

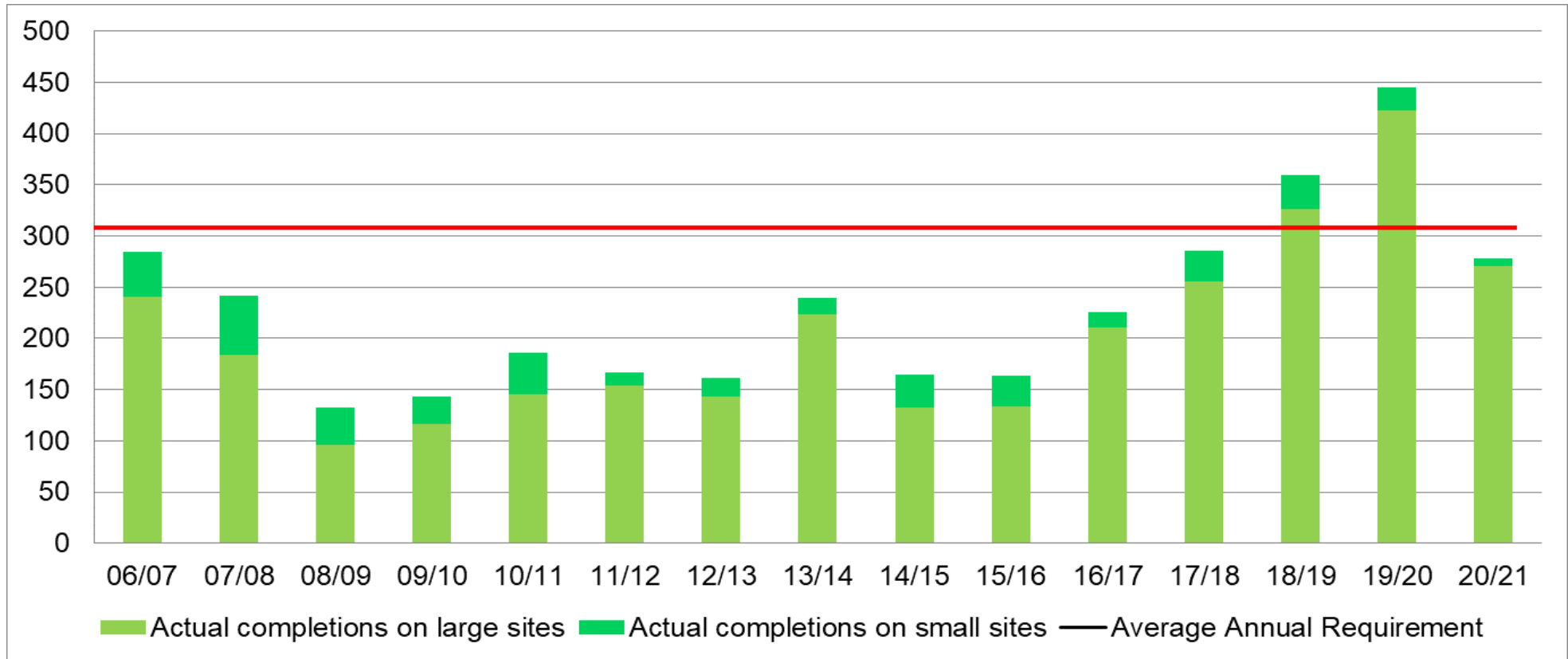
## **Extract from Torfaen LDP: Annual Monitoring Report 2019-2021 - October 2021**

- 3.66 **Housing Delivery in Torfaen** - The Torfaen LDP Policy S5, set a 4,700 dwellings housebuilding target over the 2006 to 2021 plan period, and by 1<sup>st</sup> April 2021, 3,480 dwellings (74%) had been built, some 1,220 dwellings (26%) short of the target.
- 3.67 The DPMv3 advises that, for adopted LDPs, the Average Annual Requirement (AAR) (i.e. the LDP housing requirement / plan period in years = 4,700 dwellings / 15.25 years = 308) methodology and Tables 19-21 and Diagram 16 be used within the AMR with the 'best information' in conjunction with the Housing Study Group to monitor the delivery of housing. Therefore, Table 21 and Diagram 16 below (from DPMv3) showing housing completions in Torfaen for the LDP plan period 1<sup>st</sup> January 2006 - 31<sup>st</sup> March 2021 have been agreed by the Torfaen Housing Study Group.
- 3.68 **Housing Supply in Torfaen** - Going forward, DPMv3 Tables 19-20 below have been combined into AMR Table 3.3 (which shows the timing and phasing of large housing sites (10 or more dwellings) with planning permission or LDP/RLDP housing allocations in Torfaen (2021-2026) @ 1<sup>st</sup> April 2021), which has also been agreed by the Torfaen Housing Study Group. Table 3.3 shows that over the next five years, it is forecast that an average of 392 dwellings per annum (dpa) will be built in Torfaen. Indeed, this is above the Torfaen LDP Average Annual Requirement of 308 dpa; and the proposed 320 dpa in the Torfaen RLDP: Preferred Strategy. Therefore, this demonstrates that housing supply will not run out in the County Borough before the new Torfaen RLDP is adopted (hopefully in October 2023).

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

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

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



**Table 3.3: The timing and phasing of housing sites with planning permission / LDP/RLDP housing allocations in Torfaen (2021-2026) @ 1<sup>st</sup> April 2021**

Site	21-22	22-23	23-24	24-25	25-26
<b>Permitted Large Sites</b> (based upon DPMv3 Table 20)					
South Sebastopol - Wrens Nest / Uplands / Maesgwyn (TW)	60	105	100	92	90
South Sebastopol - Village Core (TW - flats)	8	0	0	0	0
South Sebastopol - Village Core (Barratts)	40	40	49	0	0
Llantarnam Comp (Barratts)	19	0	0	0	0
Police College (Taylor Wimpey)	31	0	0	0	0
Llantarnam Neighbourhood Centre (Bron Afon)	22	0	0	0	0
Malthouse Lane, Llantarnam (Enzo Homes)	15	80	69	0	0
County Hall (Pobl)	0	0	23	60	60
Caldicot Way, Cwmbran (Bron Afon)	28	0	0	0	0
Foundry Cottages, Griffithstown (Pobl)	1	30	0	0	0
Ruby's Bar & Grill, Thornhill (Bron Afon)	19	0	0	0	0
Llantarnam Road, Llantarnam (Melin)	29	0	0	0	0
Manor Way, Abersychan	0	10	0	0	0
Lower Shepherds Hill G&T Site, Pontypool (21)	0	10	0	0	0
Rifle Club Victoria St / Ventnor Rd, Cwmbran (Bron Afon)	0	13	0	0	0
Penywain Lane, Pontypool	0	0	33	0	0
Former Pontypool Hospital (34)	0	?	?	?	?
<b>LDP Allocated Large Sites</b> (based upon DPMv3 Table 19)					
SAA2 - Canalside Cwmbran (150)	0	0	0	0	0
SAA4 - Mamhilad (JEUK) (850) (approved subject to S106)	0	0	85	85	85
SAA4 - Mamhilad (PPE) (425)	0	0	0	?	?
SAA7 - Llanfrechfa Grange, Cwmbran (300)	0	0	0	0	0
H1/1 - Police HQ (77)	0	?	?	?	?
H1/2 - Police College Phase 3 (Barratts) (100?)	0	0	35	35	30
H1/4 - Ty'r-ywen Farm, Fairwater (25)	0	?	?	?	?
H2/2 - Animal Pound & Adj. Land, Wainfelin (70?)	0	?	?	?	?
H2/3 - Pontypool College (100-140)	0	0	40	40	40
H2/4 - Coal Yard, Station Road, Panteg (15)	0	?	?	?	?
H3/1 - Garn-yr-Erw Terrace, Blaenavon (26)	0	0	0	0	0
H3/2 - Blaenavon Health Centre (17)	0	?	?	?	?
H3/3 - St Peters School, Blaenavon (18)	0	?	?	?	?
H3/5 - Giles Road, Blaenavon (20?)	0	?	?	?	?
H3/6 - Old Co-op, High Street, Abersychan (24)	0	0	0	0	0
H7/1 - Rose Cottage G&T site, Pontypool (10)	0	10	0	0	0

<b>RLDP Allocated Large Sites</b> (based upon DPMv3 Table 19)					
Craig y Felin SAA, Cwmbran (300)	0	0	0	0	30
Llanfrechfa SAA, Cwmbran (1,200)	0	0	0	0	30
<b>Large Site Total (A)</b>	<b>272</b>	<b>298</b>	<b>434</b>	<b>312</b>	<b>365</b>
<b>Large Windfall Sites</b> Allowance from RLDP (B)	<b>0</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>50</b>
<b>Small Windfall Sites</b> Allowance from RLDP (C)	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>
	<b>21-22</b>	<b>22-23</b>	<b>23-24</b>	<b>24-25</b>	<b>25-26</b>
<b>TOTAL A+B+C</b>	<b>298</b>	<b>324</b>	<b>510</b>	<b>388</b>	<b>441</b>
<b>5-year average completions</b>	<b>392</b>				