53% of new development (13.35ha out of 25.26ha) was permitted on PDL. This is the third year that the 60% PDL target figure has not been reached, with 42.3% PDL in 2015-2016 and 10.54% in 2013-2015. However this has been the result of permission on greenfield allocations and permissions for a number of solar farms which have contributed to this figure.</p> <p>As the large development on brownfield target falls below 60% hence a negative effect was identified. However no trigger has been breached as the 60% figure is sought as an average over the 3 year period.</p> <p>However in respect of development completions for the monitoring period this was significantly above the 60% figure at 93%.</p>				Activated
30. Minimise loss of further greenfield development that is not allocated in the plan	No significant net loss	<i>Amount of Greenfield and open space lost to development (ha) which is not allocated in the development plan</i>	No significant net loss	Greater than 4 ha since 2013 1 development resulting in significant loss for 3 consecutive years
<p>30. ANALYSIS - As a result of the permission for two large solar farms totalling over 21ha there has been a total of 23ha of greenfield land/open space lost to development not allocated in the development plan. As such a trigger has been reached but the loss of this greenfield land will increase delivery of Renewable Energy technology which is a key aim of the plan. It is considered it is an appropriate use for these greenfield site locations. However the purpose of the indicator was for permanent built development, a solar farm is a temporary use which can be returned to its original state in a very short time and does not permanently change the character of the land and continues to maintain its ecological function</p>				Activated
Bodies Responsible: Torfaen County Borough Council		Data Sources: TCBC Planning Applications		

Summary Assessment Objective 13

LDP Objective 14	To ensure all development contributes to improving water quality, protecting water supply and maximising the efficiency of water consumption			
Monitoring Aim	<ul style="list-style-type: none"> To ensure that new development promotes the protection of water quality and quantity and improves water quality where practicable 			
	Supporting Policy: S3, S7	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy:
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
32. No development will adversely impact on water quality or quantity	No planning applications approved contrary to the advice of Natural Resources Wales / Dwr Cymru Welsh Water on water supply or water quality	Number of planning applications permitted contrary to the advice of Natural Resources Wales / Dwr Cymru Welsh Water on water supply or water quality	No planning applications approved contrary to the advice of Natural Resources Wales / Dwr Cymru Welsh Water on water supply or water quality	1 planning permission approved contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water supply or water quality
32. ANALYSIS - No planning applications permitted contrary to advice from NRW/Dwr Cymru on water quality or water supply issue				Not Activated
Bodies Responsible: Torfaen County Borough Council & Natural Resources Wales		Data Sources: TCBC Planning Applications		

Summary Assessment Objective 14

LDP Objective 15	To identify and conserve important soil and geological resources including Regionally Important Geological Sites (RIGS) and maintain their quality			
Monitoring Aim	<ul style="list-style-type: none"> To conserve important Agricultural land of Grades 1,2,3a and designated Regionally Important Geological Sites within Torfaen 			
	Supporting Policy: S7	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy: BG1
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
33. Protect RIGS from development	No developments permitted that have a negative effect on RIGS	Number of new developments that have a negative impact on RIGS	No developments permitted that have a negative effect on RIGS	1 development permitted contrary to the advice of the Councils Ecologists.
33. ANALYSIS - No developments permitted with impact on RIGS				Not Activated

34. Protect important Agricultural land from development	No developments permitted resulting in significant loss of Agricultural Land Grades 1, 2 & 3a	Area of Agricultural Land of Grades 1, 2 & 3a lost to development	No developments permitted resulting in significant loss of Agricultural Land Grades 1, 2 & 3a	1 development granted resulting in significant loss contrary to the advice of NRW or the Council's Landscape officer
34. ANALYSIS - No developments permitted resulting in significant loss contrary to advice of NRW or Councils Landscape Officer				Not Activated
Bodies Responsible: Torfaen County Borough Council & Natural Resources Wales		Data Sources: TCBC Planning Applications		

Summary Assessment Objective 15

LDP Objective 16	To ensure the allocation of an appropriate quantity and variety of housing sites to deliver high quality choice in sustainable locations, well served by essential facilities and accessible by a range of transport modes			
Monitoring Aim	<ul style="list-style-type: none"> Maintain a 5 year land supply Delivery of 4,700 units in accordance with the development strategy to be comprised of 550 dwellings in North Torfaen, 1,875 dwellings in Pontypool and 2,275 in Cwmbran Delivery of 1,132 affordable dwellings between 2006-2021 Delivery of 20-42 new Gypsy & Traveller pitches 			
	Supporting Policy: S5	Supporting Strategic Action Area Policy: SAA2-SAA7	Supporting Borough Wide Policy:	Supporting Topic Based Policy:H1-H9
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
35. Maintain a 5 year supply of housing land for development throughout the plan period	Maintain a 5 year land supply of housing land for development throughout the plan period	*C The housing land supply taken from the current Joint Housing Land Availability Study (TAN1)	Maintain a 5 year land supply of housing land for development throughout the plan period	Less than a 5 year supply of housing land
35. ANALYSIS - The Housing Land Supply has been maintained at 3.6 years from the 2016 study to the 2017 study. Therefore the land supply is below the required 5 years and actions to address the shortfall are set out in the AMR				Activated
36. Deliver 4700 new dwellings by 2021	Delivery of 2,921 dwellings in Torfaen by 2017: <ul style="list-style-type: none"> North Torfaen - 351 dwellings Pontypool - 1,168 dwellings Cwmbran - 1,402 	*C Number of net additional affordable and general market dwellings built in Torfaen per annum Dwellings delivered by strategy area	Delivery of 2,476 dwellings in Torfaen by 2016 Delivery of 4,700 dwellings by 2021 Track completions data in line with forecasted requirements	10% reduction in delivery of units = 2,228 dwellings by 2016

	dwellings		Delivery of 297 units in North Torfaen by 2016 Delivery of 990 units in Pontypool by 2016 Delivery of 1,188 units in Cwmbran by 2016	10% reduction in delivery of units by 2016: North Torfaen - 267 dwellings Pontypool - 891 dwellings Cwmbran - 1,069 dwellings
36. ANALYSIS - There was 226 additional affordable and general dwellings built between 1/4/16 - 31/3/17. In total 2114 dwellings have been delivered out of the 4700 target. As such the delivery is behind target of the 2921 with only 72% of that target delivered. A trigger has therefore been activated as per the 2016 AMR. Indeed, it is now clear that the LDP target of 4,700 dwellings over the Plan Period to 2021 is no longer achievable; as that would require a build rate of (2,658 dwellings / 4 years) 664 dwellings per annum which has never been achieved. In terms of delivery against the Monitoring targets for the sub market areas delivery has been exceeded in North Torfaen at 396 dwellings which is positive, but is below the Pontypool target with 898 delivered and below the Cwmbran target with only 820 delivered.				Activated
37. Promoting the efficient use of land	100% of sites delivering a minimum net density of 30dph	<i>Average density of housing development permitted on allocated development plan sites</i>	100% of sites delivering a minimum net density of 30dph	Less than 90% of sites achieving a minimum net density of 30dph Average net density of permitted allocations falling below 30dph
37. ANALYSIS - The average density of housing development permitted on allocated sites is 32.3 dwellings per hectare. There was 1 RM application falling below 30dph and therefore only 50% of the applications achieved a minimum net density of 30dph, noting however that this site is a RM application and the Outline for the whole site was considered last year. - Llantarnam SAA3 (Reserved Matters) - 4.5ha - 102 dwellings = 22.6dph - Belle Vue Police College - 0.5ha - 21 dwellings = 42dph				Not Activated
38. Develop Housing allocations at or above the estimated number of units specified	Residential allocations developed at or above the estimated number of units in the Housing Policies	<i>Number of units permitted on Housing allocations at or above the estimated number of units specified</i>	Residential allocations developed at or above the estimated number of units in the Housing Policies	Residential allocations developed below the estimated number of units specified
38. ANALYSIS - 1 Housing allocations permitted during the monitoring period: ▪ Belle Vue Nursery (16 dwellings) - Permission for 21 dwellings which is above LDP allocation 21 units permitted against 16 units estimated, which is on target				Not Activated
39. Provision of 1132 affordable dwellings between 2006-2021 through the planning system as secured by condition or S106	By 2017 provide 704 affordable dwellings through the planning system (24.1% of the total number of dwellings delivered to be affordable)	<i>Annual Affordable Housing Completions</i> <i>Change in Viability (WG Policy such as Sprinklers/Part L) (Annual Hometrack Data)</i>	By 2016 provide 597 affordable dwellings through the planning system Change in Affordable Housing testing variables by +/- 5% (Build Costs/Construction Costs/House Prices/CIL)	10% reduction in delivery - 537 affordable dwellings by 2016 (Dependant on delivery of dwelling target) Dwelling completions forecast to fall below specified requirement N/A

40. Provision of at least 20 new Gypsy and Traveller Pitches between 2011-2021 and 2 transit pitches	By 2017 12 Gypsy & Traveller pitches delivered	<i>Number of Gypsy & Traveller Pitches delivered</i> <i>Vacancy Rates on pitches</i>	By 2016 10 Gypsy & Traveller pitches delivered By 2021 20 pitches delivered and 2 transit pitches After 2017 there will be vacancies available that will supply any identified demand	Less than 10 Gypsy & Traveller pitches delivered by 2015 No vacancies on pitches
January 2015 and the first phase of 10 pitches built in 2016 and further pitches will be built as the need arises (i.e. Phase				
41. Provision of 2 Gypsy & Traveller Sites at Rose Cottage and the Former Race AFC Pitch	Occupation of the sites by 2017	<i>Occupation of the allocated sites</i>	Occupation of the sites by 2017	Non occupation of the allocated Gypsy and Traveller Sites by 2017 due to it not being available for development Replacement site identified for Gypsy and Traveller occupation
41. ANALYSIS - As outlined above, development of the 1 st Phase of the former Race AFC site for 10 pitches was application. However in line with the JHLAS 2017 delivery unlikely in the plan period however this could change if the				

Summary Assessment Objective 16

*C = Core Indicator

LDP Objective 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
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Monitoring Aim	▪ <i>Implementation of identified transport improvements as outlined in Policy T1</i>			
	Supporting Policy: S2, S4	Supporting Strategic Action Area Policy: SAA1-SAA7	Supporting Borough Wide Policy: BW1	Supporting Topic Based Policy:T1-T3
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
42. Promoting use of sustainable transport infrastructure	Delivery by 2017	<i>Delivery of Pontypool Park and Ride/Share facility</i>	Track planning status Delivery by 2017	Non commencement by 2017
42. ANALYSIS - This scheme is behind schedule and therefore a trigger has been reached. No planning Application to date, ongoing investigations. Continue to seek public funds and work with transport colleagues to seek grant funding to complete improvements.				Activated
43. Delivering transport infrastructure	Delivery by 2017 if required by TIA	<i>Delivery of Llanfrechfa Grange Link Rd as part of SAA7</i>	Track planning status Delivery by 2017	Non commencement by 2017 if required by TIA
43. ANALYSIS - Scheme subject to TIA to prove need as part of SAA7 housing element; which is behind schedule in terms of receiving planning permission.				Not activated
44. Promoting delivery of sustainable transport infrastructure	Delivery of all schemes by 2021	<i>Delivery of walking and cycle routes as part of T3</i>	Track delivery status	No trigger
44. ANALYSIS - To date of the 6 walking cycling routes 2 have been completed and 4 are awaiting outline investigation. Track delivery of the remaining in the 2018 AMR				Not activated
Bodies Responsible: Torfaen County Borough Council		Data Sources: TCBC Planning Applications, TCBC Highways Schemes Delivery Data		

Summary Assessment Objective 17

	To ensure people and organisations reduce, reuse and recycle waste and to foster this through the			
Monitoring Aim	▪ <i>Improve the provision of waste management facilities through permitting a 0.4ha Civic Amenity site in the County Borough in accordance with the requirements of the SE Wales Regional Waste Plan 1st Review</i>			
	Supporting Policy: S6	Supporting Strategic Action Area Policy:	Supporting Borough Wide Policy:	Supporting Topic Based Policy: W1
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
45. Promoting delivery	Delivery of 0.4ha Civic	<i>Amount of open air waste</i>	Delivery of 0.4ha Civic Amenity	Non delivery of 0.4ha Civic Amenity

of waste management facilities and encouraging reduction, recycling and reuse of waste.	Amenity Site by 2015	<i>management permissions in (ha) expressed against the total maximum requirement of 0.4ha as identified in the Regional Waste Plan</i>	Site by 2015	Site by 2016
45. ANALYSIS - Planning permission granted for a 0.9ha open air waste facility at Panteg as an extension to the existing Household amenity site and has now been built. The LDP target has now been met.				Not activated
Bodies Responsible: Torfaen County Borough Council & SE Wales Regional Waste Plan Group		Data Sources: TCBC Planning Applications, TCBC Waste Management Department		

Summary Assessment Objective 18

SAA's	Strategic Action Areas			
Monitoring Aim	<ul style="list-style-type: none"> SAA1 - The construction of approximately 2.7 Ha for B1 uses and a hotel, approximately 5.6 Ha for B2 uses, a 6,860m² gross foodstore, leisure uses and public open space. SAA2 - The construction of approximately 100 dwellings as part of a longer term mixed use regeneration scheme SAA3 - The construction of 450 dwellings, 8 hectares of employment land, a neighbourhood centre and informal recreation provision aided by strategic highway improvements SAA4 - The construction of approximately 1,700 dwellings (690 dwellings to be delivered during the Plan Period), employment uses, re-use of the Grade II* Listed Building, neighbourhood centre, primary school, open space and recreation facilities as part of a mixed use scheme to create a sustainable urban village within a landscaped setting. SAA5 - The reclamation and remediation of this site to prepare the site for future regeneration after the plan period SAA6 - The construction of 1,200 dwellings (approximately 690 to be delivered during the Plan Period), and ancillary uses focussed around a village core. This shall include education provision, community facilities, neighbourhood centre, playing pitch provision and public open space SAA7 - The construction of a Specialist and Critical Care Centre Hospital, approximately 300 dwellings, 4.8 hectares of employment land, community facilities, playing pitch provision, children's play areas and public open space aided by strategic highway infrastructure improvements if required by TIA 			
Policy Target	Monitoring Target 2017	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
46. Delivery of SAA1 Eastern Strip	Planning permission granted and delivery of B1 Hotel and public open space and	<i>Development Framework prepared and adopted for the development of the</i>	Adopted Development Framework by 2015	No development Framework by 2015

	commencement of leisure uses	<i>Eastern Strip SAA</i> <i>Planning permission granted for SAA1</i> <i>Delivery of key infrastructure to facilitate delivery</i> <i>Delivery of land use elements</i>	Full permission for B1/Hotel by 2015 Highway Improvements to Roundabouts in line with TIA and planning conditions Delivery of B1 Hotel and public open space by 2017 Track delivery of Leisure uses	No permission for B1/Hotel by 2015 Non delivery of B1 hotel/Hotel and public open space by 2017
<p>46. ANALYSIS - This brownfield strategic mixed use site has already received planning permission in 2014; the Morrison's store is now built; the 5.6ha B2 Meritor factory has been reduced in size and retained; and the residual 2.7ha B1 / Hotel site is now likely to be used for Torfaen's Post 16 Further Education Campus. In this respect awaiting the outcome of the Post 16 campus the indicators/targets for B1/Hotel elements may need to be amended.</p>				
47. Delivery of SAA2 Canalside	Planning permission granted and commencement of residential development by 2017	<i>Development Framework prepared and adopted for the development of the Canalside SAA</i> <i>Planning permission granted for SAA2</i> <i>Delivery of key infrastructure to facilitate delivery</i> <i>Delivery of land use elements</i>	Adopted Development Framework by 2015 Outline permission by 2015 Detailed phased permission by 2016 Highway Improvements in line with TIA and planning conditions Commencement of residential development by 2017	No Adopted Development Framework by 2015 No outline permission by 2015 No detailed phased permission by 2016 Non commencement of residential development by 2017 Less than 20 dwellings developed by 2018
<p>47. ANALYSIS - This brownfield strategic mixed use site is allocated in the LDP for 150 dwellings, but the recent draft Masterplan and current detailed site capacity / development work ongoing with this site as part of the recent Vibrant and Viable Places Project to bring this site forward has indicated that 200 dwellings on the site is more appropriate. No planning application has been submitted to date and therefore delivery is behind schedule, however work ongoing to look at opportunities by the Councils Planning policy and Regeneration teams to bring this site forward for redevelopment in whole or in part.</p>				
48. Delivery of SAA3 Llantarnam	Planning permission granted and delivery of 240 dwellings , 3ha of employment land and highway infrastructure improvements by 2017	<i>Development Framework prepared and adopted for the development of the Llantarnam SAA</i>	Adopted Development Framework by 2014	No Adopted Development Framework by 2014

		<p><i>Planning permission granted for SAA3</i></p> <p><i>Delivery of key infrastructure to facilitate delivery</i></p> <p><i>Delivery of land use elements</i></p>	<p>Outline permission for whole site by 2014 Detailed phased permission by 2017</p> <p>Highway Improvements (Newport Road Roundabout, Rouge mount roundabout improvements and Crown Roundabout improvements) in line with TIA</p> <p>Delivery of 60 units per year and 150 by 2016 Delivery of 2ha of employment land by 2017 Commencement of delivery of play areas by 2016 Commencement of neighbourhood centre by 2019</p>	<p>No outline permission by 2014 No detailed phased permission by 2017</p> <p>Delivery of less than 60 per year and 150 by 2016 Non delivery of 2ha of employment land by 2017 No delivery of play areas by 2016 Non commencement of neighbourhood centre by 2019</p>
<p>48. ANALYSIS - This greenfield site has obtained outline planning permission for up to 450 dwellings, B1 employment uses, a neighbourhood centre, etc.; and the reserved matters application for the 1st Phase for 102 dwellings has gained planning permission. The first phase is under construction. In terms of site forecasts delivery of the site is behind schedule, however given the location the site has attracted significant interest and has sold quickly Delivery rates of 60 per year and delivery within the plan period is considered achievable.</p>				
49. Delivery of SAA4 Mamhilad	<p>Planning permission granted and delivery of 280 dwellings by 2017, main access through route, provision of appropriate recreation facilities commencement of employment provision</p>	<p><i>Development Framework prepared and adopted for the Mamhilad SAA</i></p> <p><i>Planning permission granted for SAA4</i></p> <p><i>Delivery of key infrastructure to facilitate delivery</i></p> <p><i>Delivery of land use elements</i></p>	<p>Adopted Development Framework by 2014</p> <p>Outline permission for whole site by 2014 Detailed phased permission by 2015</p> <p>Delivery of key access through route by 2015 in line with TIA and planning conditions</p> <p>Delivery of 60 units per year and 150 by 2016 Commencement of employment land by 2017 Commencement of delivery of</p>	<p>No Adopted Development Framework by 2014</p> <p>No outline permission by 2014 No detailed phased permission by 2015</p> <p>Delivery of less than 60 per year and 150 by 2016 Non delivery of 2ha of employment land by 2017 Non commencement of play areas</p>

			play areas/recreation by 2016 Commencement of neighbourhood centre by 2019	by 2016 Non commencement of neighbourhood centre by 2019
49. ANALYSIS - This strategic brownfield / greenfield site, within the Pontypool Housing Sub-Market Area, has not yet obtained planning permission and delivery of this site is significantly behind forecasts. An outline planning application was submitted in 2017 on approximately 2/3 of the site for a mixed use development of 941 dwellings, primary school and reuse of the Grade 11 Listed Building and the application is currently being considered. The lack of delivery is a cause for concern, as this is a key strategic site forecast to deliver 690 dwellings in the plan period to serve the Pontypool Housing Sub-Market Area and thus is a key contributor to meeting the LDP housing target. Landowners have confirmed they anticipate a planning application to be submitted for the site by the end of 2016.				
50. Delivery of SAA5 The British	Commencement of reclamation scheme	<i>Progress on land reclamation scheme</i>	Track planning and delivery status	N/A
50. ANALYSIS - 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 British SAA5 Action Area, the largest remaining area of industrial dereliction in SE Wales has been bought by the Council and a Cleaning and Greening scheme for the reclamation and subsequent regeneration and redevelopment of this key site in North Torfaen is being progressed				
51. Delivery of SAA6 South Sebastopol	Planning permission granted and delivery of 300 units by 2017, provision of appropriate recreation and open space provision and commencement of village centre	<i>Planning permission granted for SAA6</i> <i>Delivery of key infrastructure to facilitate delivery</i> <i>Delivery of land use elements</i>	Planning permission for whole site by Autumn 2013 Detailed phased permissions by 2017 Highway Improvements (Cwmbran Drive and New Inn Roundabout) in line with TIA and Planning Conditions Delivery 225 units by 2016 Delivery of appropriate recreation and open space provision as part of the approved S106 Commencement of neighbourhood centre by 2017	No outline permission by Autumn 2013 No detailed phased permission by 2017 Delivery of less than and 225 units by 2016 Non delivery of appropriate recreation and open space provision as part of the approved S106 Non commencement of neighbourhood by 2017
51. ANALYSIS - This large greenfield strategic site obtained outline planning permission in January 2014 and again in October 2014; and reserved matters applications for two phases have been approved. One current application is being considered. Given the delays to achieving planning permission for this site forecasted delivery has slipped but the site is now under construction.				
52. Delivery of SAA7 Llanfrechfa Grange	Planning permission granted and delivery of 50 units and 1.5ha of employment land by	<i>Planning permission granted for SAA7</i>	Planning permission for residential and employment by 2015	No permission for housing/employment by 2015

	2017	<i>Delivery of key infrastructure to facilitate delivery</i> <i>Delivery of land use elements</i>	Commencement of Link Road in accordance with findings of TIA and planning condition Delivery of SCCC Hospital by 2018 Delivery of 60 units by 2017 Delivery of 1.5ha of employment by 2018 Delivery of appropriate recreation and open space provision as part of the approved S106 by 2018	Non delivery of SCCC hospital by 2018 Delivery of less than 60 units by 2017 Non delivery of 1.5ha of employment land by 2018 No delivery of recreation/play areas by 2018
<p>52. ANALYSIS - Outline permission was granted for the Hospital element in October 2012 and reserved matters were approved in May 2015. Whilst planning permission was granted in 2014 for the Grange University Hospital (GUH), WG did not announce that it will invest around £350 million in the new hospital until October 2016. Construction started in July 2017, and is expected to open in spring 2021.</p> <p>The Health Board not progressing housing site and potential new link road as concentrating on the GUH WG not progressing employment site and concerns that access and levelling costs may make the employment element uneconomic</p>				
Bodies Responsible: Torfaen County Borough Council & Development Industry		Data Sources: TCBC Planning Applications		

Appendix B - Torfaen LDP Sustainability Appraisal / Strategic Environmental Assessment Monitoring Tables

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2017 PERFORMANCE	
1. To enable high and stable local employment levels in Torfaen. 2. To achieve economic growth to contribute to business competitiveness <i>Effects on encouraging economic growth and enabling high and stable levels of local employment in Torfaen</i>	Positive	% of people of working age who are economically active	To increase the % of people of working age who are economically active	% has increased over the last four years and is above the welsh average		
		Results 2012-2013 - 73.6% of population economically active (42,500 people) 2013-2014 - 75.1% of population economically active (42,900 people) 2014-2015 - 75.8% of population economically active (44,100 people). Compared to Welsh average of 74.4%) 2015-2016 - 75.9% of population economically active (Compared to welsh average of 75.2%) 2016-2017 - 78.0% of population economically active (Compared to welsh average of 75.2%) The % of people of working age who are economically active has increased over the last four years and is above the welsh average. This indicator is showing a positive effect (Source Economic Devt Department www.statswales.gov.wales)				
		Annual area (ha) of allocated employment land developed for B1, B2 and B8 uses	2.8ha of employment allocations developed per annum for employment purposes	See LDP Indicator under LDP Objective 1 (Policy Target 1)		
		Analysis - See LDP Indicator 1 above				
		Annual area (ha) of employment land lost to other uses per annum	No loss of existing employment land	See LDP Indicator 3 above (Policy Target 3)		
		% of people working in area of residence (16-64)	Increase	% of people who live and work in Torfaen is decreasing		
		Results 2008 - 62% 2011 - 60% 2013 - 58.3% 2014 - 57.5% 2015 - 56.18% compared to Welsh average of 69.5% In common with other local authorities, Torfaen's residents are less likely to work within their own County than the residents for wales as				

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2017 PERFORMANCE	
		<p>a whole. The figures show that there has been a decrease since 2008 with regards to people working in area of residence which is not uncommon with other local authorities, with an influx of people to Cardiff for employment. The challenge is to provide a range and type of local employment opportunities. This gives rise to the need to create sustainable communities within Torfaen in order to increase services and jobs for local people within the County Borough and further beyond as part of the South East Wales region for local employment. In 2008 Torfaen has a net outflow of commuters with 4500 more people travelling out of the local authority to their place of work rather than travelling into the area to work. In 2015 the net outflow had reduced to 3500 commuters which is positive.</p> <p>(Source Economic Development Department from www.statswales.gov.wales)</p>				
		Amended Indicator - Business Births	Increase annually	Business births increasing		
		<p>Results - Data from 2009 shows business births have increased from 190 in 2009 to 250 in 2013. Business births have increase from 220 in 2012 to 250 in 2013. In 2014 this had risen to 280 and in 2015 290 so this this is encouraging showing the increase in the start-up of new businesses. No update for 2016 as yet</p> <p>(Source Economic Development Department from www.statswales.gov.wales)</p>				
		Amended - Earnings by Workplace	Increase	Indicator reworded to reflect NOMIS description		
		<p>Analysis -</p> <p>Earnings by Workplace (2016)</p> <p>Gross weekly pay (Full time) - Torfaen (£492.2) Wales (£498.3)</p> <p>Hourly Pay (Full Time) - Torfaen (£12.40) Wales (£12.66)</p> <p>Earnings by Workplace (2015)</p> <p>Gross weekly pay (Full time) - Torfaen (£485.1) Wales (£484.4)</p> <p>Hourly Pay (Full Time) - Torfaen (£12.17) Wales (£12.26)</p> <p>Earnings by workplace (2014)</p> <p>Gross weekly pay (Full time) - Torfaen (£449.30) Wales (£473)</p> <p>Hourly Pay (Full time) - Torfaen (£11.27) Wales (£11.82)</p> <p>Earnings by workplace (2013)</p> <p>Gross weekly pay (Full time) - Torfaen (£456) Wales (£470))</p> <p>Hourly Pay (Full time) - Torfaen (£11.46) Wales (£11.83)</p> <p>Gross weekly pay has risen by 7.9% since 2013 and in 2016 is lower than the Welsh average by 1.24% down from a gap of 3.1% in 2013. Hourly pay has also risen since 2013 but is also below the Welsh average.</p> <p>(Source: www.nomisweb.co.uk)</p>				
		Annual Retail Vacancy Rates of Cwmbran, Pontypool and Blaenavon Centres	Reduction in vacancy rates across the three retail centres	See LDP Indicator under LDP Objective 7 (Policy target 7)	N	

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2017 PERFORMANCE	
Summary Assessment Objectives 1 and 2 - Employment and Economy						
3. To promote and enhance sustainable tourism in Torfaen <i>Effects on promoting and enhancing sustainable tourism in Torfaen</i>	Positive	Number of new development schemes permitted for tourist related facilities	Planning consents for new or improved tourism facilities	See LDP Policy Target 13 above		
		Number of FTE jobs supported by tourism spend	Increase	Indicator to be amended to 'Number of FTE jobs supported by tourism spend' to reflect STEAM data returns		
		Analysis - In 2015, 906 full time equivalent jobs were supported by tourism spend. This is a 1.6% decrease on 2014 <i>Steam Summary TCBC</i>				
		Total Visitor Days (Millions)	Increase	Indicator amended to 'Total Visitor Days (Millions)' to reflect STEAM data returns		
		Analysis - In 2011 942,000 visitors came to Torfaen generating £54.4million. In 2012 annual visitors decreased to 938,000 however generating £57.1 million. The numbers of people visiting Torfaen is encouraging showing Torfaen has much to offer tourists. Total visitor days in 2014 was 1.25 million, which was a 4.1% increase on 2013. Total Visitor days in 2015 1.32 million representing a 5.4% increase on 2014 which is a positive trend.				
		Total economic impact of tourism	Increase	Indicator amended to 'Total economic impact of tourism' to reflect STEAM data		
		Analysis - In 2011 942,000 visitors came to Torfaen generating £54.4million. In 2012 annual visitors decreased to 938,000 however generating £57.1 million. The trend in the increase in visitor spend is encouraging and the LDP will continue to facilitate improvements to the tourism offer in Torfaen 2014 - Total economic impact of tourism was £65.40m, which was a 6.5% increase on 2013 2015 - Total economic impact of tourism was £69.75m, which was a 5.5% increase on 2014				
Summary Assessment Objective 3 - Tourism						
4.To protect manage and enhance Blaenavon Industrial Landscape World Heritage Site as a cultural and tourism	Positive	Development permitted with adverse impacts on the setting or character of Blaenavon World Heritage Site	No applications approved contrary to advice from CADW or ICOMOS	See LDP indicator under LDP Objective 7 (Policy Target 15)		
		Analysis - There has been no applications permitted contrary to the advice of ICOMOS or CADW with adverse impacts on the setting or character of the World Heritage Site				

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2017 PERFORMANCE
destination		Visitor numbers to: <ul style="list-style-type: none"> ▪ Blaenavon Ironworks ▪ Big Pit Mining Museum ▪ Pontypool and Blaenavon Railway ▪ Town of Blaenavon ▪ Blaenavon Landscape ▪ The Monmouthshire and Brecon Canal 	Increase	Indicator to be amended to reflect attractions which monitor visitor numbers	
<p>Analysis - Overall visitor numbers to Blaenavon attractions (World Heritage Centre/Ironworks have increase from 2015-2016), however, Big Pit and the railway saw a fall in visitors from 2015-2016. However the total number of visitors to identified attraction rose from 526,562 in 2015 to 569,814 in 2016.</p> <p>On balance it is considered Torfaen is performing well in terms of numbers to its key attractions.</p> <p>Torfaen STEEAM Tourist data 2014 - Big Pit - 146,073 2015 - Big Pit - 146,020 (0.1% decrease) 2016 - Big Pit - 109,008 (25% decrease)</p> <p>2014 - World Heritage Centre - 34,978 2015 - World Heritage Centre - 37,715 (7% increase) 2016 - World Heritage Centre - 43,605 (15% increase)</p> <p>2014 - Blaenavon Ironworks - 22,467 2015 - Blaenavon Ironworks - 29,107 (22% increase) 2016 - Blaenavon Ironworks - 30,641 (5.2% increase)</p> <p>2014 - Pontypool and Blaenavon Railway - 14,108 2015 - Pontypool and Blaenavon Railway - 23,275 (40% increase) 2016 - Pontypool and Blaenavon Railway - 12,580</p>					
		Occasions when development permitted would have an adverse impact on a Listed Building, Conservation Area, site of archaeological significance or Historic Park and Gardens	No planning consents are issued where there is an outstanding objection from the Councils Conservation Officer, CADW or GGAT.	See LDP Indicator under LDP Obj 7 Policy Target 16	

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2017 PERFORMANCE	
Summary Assessment Objective 4 - Blaenavon Industrial Landscape World Heritage Site						
5.To protect, manage and enhance biodiversity <i>Effects on protecting, managing and enhancing biodiversity and maintaining and improving water quality</i>	Positive and Negative	Area of Local Nature Reserve (LNR)	Increase the area of LNR to at least 1ha/1000 population	Coverage exceeds target		
		Analysis - In 2008 there was six LNR's covering 133.6ha. In 2014 there were 7 LNR's covering 150ha. The coverage in Torfaen exceeds the target with provision equating to approximately 1.64ha/1000 population. The Council is therefore performing very well in terms of the area of LNR. No change in 2017.				
		Area of SSSI lost to development	Nil			
		Analysis - There are 4 SSSI's in Torfaen. There has been no loss of SSSI as a result of development, which is positive				
		Number of major developments incorporating habitat creation or green infrastructure within their schemes or providing off site biodiversity mitigation through S106 mechanisms	Annual net Increase	See LDP Indicator under LDP Obj 10 Policy Target 23		
		Number of planning applications granted which have an adverse effect on a Natura 2000 Site	No developments permitted contrary to the advice of NRW or the Councils Ecologists	See LDP Indicator under LDP Obj 10 Policy Target 24		
		New Indicator - Green Space under positive biodiversity management	Increase the green space under positive biodiversity management			
		Analysis - Data is recorded annually, therefore is considered a useful indicator to monitor enhancement of biodiversity. The green space under positive biodiversity management has increased from 150ha in 2013/2014 to 200ha in 2014/15. The increase is very positive. Data reported on the Councils Annual performance Report indicates 1450ha is under positive biodiversity management however due to the considerable difference in the figures it is likely that the 2017 figure includes additional areas not considered under the 2016 data.				
		New Indicator - Land brought into positive biodiversity management through the Pollinators Action plan	Maintain or increase the amount of land			
		Analysis - The adopted Pollinators Action Plan for Torfaen has brought an additional 22 ha of Council owned land into positive management. A further 2.286 ha is managed by Bron Afon. No further update for 2017				
No of developments permitted which results in detriment to the favourable conservation status of EU Protected	No developments permitted contrary to the advice of NRW or the	See LDP Indicator under LDP Objective 10 (Policy Target 26)				

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2017 PERFORMANCE
		species or significant harm to species protected by other statute.	Councils Ecologists		
Summary Assessment Objective 5 - Biodiversity					
6.To protect and manage geodiversity <i>Effects on protecting and managing geodiversity</i>	Positive	No. of contaminated land sites remediated through new development	Increase		
		Analysis - The County Borough has an industrial legacy. As of 2008 approximately 1,800 potentially contaminated land sites have been identified in Torfaen. The quantity is no longer monitored. The ongoing remediation of the Eastern Strip has been progressing last year, removing chemicals from the concrete slab on which the factory sits. The former Sheppard's Hill Gypsy and Traveller site is nearing completion and therefore is one site that has been remediated this year but on land instability rather than contamination.			
		Amount of greenfield and open space lost to development (ha) which is not allocated in the development plan	No significant net loss	See LDP Indicator under LDP Obj 13 Policy Target 30	
		Number of new developments that have a negative impact on RIGS	No developments permitted that have a negative effect on RIGS	See LDP Indicator under LDP Obj 15 Policy Target 33	
		Area of Agricultural Land of Grades 1, 2 or 3a lost to development	No developments permitted resulting in significant loss of Agricultural Land Grades 1, 2 & 3a	See LDP Indicator under LDP Obj 15 Policy Target 34	
Summary Assessment Objective 6 - Geodiversity					
7.To reduce air pollution and improve air quality <i>Effects on reducing air pollution and improving air quality</i>	Positive and Negative	Estimated background air pollution data	To meet national air quality standards ¹ for pollutants		
		Analysis - The 2017 Progress Report confirms that measured air quality within Torfaen continues to meet national standards, as concentrations of all monitored pollutants are within the stipulated limits. There is no requirement therefore, to proceed to a Detailed Assessment for any pollutant. The 2017 progress report has not identified any significant changes in emissions sources within the Torfaen County area. There have been no new relevant industrial installations and no new or substantially altered roads within the Torfaen County area. There are also no other new significant commercial, domestic or fugitive sources of emissions.			
		Ozone - No of exceedances of the 120ug/m3 daily mean.	Ozone - No more than 25 exceedances of 120 g/m3		

¹ http://www.welshairquality.co.uk/moreinfo.php?n_action=standards&t=5

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2017 PERFORMANCE	
			maximum daily mean per year as averaged over 3 years.			
		<p>The previous Ozone objective indicator is no longer in place. The European Commission 2010 current target value for Ozone is no more than 25 exceedances of 120 g/m3 maximum daily mean per year as averaged over 3 years.</p> <p>Analysis - Automatic monitoring of Ozone continues at the Cwmbran site as part of the National AURN. The 2015 Air Quality Updated Screening Assessment outlines:</p> <p>No of exceedances of the 120ug/m3 daily mean</p> <p>2014 - 0</p> <p>2015 - 1</p> <p>2016 - 2</p> <p>There was a slight rise in days exceeding the 120ug/m3 daily mean however in relation to the new target the average exceedances of 120 g/m3 maximum daily mean per year as averaged over 3 years was only 1, well below the target. Note - The relevance of this monitoring indicator has been queried and will be reviewed for the 2018 AMR.</p>				
		Number of Air Quality Management Areas designated in the County Borough	No additional AQMAs declared			
Summary Assessment Objective 7 - Air Quality		Analysis - No Air Quality Management Areas have been declared in Torfaen				
8.To minimize noise and light pollution <i>Effects on minimising noise and light pollution</i>	Positive and Negative	No. of residential permissions granted in TAN11 category D locations²	Nil			
		Analysis - There have been no residential permission granted in TAN11 Category D (Planning permission should normally be refused) locations.				
		Proportion of development that leads to unacceptable levels of light pollution	Nil			
		Analysis - No applications approved with outstanding objection from Environment Health in respect of light pollution				
		Proportion of development that leads to unacceptable levels of noise pollution	Nil			

² <http://wales.gov.uk/topics/planning/policy/tans/tan11/?lang=en>

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2017 PERFORMANCE
Summary Assessment Objective 8 - Noise and Light Pollution		Analysis - No applications approved with outstanding objection from Environment Health in respect of noise pollution.			
9.To minimize the risk of flooding and increase flood resilience <i>Effects on minimising the risk of and from flooding</i>	Positive and Negative	Amount of development (by TAN15 development category) permitted in C1 and C2 floodplain areas not meeting all TAN15 tests	No permissions for highly vulnerable development within C1 and C2 floodplain areas	See LDP Indicator under LDP Obj 3 Policy Target 10	N
Summary Assessment Objective 9 - Minimising flooding					
10.To conserve and enhance historic resources and their settings <i>Effects on conserving and enhancing historic resources and their settings</i>	Positive and Negative	Occasions when development permitted would have an adverse impact on a Listed Building, Conservation Area, site of archaeological significance or Historic Park and Gardens	No planning consents are issued where there is an outstanding objection from the Council's Conservation Officer, CADW or GGAT.	See LDP Indicator under LDP Obj 7 Policy Target 16	
		Number of listed buildings, archaeological sites or buildings of local importance enhanced through development	Increase	Same as 2016 – No increase	N
		Analysis - During the monitoring period there were 2 applications resulting in conversion, enhancement of a Listed Building which were considered to offer positive benefits by the Conservation officer - Cwrt Henllys Farm (through implementation of restoration scheme), Market House Pontypool			
		Number of Listed Buildings and historic sites	Maintain	No further update from 2015	N
		Analysis January 2009 -There were 253 Listed Buildings in the County Borough, 3 designated as Grade 1, 23 designated as Grade 2* and 227 designated as Grade 2. The number of Scheduled Ancient Monuments was 25. The Blaenavon World Heritage Site, 2 Historic Parks and Gardens (Pontypool Park and Llantarnam Abbey) and 5 Conservation Areas (Blaenavon Town, Cwmavon, Upper Cwmbran, Llantarnam and Pontypool Town Centre) are the other statutory designations December 2013 - There were 254 Listed Buildings in the County Borough, 3 designated as Grade 1, 22 designated as Grade 2* and 229 designated as Grade 2. The number of Scheduled Ancient Monuments was 26. The Blaenavon World Heritage Site, 2 historic parks and gardens (Pontypool Park and Llantarnam Abbey) and 6 Conservation Areas are the other statutory designations December 2015 - There were 251 Listed Buildings in the County Borough, 3 designated as Grade1, 22 designated as Grade 2* and 226 designated as Grade 2. The number of Scheduled Ancient Monuments was 26. The Blaenavon World Heritage Site, 2 historic parks			

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2017 PERFORMANCE
		and gardens (Pontypool Park and Llantarnam Abbey) and 6 Conservation Areas are the other statutory designations No further update			
		Number of Conservation Areas with up to date assessments	Complete Conservation Areas with up to date assessments by 2017 and review every 5 years	See LDP Indicator under LDP Obj 7 Policy target 17	N
Summary Assessment Objective 10 - Historic Resources					
11.To protect and enhance the valued landscape character of Torfaen <i>Effects on preserving and enhancing the valued landscape character of Torfaen</i>	Positive and Negative	Planning permissions approved for inappropriate development within the green wedge designations which contribute to the coalescence of settlements	No planning permissions approved for inappropriate development within the green wedge designations which contribute to the coalescence of settlements	See LDP Indicator under LDP Obj 12	
		Proportion of major developments that include landscaping and planting schemes	100%		
		Analysis - All major developments permitted in the Monitoring Period have included landscaping and planting schemes that are both important for visual purposes, in ensuring green space is provided in developments to soften the urban area, but also provided health benefits in terms of recreation and also offering positive biodiversity benefits.			
		Amount of land (ha) of identified Important Urban Open Space lost to development	0ha lost per annum	See LDP Obj 2 Policy Target 9	
Summary Assessment Objective 11 - Valued Landscape Character					
12.To make most efficient use of land and buildings <i>Effects on making the most efficient use of land and buildings</i>	Positive and Negative	Amount of new development (ha) permitted on PDL (brownfield and conversions) expressed as a % of all development permitted per annum	60% or higher	See LDP Indicator 12 policy target 29	N
		Average density of housing development permitted on allocated sites	100% of sites delivering a minimum net density of 30dph	See LDP Indicator	
		Amount of Greenfield and open space (lost to development (ha) which is not	No significant net loss	See LDP indicator 30	

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2017 PERFORMANCE																
		allocated in the Development Plan																			
		Number of empty properties brought back into reuse	Increase																		
		<p>Analysis - The numbers of properties brought back into use has fluctuated in terms of annual increase / decreases numbers have quadrupled since 2010 where 36 properties were brought back into use compared with 165 in 2014/15. Rates actually decreased from 189 in 13/14 to 14/15 a fall of 12.7%. There has been a significant rise in properties back into use over the monitoring period compared to 2010 figures which is positive. The 2017 AMR reports a decrease in 70 properties brought back into use from the 15/16 figure.</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Total properties brought back into use</th> </tr> </thead> <tbody> <tr> <td>10/11</td> <td>36</td> </tr> <tr> <td>11/12</td> <td>109</td> </tr> <tr> <td>12/13</td> <td>72</td> </tr> <tr> <td>13/14</td> <td>189</td> </tr> <tr> <td>14/15</td> <td>165</td> </tr> <tr> <td>15/16</td> <td>178</td> </tr> <tr> <td>16/17</td> <td>108</td> </tr> </tbody> </table>				Year	Total properties brought back into use	10/11	36	11/12	109	12/13	72	13/14	189	14/15	165	15/16	178	16/17	108
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Summary Assessment Objective 12 - Efficient Use of land and Buildings																					
13.To achieve a modal shift to more sustainable transport modes <i>Effects on achieving a modal shift to more sustainable transport modes</i>	Positive and Negative	Number of major windfall schemes permitted per annum within 400m of facilities (shop, bus stop) and 1,000m of a school	All new windfall developments permitted per annum	See LDP Indicator under LDP Objective 8 and 11 Policy target 20																	
		% of population travelling to work by sustainable modes	Increase	See TLP for data																	
		<p>Analysis - Recent statistics drawn from the 2011 census shows the following travel to work methods: Car/Motorcycle/Van/Taxi - 81.9% compared to 77.8% in 2001 Public transport - 6% compared to 5.2% in 2001 Foot - 8.1% compared to 9.4% in 2001 Cycle - 1.2% compared to 1.02% in 2001 Work at home - 2.8% compared to 6.15% in 2001</p> <p>This indicates that in 2011, the percentage of people travelling to work by sustainable modes was 15.3%, whereas in 2001 15.6% travelled using sustainable modes. Therefore there are marginally less people using sustainable transport than 10 years ago. It is evident people are still dependant on driving a car or other vehicle to work as this has increased by nearly 3% over the 10 year period. The data has not been updated for the 2017 AMR.</p>																			
		Number and Value of planning contributions secured for	Maintain or Increase	New Indicator																	

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2017 PERFORMANCE
		improvements in public transport, walking and cycling			
		Analysis - Planning contributions have been secured for improvements in public transport, walking and cycling from 2 sites during the monitoring period which included off site payments for highways improvements, improvements for a cycle way associated with the New Road Farm £9850 and highway works and traffic calming methods relating to Penywaun Lane £20k.			
		Delivery of walking and cycling routes as part of LDP Policy T3	Increase	See LDP Indicator	
Summary Assessment Objective 13 - Modal shift to sustainable modes					
14.To promote sustainable building design <i>Effects on promoting sustainable building design</i>	Positive	Number of strategic sites and strategic action areas which are accompanied by a Renewable / Low Carbon Energy Assessment	100% of all strategic sites and action areas are accompanied by a Renewable / Low Carbon Energy Assessment	See LDP Indicator	N
Summary Assessment Objective 14 - Promote Sustainable Building					
15.To reduce waste generation and disposal to landfill and maximize reuse and recycling <i>Effects on reducing waste generation and disposal to landfill and maximise reuse and recycling</i>	Positive and Negative	% of municipal waste collected by local authorities sent to landfill	Decrease Annually		
		Analysis - In 2013/14 10.6% of municipal waste collected by local authority was sent to landfill. In 2014/15 this increased slightly to 11.6%, In 2016/2017 this has decreased significantly to 2.72%.			
		% of municipal and household waste reused/recycled and composted	52% by 2012/2013 58% by 15/16 64% by 19/20 and 70% by 2024/2025 (source: WG ³)		
		Analysis - This has increased annually from 46.7% in 2010/11 to 52.7% in 2014/2015. Rates are increasing and in 2014/2015 was above the statutory target of 52% however it is below the Welsh average of 56.2%. The Council continues to facilitate an increase in recycling rates. In 2016 for 16-17 the recycling rates increased to 63.59% just short of the target for 2019/20.			
		http://gov.wales/docs/statistics/2015/151008-local-authority-municipal-waste-management-2014-15-en.pdf			
		Amount of open air waste management permissions in (ha)	Delivery of 0.4ha Civic	See LDP Indicator under LDP Obj 18	

³ <http://wales.gov.uk/topics/sustainabledevelopment/design/standards/?lang=en>

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2017 PERFORMANCE
		expressed against the total maximum requirement of 0.4ha as identified in the Regional Waste Plan	Amenity Site by 2015	(Policy target 45)	
Summary Assessment Objective 15 - Reduce Waste					
16.To maintain and improve water quality <i>Effects on contributing to maintaining and improving water quality</i>	Positive	% surface water (natural water bodies) of Good Ecological Status	Water Framework Directive - Good ecological status in all Wales waterbodies by 2027 Ambition to achieve good ecological status in waterbodies by 2015		
		Analysis 2009 Baseline - 50% of surface water (natural water bodies) was of good ecological status compared to welsh average of 30% which is positive compared to the welsh average of 30% 2014 (Annual Classification snapshot) - This indicates 43.75 % of surface water (natural water bodies) was of good ecological status which was above the welsh average of 34.77. However this annual snapshot should not be used to identify annual trends to identify environmental trends over time) No update for 2016/17			
		Amended - % surface water of Good Chemical Status	Increase	Indicator amended - Data no longer available	
		Analysis 2009 Baseline - 75% of surface water of good chemical status compared to 77% welsh average. 25% of the waterbodies is failing 2014 Baseline (Annual Classification) - 80% of surface water of good chemical status compared to 78% welsh average. 20% of the waterbodies is failing No further update since 2014, new datasets expected to be released in time for reporting in 2018 AMR			
		Water Use per Household	To reduce the water use of households annually	Indicator deleted - Data no longer available	x
		Biological Quality of the Afon Lwyd	Increase	Indicator deleted - Data no longer available	x
		Litres of water consumed per resident	Decrease	Indicator deleted - Data no longer available	x
		% groundwater of Good Status	Increase		

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2017 PERFORMANCE	
		<p>Analysis 2009 - 80% of groundwater is of good ecological status compared to 65% in Wales. 20% in poor condition. 2014 - (Annual Classification Snapshot) 80% of groundwater is of good status compared to 55% in Wales. 20% in poor condition These results are positive compared to the Welsh average but an increase above 80% has not been realised. No further update since 2014, new datasets expected to be released in time for reporting in 2018 AMR</p>				
		Number of planning applications permitted contrary to advice of Natural Resources Wales / Dwr Cymru Welsh Water on water supply or water quality.	No planning applications approved contrary to the advice of Natural Resources Wales / Dwr Cymru Welsh Water on water supply or quality	See LDP Indicator		
Summary Assessment Objective 16 - Maintain Water Quality						
17.To contribute to an increase in the use of renewable energy sources across the County Borough <i>Effects on contributing to an increase in the use of renewable energy sources across the County Borough</i>	Positive					
		Number of strategic sites and strategic action areas which are accompanied by a Renewable/Low Carbon Energy Assessment	100% of all strategic sites and action areas are accompanied by a Renewable/Low Carbon Energy Assessment	See LDP indicator		
		Permitted capacity of renewable electricity and heat projects (MW)	Annual increase in the permitted capacity of renewable electricity and heat projects within Torfaen through the Plan Period	See LDP Indicator		
Summary Assessment Objective 17 - Increase Renewable Energy						
18.To improve the affordability of housing <i>Effects on improving the affordability of housing</i>	Positive	Annual Affordable Housing Completions	By 2016 provide 597 affordable dwellings through the planning system	See LDP Indicator		
		Average house price to income ratio	Decrease	Indicator amended to 'earnings' ratio		
		Analysis - The house price to earnings ratio in Torfaen is currently 5:1 based on data from the latest Annual Survey of Hours and Earnings and sales and valuations over the last 12 months. Earnings data relates to a single person in full time employment; however the majority of households will usually have more than one earner.				

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2017 PERFORMANCE
		The ratio has risen by 0.1 in a year but is now down 0.4 in the latest quarter) April 2014 = 5.5 : 1 April 2015 = 5.6 : 1 September 2015 = 5.1 : 1 September 2016 = 5.0 : 1 - A marginal reduction from 5.1 : 1 to 5.0 : 1 from 2015-2016. September 2017 = (Comparison figure no longer available as TCBC no longer subscribes to 'Hometrack')			
Summary Assessment Objective 18 - Improve Affordability of Housing					
19.To improve the variety and quality of housing <i>Effects on improving the variety and quality of housing</i>	Positive	Number of net additional affordable and general market dwellings built in the LPA's area per annum for Cwmbran, Pontypool and North Torfaen	In line with identified targets in LDP Monitoring Framework	See LDP Indicator	
		Net additional Gypsy & Traveller Pitches delivered	By 2016 10 Gypsy and Traveller pitches delivered.	See LDP Indicator	
Summary Assessment Objective 19 - Improve variety and quality of housing					
20.To improve accessibility to and protect and improve the quantity and quality of local services and facilities <i>Effects on improving accessibility to and protecting and improving the quantity and quality of local services and facilities</i>	Positive	Level of Community Infrastructure per ward	Maintain or Increase	Indicator - Data is not available as no definitive list exists.	x
		Number of new community facilities granted planning permission	Increase		
		Analysis - 4 applications granted permission for new or enhance community facilities: <ul style="list-style-type: none"> • Children's play and Recreation Facilities secured at 5 major housing sites granted permission during the year • Extension to clubhouse - Tranch AFC • 4 Classroom Extension - Cwmffrodoer School • COU from A3 use to Children's party room - The Parade Cwmbran • New single storey infant block - Coed Eva Primary • Replacement floodlights - Talywaun Rugby Club 			
		Number of community facilities lost per annum through the planning system	Maintain or Decrease		
Analysis - 2 applications have resulted in the loss of a community facility:- <ul style="list-style-type: none"> ▪ Pisgah Sunday School - COU from redundant Sunday School to residential flats 					

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2017 PERFORMANCE	
		<ul style="list-style-type: none"> Kingdom Hall of Jehovah Witness - COU of hall to office and residential 				
		Percentage of total length of rights of way in the l.a. that are easy to use by the public		New Indicator		
		Analysis - The percentage of total lengths of rights of way in the local authority that area easy to use by the public has decreased from 85% to 77%. 2013-14 -72% 2014-15 - 85% 2015-16 - 78% 2016-17 - 77%				
		% of applicable developments providing community facilities, leisure and outdoor recreational opportunities	Provision made in 100% of applicable developments per annum in line with the Adopted S106 SPG	See LDP indicator		
		Amount of accessible natural greenspace per 1000 population	2.4ha of recreational open space per 1000 population 2 hectares of natural greenspace per 1000; no person should live more than 300m walking distance from their nearest area of natural greenspace	Data not available as base information (Exegeses and KKP recreation Study) not kept up to date. Aim to update this information over the next year and monitor recreational open space from 2016 against 2009 base date	x	
Summary Assessment Objective 20 - Accessibility to and quantity and quality of local facilities						
21.To improve educational attainment and increase skill levels <i>Effects on improving educational attainment and increased skill levels</i>		% of adults without basic numeracy and literacy skills	Decrease	Data not collated in this form annually. Considered other indicators in terms of qualified persons more appropriate	x	
		Provision of a new primary school at Panteg	Delivery by 2017	See LDP Indicator		
		New schemes granted planning permission for education provision as part of 21st Century schools programme	Increase			

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2017 PERFORMANCE
		<p>Analysis - 3 new schemes gained permission during the monitoring period:</p> <ul style="list-style-type: none"> ▪ Garnteg Primary - Erection of a new 4 sided climbing tower to replace an existing climbing wall ▪ Cwmffroedoer Primary School - Creation of new private car park, extension of existing play area, ground remediation works and new drop off area ▪ Cwmffroedoer Primary - Creation of single storey 4 classroom extension, refurbishment of existing school building and new extension to main hall ▪ Blenheim Road Community School - Proposed erection of a modular style building, single storey to be used as a Flying Starters Early Learning Centre ▪ Coed Eva Junior and Infant School - New single storey infant block extension to south of existing school and new car park 			
		<p>% of pupils gaining A*-E A Level Grades</p>	<p>Increase</p>		
		<p>Analysis - In 2017 96% of pupils gained A*-E grades compared to 98.5% last year. This is above the welsh average of 96.9% The % of pupils gaining A/A* grades decreased slightly from 21% last year to 17.1% in 2016. This is below the welsh average of 22.7%</p>			
		<p>% of 19 year olds with Level 2 Qualifications (5 GCSE A-C or NVQ equivalent)</p>	<p>Increase</p>		
		<p>Analysis - In 2016 overall 52.6% of pupils achieved the level two threshold, down from 78.6% last year as a result of the BTEC qualifications no longer contributing to this. This is below welsh average of 62.8% However results in the level two threshold of 5 GCSE's A*-C, including English/Welsh first language and maths fell for the first time in four years to 52.9% a reduction of 3.8% from 2015 figures.</p>			
		<p>% of population attaining highest qualification</p>	<p>Increase</p>	<p>No Update</p>	
		<p>Analysis - Qualified residents % of all aged 16+ Highest level attained (level 4/5) = 20.3% compared to 13.5% in 2001 Highest qualification attained Level 3 = 11.2% compared to 5.16% in 2001 Highest Qualification attained Level 1/2 = 31.4% compared to 37% in 2001 No Qualification = 28.9% compared to 36% in 2001</p> <p>No update for 2016 - This indicator needs amending as data no longer being collected in this form. Highest qualification level of working age adults to be used from 2017</p> <p>Qualified to NQF level 4 or above = 33.4% compared to 37.4% welsh average Qualified to NQF level 3 or above = 55.9% compared to 57.9% welsh average Qualified to NQF level 2 or above = 77.9% compared to 77.7 welsh average No Qualification = 8.6% compared to 9.6% welsh average</p>			

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2017 PERFORMANCE	
Summary Assessment Objective 21 - Improve education attainment and skill levels						
22. To improve the health and well-being of the population. <i>Effects on improving the health and wellbeing of the population</i>		% of Lower Super Output Areas in the most deprived 10% of all Welsh LSOA's	Decrease			
		Analysis - Latest WIMD 2014 shows Torfaen has 5% of its LSOA's in the most deprived 10% (Ranks1-191) down from 6.75% in 2011. No further update for 2017				
		Overall Index of Multiple Deprivation - Levels of Deprivation in Torfaen	Decrease			
		Analysis - 2014 data - Torfaen has the following percentages of its 60 LSOAs in the deprivation brackets (with the 30% figures being seen as defining the most deprived areas in Wales):- <ul style="list-style-type: none"> ▪ 5% in most deprived 10% (ranks 1-191) - down from 6.75% in 2011 ▪ 25% in most deprived 20% (ranks (1-382) - up from 16.7% in 2011 ▪ 38.3% in most deprived 30% (ranks 1-573) - up from 35.0% in 2011 ▪ 56.7% in most deprived 50% (ranks 1-955) - no change since 2011 Torfaen has three LSOA's in the most deprived 10% in wales (Trevethin 1, Upper Cwmbran 1, Pontnewydd 1) No further update for 2017				
		Delivery of Health Facilities (Blaenavon Health Centre)	By 2015	See LDP Indicator		
		Delivery of Specialist Critical Care Centre at Llanfrechfa	By 2018	See LDP Indicator		
		% of new developments (10 or more units) within 800m walking distance of key health services	Nil			
		Analysis - Out of 5 major housing schemes permitted 1 was within 800m of key health services i.e. doctors' surgery, equating to 20%. It is unlikely given the distribution of GPs that all windfall development will be within 800m of facilities equating however the figure has increased from last year. <ul style="list-style-type: none"> ▪ Pontymoile School (39 dwellings) - Outside distance ▪ Commercial Street (10 dwellings) - Within distance ▪ Former Belle Vue Nursery (21 dwellings) - Outside distance ▪ Llantarnam Comp (226 dwellings) - Outside distance ▪ Penywaun Lane (41 dwellings) - Outside distance 				

SA Objective	Predicted Long Term Effect of the LDP	Indicators to be used	Target	Summary	2017 PERFORMANCE	
Summary Assessment Objective 22 - Improve health and well-being of the population						
23.To promote strengthen and enhance the cultural identity of communities and improve social cohesion and diversity	Positive	Number of new community facilities granted planning permission		See SA Indicator under Objective 20 above		
		Number of community facilities lost per annum through the planning system	Increase	See LDP Indicator		
		% of applicable developments providing community facilities, leisure and outdoor recreation facilities	Provision made in 100% of applicable developments per annum in line with Adopted S106 SPG	See LDP Indicator		
		% of people speaking Welsh	No target			
		Analysis - This has fallen from 11.1% in 2001 to 9.8% between the 2001-2011 Census. However, whilst rates have fallen the LDP has played its part in promoting the welsh language. The LDP safeguarded land for the provision of a 410 place primary school at Panteg, land secured under S106 as part of the residential scheme. This brand new facility will assist in promoting the welsh language and may attract more children to learn welsh. This indicator is only monitored in the annual census so is unlikely to generate any trend data over the monitoring period, therefore should potentially be removed in next year's study				
		Number of Gypsy Traveller Pitches delivered		See LDP Indicator		
Summary Assessment Objective 23 - Strengthen and enhance cultural identity						

APPENDIX C - Changes to LDP and SA Monitoring Framework

Objective	Indicator	Change	AMR	Reason
Local Development Plan AMR Tables				
1 - Employment & Retail (Policy target 2)	2. Amount of major new retail and leisure development permitted in three defined town centres	No change to indicator - Incorrect trigger on original framework. Amended as follows " 4 significant development permitted outside of a defined town centre " to "Non delivery by 2017"	2015 AMR	The trigger should be monitoring delivery rather than development permitted outside of a town centre. This issue is addressed under Policy target 6.
4 - Highest quality design (Policy target 11)	11. Adoption of design guidance as outlined in SPG Programme	Indicator amended - Annual delivery of SPG during the year	2015 AMR	In light of the fact there is no specified timetable to monitor delivery above it is considered this indicator should be reworded to 'Annual delivery of SPG during the year'
14 - Ensure development contributes to water quality, protecting water supply	31. % of relevant planning permissions incorporating SUDS	Indicator deleted	2015 AMR	Data is not recorded and not easily accessible. Further Given the use of SUDS is non statutory and the authority has been provided with no additional resources to take on the maintenance liabilities relating to SUDS then there is no mechanism to ensure implementation of SUDS in all new developments. Also provision of SUDS is non statutory and not mandatory and will not therefore be undertaken by all applications so determining 'relevant permissions' is difficult. Further the data is not collected and reported and not easily available from planning applications.

Sustainability Appraisal/Strategic Environmental Assessment Tables

1 & 2 - Employment and Economic Growth	<i>No of Business VAT registrations</i>	<i>Indicator omitted. Replaced with 'Business Births'</i>	2015 AMR	VAT business registration statistic discontinued in 2008. Amend indicator to business births, from Births, Deaths and Active Enterprises statistic supplied annually by WG Stats Wales
	<i>Annual pay by residence (Average Earnings)</i>	<i>Indicator reworded to reflect new title Earnings by Workplace</i>	2015 AMR	To reflect correct terminology on NOMIS website
3 - Promote and enhance sustainable tourism	<i>Number of new development schemes delivered for tourist related facilities</i>	<i>'Number of new development schemes permitted for tourist related facilities'</i>	2015 AMR	Indicator reworded to reflect developments permitted as this can be monitored through the planning system
	<i>Number of people employed in the tourism industry</i>	<i>Indicator amended to 'Number of FTE jobs supported by tourism spend'</i>	2016 AMR	Indicator to be amended to 'Number of FTE jobs supported by tourism spend' to reflect STEAM data returns
	<i>Total number of visitors to attractions in Torfaen</i>	<i>Indicator reworded to Total Visitor Days (Millions)'</i>	2016 AMR	Indicator amended to 'Total Visitor Days (Millions)' to reflect STEAM data returns
	<i>Total Tourism spend per annum</i>	<i>Indicator amended to 'Total economic impact of tourism'</i>	2016 AMR	Indicator amended to 'Total economic impact of tourism' to reflect STEAM data
4 - Protect and enhance Blaenavon World Heritage Site	Visitor numbers to: <ul style="list-style-type: none"> ▪ Blaenavon Ironworks ▪ Big Pit Mining Museum ▪ Pontypool and Blaenavon Railway ▪ Town of Blaenavon ▪ Blaenavon Landscape ▪ The Monmouthshire and Brecon Canal 	<i>Indicator reworded to 'Visitor numbers to attractions where visitor numbers are recorded'</i>	2015 AMR	To reflect the fact that visitor number data is not available for a number of attractions. Now use STEAM data
	<i>Number of development projects that include the restoration of features that contribute to the integrity of the BILWHS</i>	<i>Potentially delete for next year's AMR</i>	2016 AMR	Would appear difficult to quantify for monitoring purposes.
	<i>Implementation of Actions from the Forgotten Landscapes Action Plan</i>	<i>Indicator deleted in 2016 AMR</i>	2016 AMR	Forgotten Landscapes project now completed.
5 - Protect, manage and enhance	<i>% change of selected Torfaen LBAP species</i>	<i>Indicator deleted</i>	2015 AMR	The data is not easily available and would be too resource intensive to

biodiversity	<i>Sites of Special Scientific Interest in favourable condition</i>	Indicator deleted	2015 AMR	collect The data is responsibility of NRW and data is not readily available. A recent board report on SSSI's outlined there is a lack of up to date evidence of feature conditions/SSSI due to resource issues and competing priorities.
	<i>Green Space under positive biodiversity management</i>	New Indicator	2015 AMR	Monitoring indicator for which there is annual data to monitor the protection, enhancement of biodiversity
	<i>Land brought into positive management through the Pollinators Action Plan</i>	New Indicator	2015 AMR	Monitoring indicator for which there is annual data to monitor the protection, enhancement of biodiversity
9 - Minimise the risk of flooding and increase flood resilience	<i>Number of new properties at risk of flooding</i>	Indicator potentially deleted	2015 AMR	Data was held externally from the Council and no longer available and addressed in part by LDP Indicator monitoring permissions in flood risk areas. Will review next year
	<i>% relevant planning permissions incorporating SUDS</i>	Indicator deleted	2015 AMR	See LDP Indicators above
12 - Make most efficient use of land	<i>Area of Derelict/Contaminated Land</i>	Indicator deleted	2015 AMR	Data not regularly updated due to resources and not monitored annually
13 - Modal shift to sustainable transport modes	<i>Number of development incorporating green travel plans</i>	Indicator deleted	2015 AMR	Green travel plans are no longer used as TAN18 sets out the requirements for requiring travel plans for certain thresholds for developments. Given all developments meeting the threshold would have to prepare one the data would only realise a 100% figure which does not provide any useful information for monitoring purposes.
	<i>% of people using public transport</i>	Indicator deleted	2015 AMR	Data not comprehensive and would be dependent on all public service operators providing exact passenger numbers
14 - Promote	<i>% of relevant planning permissions</i>	Indicator deleted	2015 AMR	See LDP Indicator above

sustainable building design	<i>incorporating SUDS</i>			
15 - Reduce waste generation	<i>Municipal Waste Arising's</i>	Indicator deleted and new indicator “% of municipal waste collected by local authorities sent to landfill” added	2015 AMR	Data monitored but key indicator on amount of waste recycled/reused composted already included. Annual waste arising's is more than likely to continue to decrease so considered better indicators to monitor. New indicator added “% of municipal waste collected by local authorities sent to landfill”
	<i>% non-hazardous waste from construction recycled, recovered or reused</i>	Indicator deleted and new indicator “% of municipal and household waste reused/recycled and composted” added	2015 AMR	Not considered a key headline indicator. Will be replaced with an indicator monitored for biodegradable waste diverted from landfill. “% of municipal and household waste reused/recycled and composted
16 - Maintain and improve water quality	<i>Chemical water quality of the Afon Llwyd</i>	Indicator amended to “% surface water of Good Chemical Status”	2015 AMR	The Water framework directive changed the requirements for monitoring water quality to the assessment of chemical status. New amended indicator added
	<i>% surface water (natural water bodies) of Good Ecological Status</i>	New indicator added	2015 AMR	The Water framework directive changed the requirements for monitoring water quality to the assessment of ecological status. New amended indicator added
	<i>% groundwater of Good Status</i>	Indicator added	2015 AMR	The Water framework directive changed the requirements for monitoring water quality to the assessment of groundwater status. New amended indicator added
	<i>Water use per household</i>	Indicator deleted	2015 AMR	Data no longer available
	<i>Biological Quality of the Afon Llwyd</i>	Indicator deleted	2015 AMR	Data not monitored, amended indicator now in place. See comments on chemical quality indicator above
	<i>Litres of water consumed per resident</i>	Indicator deleted	2015 AMR	Data was held externally from the Council and no longer available
17 - Contribute to an	<i>Electricity generated from renewable</i>	Indicator deleted	2015 AMR	Torfaen specific data not available

increase in use of renewables	<i>sources</i>			which is monitored regularly
18 - To improve the affordability of housing	<i>Average house price to income ratio</i>	Indicator amended – Average house price to <u>earnings</u> ratio	2015 AMR	Dataset used is earnings rather than income as this relates to a single person in full time employment, where income refers to a household income.
19 - Improve variety and quality of housing	<i>Number of houses meeting WHQS</i>	Indicator deleted	2015 AMR	All social housing is required to meet WHQS. Data would only realise a 100% return
20 - Improve accessibility to protect and improve quantity and quality of local facilities	<i>Level of Community Infrastructure per ward</i>	Indicator deleted	2015 AMR	Comprehensive dataset not available and the definition of community infrastructure is wide ranging and difficult to fully quantify.
	<i>Percentage of total length of rights of way in the l.a. that are easy to use by the public</i>	New Indicator added	2015 AMR	New indicator which is monitored annually which monitors quality and accessibility of local facilities
	<i>Amount of accessible natural greenspace per 1000 population</i>	Indicator deleted	2015 AMR	Data not available as base info not kept up to date.
21 - Improve educational attainment and skill levels	<i>% of adults without basic numeracy and literacy skills</i>	Indicator deleted	2015 AMR	Data not collated in this form annually. Considered other indicators in terms of qualified persons more appropriate
	<i>% of population attaining highest qualification</i>	Indicator deleted	2017 AMR	Data no longer available. Amend indicator to Highest qualification level of working age adults.
	<i>% of pupils gaining A*-E A Level Grades</i>	Indicator added	2015 AMR	Annual indicator that is monitored by TCBC Education as a benchmark of performance
23 - Promote strengthen and enhance cultural identity of communities and improve social cohesion	<i>Level of Community Infrastructure per ward</i>	Indicator deleted	2015 AMR	See Objective 20 above
	<i>% of community buildings that have a range of uses</i>	Indicator deleted	2015 AMR	No comprehensive dataset exists
	<i>Niche retail development in local centres that contributes to local distinctiveness</i>	Indicator deleted	2015 AMR	Difficult to accurately measure as open to interpretation. Will consider monitoring retail development in local centres
	<i>% of people speaking welsh</i>	Indicator deleted	2017 AMR	Data not updated on a regular basis only through census returns so unable to show trends.