

Monitoring Torfaen LDP Housing Delivery

Extract from Torfaen LDP: Annual Monitoring Report 2024

- 3.18 **Housing Delivery in Torfaen** - The DPMv3 advises that, for adopted LDPs, the Average Annual Requirement methodology (AAR - i.e. the LDP housing requirement / plan period in years = 4,700 dwellings / 15.25 years = 308 dwellings per annum (dpa)) and Tables 19-21 and Diagram 16 be used within the AMR with the 'best information' in conjunction with the Housing Study Group to monitor the delivery of housing. Also, with regard these tables, once the plan end date has been reached, the Welsh Government have also advised that *"LPAs should just say they underbuilt by xx (that number is frozen) at plan end but include more up to date commentary for where they are now..."*.
- 3.19 Therefore, the Torfaen LDP Policy S5, set a 4,700 dwellings housebuilding target over the 2006 to 2021 plan period, and by 1st April 2021, **3,480 dwellings (74%)** had been built, some **1,220 dwellings (26%)** short of the target. This is shown DPMv3 Table 21 and Diagram 16 below, which were agreed by the Torfaen Housing Study Group.
- 3.20 In the following 2021-2024 monitoring periods, as agreed by the Torfaen Housing Study Group, an additional **619 dwellings** were built. Therefore, a total of **4,099 dwellings (87.2%)** have been delivered between 2006 and 2024, some **601 dwellings (12.8%)** short of the LDP target.
- 3.21 **Affordable Housing Delivery in Torfaen** - Similarly, the Torfaen LDP (Policy H4) seeks to achieve approximately **1,132** affordable homes out of the 4,700 new dwellings expected to be built over the plan period to 2021. This equates to a **24.1%** provision of affordable housing or the delivery of 75 affordable homes per year. Therefore, by April 2021, **1,143** affordable units had been delivered (**101%** of the LDP target); which also equated to **30%** of all completions. However, it should be noted that this delivery has only been achieved using both S106 Obligations and WG Social Housing Grant; and that the total affordable housing need, was and still is, much higher than the above LDP target.
- 3.22 In the following 2023-2024 monitoring periods, an additional 23 affordable dwellings were delivered; therefore, at total of **1,316** affordable homes have been delivered between 2006 and 2024 (116.2% of the target); which also equates to 32.1% of all completions.
- 3.23 **Housing Supply in Torfaen** - Going forward, DPMv3 Tables 19-20 have been combined into AMR Table 3.3 on page 16 below (which shows the timing and phasing of large housing sites (10 or more dwellings) with planning permission or LDP / RLDP housing allocations in Torfaen (2024-2029) @ 1st April 2024). Table 3.3 also shows that over the next five years, it is forecast that an average of **287 dwellings per annum** (dpa) will be built in Torfaen. This is slightly below the Torfaen LDP Average Annual Requirement of **308 dpa**. but demonstrates that housing supply will not run significantly short in the County Borough before the new Torfaen RLDP is adopted.

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

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

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

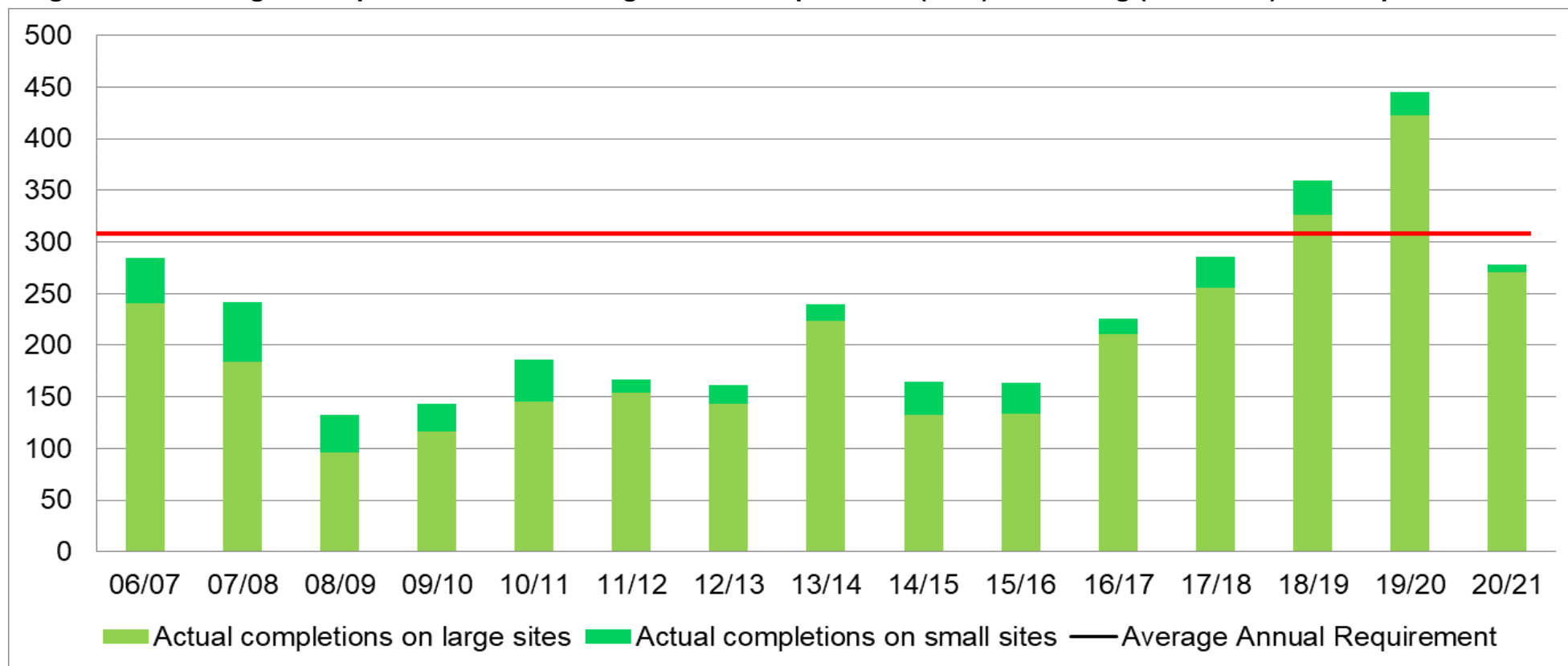


Table 3.3: The timing and phasing of housing sites with planning permission / LDP housing allocations in Torfaen (2024-2029) @ 1st April 2024					
Site	24-25	25-26	26-27	27-28	28-29
Permitted Large Sites (based upon DPMv3 Table 20)					
South Sebastopol - Wrens Nest / Uplands / Maesgwyn	89	90	112	90	112
South Sebastopol - Village Core (Taylor Wimpey)	8	0	0	0	0
Malthouse Lane, Llantarnam	25	37	41	0	0
County Hall	0	4	44	50	45
Lower Shepherds Hill G&T Site, Pontypool (21)	0	10	0	0	0
The Former New Bridge Inn, Greenhill Road	0	0	0	0	0
Glanwern House (10 dwellings - 6 new)	0	0	0	0	0
Rifle Club Victoria St / Ventnor Rd, Cwmbran	0	0	0	0	0
Penywain Lane, Pontypool	33	0	0	0	0
Pearl House, Pontypool (16)	16	0	0	0	0
Pisgah Road, Talywain (23)	0	0	0	0	0
Former Pontypool Hospital (34)	0	0	0	0	0
LDP Allocated Large Sites (based upon DPMv3 Table 19)					
SAA2 - Canalside Cwmbran (150)	0	0	0	0	0
SAA4 - Mamhilad (JEUK land) (850)	0	0	0	85	85
SAA4 - Mamhilad (PPE land) (425)	0	0	0	0	0
SAA7 - Llanfrechfa Grange, Cwmbran (300)	0	0	0	0	0
H1/1 - Police HQ (77)	0	0	0	0	0
H1/2 - Police College Phase 3	0	20	25	25	0
H1/4 - Ty'r-ywen Farm, Fairwater (25)	0	0	0	0	0
H2/2 - Animal Pound & Adj. Land, Wainfelin (70?)	0	0	0	0	0
H2/3 - Pontypool College (112)	0	0	30	30	30
H2/4 - Coal Yard, Station Road, Panteg (15)	0	0	0	0	0
H3/1 - Garn-yr-Erw Terrace, Blaenavon (26)	0	0	0	0	0
H3/2 - Blaenavon Health Centre (17)	0	0	0	0	0
H3/3 - St Peters School, Blaenavon (18)	0	0	0	0	0
H3/5 - Giles Road, Blaenavon (20?)	0	0	0	0	0
H3/6 - Old Co-op, High Street, Abersychan (24)	0	0	0	0	0
Former Greenway Social Club (12)	0	12	0	0	0
Ty Gwyn Care Home (15)	0	0	0	15	0
Former Hanbury Hotel Griffithstown (13)	0	13	0	0	0
H7/1 - Rose Cottage G&T site, Pontypool (10)	0	0	0	0	0
Large Site Total (A)	171	186	252	295	272
Large Windfall Sites Allowance (B)	0	0	40	40	40
Small Windfall Sites Allowance (C)	54	21	21	21	21
	24-25	25-26	26-27	27-28	28-29
TOTAL A+B+C	225	207	313	356	333
5-year average completions	287				