



Neath Port Talbot County Borough Council

Local Development Plan 2011 - 2026

Annual Monitoring Report (October 2017)



Executive Summary	3
PART 1 - Introduction & Background	
1 Introduction	8
2 Contextual Change	13
2.1 National Context	13
2.2 Regional Context	18
2.3 Local Context	19
PART 2 - LDP Monitoring	
3 Strategy	24
3.1 Strategy	24
4 Overarching Policies	27
4.1 Strategic Policy 1 Climate Change	27
4.2 Strategic Policy 2 Health	33
4.3 Strategic Policy 3 Sustainable Communities	37
4.4 Strategic Policy 4 Infrastructure	39
5 Area Based Policies	43
5.1 Strategic Policy 5 Development in the Coastal Corridor Strategy Area	43
5.2 Strategic Policy 6 Development in the Valleys Strategy Area	61
6 Building Healthy & Sustainable Communities	71
6.1 Strategic Policy 7 Housing Requirement	71
6.2 Strategic Policy 8 Affordable Housing	74
6.3 Strategic Policy 9 Gypsies and Travellers	79
6.4 Strategic Policy 10 Open Space	81
7 Promoting a Sustainable Economy	85
7.1 Strategic Policy 11 Employment Growth	85
7.2 Strategic Policy 12 Retail	101
7.3 Strategic Policy 13 Tourism	103

Contents

8 Valuing Our Environment	107
8.1 Strategic Policy 14 The Countryside and Undeveloped Coast	107
8.2 Strategic Policy 15 Biodiversity and Geodiversity	109
8.3 Strategic Policy 16 Environmental Protection	111
8.4 Strategic Policy 17 Minerals	114
8.5 Strategic Policy 18 Renewable and Low Carbon Energy	118
8.6 Strategic Policy 19 Waste Management	121
9 Achieving Sustainable Accessibility	125
9.1 Strategic Policy 20 Transport Network	125
10 Respecting Distinctiveness	131
10.1 Strategic Policy 21 Built Environment and Historic Heritage	131
10.2 Strategic Policy 22 Welsh Language	134

PART 3 - Sustainability Appraisal Monitoring

11 Sustainability Appraisal Monitoring	138
11.1 SA Topic 1: Climate Change	138
11.2 SA Topic 2: Natural Resources and Waste	143
11.3 SA Topic 3: Biodiversity and Geodiversity	148
11.4 SA Topic 4: Landscape, Townscape and Historic Character	150
11.5 SA Topic 5: Pollution	151
11.6 SA Topic 6: Community Cohesion	153
11.7 SA Topic 7: Health and Well-Being	160
11.8 SA Topic 8: Economy	167

PART 4 - Conclusion & Recommendations

12 Conclusion & Recommendations	178
--	------------

Executive Summary

- 1 The Neath Port Talbot Local Development Plan (LDP) was adopted on 27th January 2016. As part of the statutory development plan process, the Council is required to prepare an Annual Monitoring Report (AMR). The AMR will provide the basis for monitoring the progress of the delivery of the LDP, the Plan's sustainability credentials and identify any significant contextual changes that might influence implementation.
- 2 This is the first AMR to be prepared since the adoption of the LDP and provides an opportunity for the Council to assess the impact the LDP is having on the social, economic and environmental well-being of the County Borough. This AMR therefore covers the period from the adoption date of the plan (27th January 2016) to 31st March 2017 and is required to be submitted to the Welsh Government by 31st October 2017.
- 3 The AMR contains a total of 89 indicators which are used to monitor the effectiveness of the Plan and its policies. A brief summary of the outcome is provided in the following table:

LDP Monitoring Framework

Assessment	Action	Number of Indicators Within Category
The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue	75
LDP Policies are not being implemented in the intended manner	Officer and/or Member training may be required	9
Indicators suggest the need for further guidance in addition to those identified in the Plan	Supplementary Planning Guidance may be required	5
The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected	Further research and investigation required	0
The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process	0
The indicators are suggesting that the LDP strategy is not being implemented	Following confirmation, the LDP will be subject to a review process	0

- 4 Whilst the vast majority of indicators show a positive outcome over this first monitoring period, there are a small number of indicators which identify that certain policies are not being implemented in the intended manner. In these instances, further discussions with Development Management colleagues will be undertaken in an attempt to resolve the issues. It should be noted that in this regard, some of the policies are entirely new to the local policy framework and consequently this may partly explain why there are some inconsistencies in their implementation.

5 In addition, a small number of indicators relate to the emergence of Supplementary Planning Guidance (SPG) highlighting that certain SPG have not been prepared by the target date. In each case however there are justifiable reasons for the delay in the preparation of the guidance documents, and the adoption of the outstanding SPG will be expedited as soon as is practicable.

Key Findings of the AMR

6 On the whole the Plan is delivering in most of its policy areas, and housing delivery is largely in accordance with expectations, with several of the large housing sites allocated in the LDP being commenced or receiving planning approval during this first monitoring period. Furthermore, there has also been a significant number of windfall and small sites which have been granted approval and help with the overall delivery of market and affordable housing in Neath Port Talbot. There has also been an increase in the number of economically active residents and a reduction in the unemployment rate.

7 An overview of the key findings is set out below:

- A 5 year land supply has been maintained.
- 1,679 new homes have been delivered since the LDP basedate (which equates to 74% of the cumulative annual target to date).
- Although currently below target, the rate of delivery of affordable housing is expected to increase.
- Workplace employment has increased from 49,400 jobs in 2011 to 50,800 jobs in 2015.
- The rate of economic activity has increased from 69.7% in 2011 to 74.9% in 2017, and is now marginally ahead of the Welsh average.
- The unemployment rate has reduced from 10.8% in 2012 to 5.5% in 2017.
- A number of major infrastructure schemes have been completed since the LDP basedate, including Harbour Way (PDR), road improvements to Junction 43 and the Baglan Energy Park Link Bridge.
- An extension to Cae Garw Gypsy and Traveller Site has been completed.
- The delivery of an integrated transport hub at Port Talbot remains on schedule.
- The Swansea University Science and Innovation Bay Campus has opened.
- Three renewable / low carbon energy schemes were approved, with a total generating capacity of 5.56 MW.
- There were no approvals permitted on nationally and internationally designated sites, regionally important biodiversity and geodiversity sites contrary to the policy framework.

- The Council had adopted 5 key Supplementary Planning Guidance documents relating to Planning Obligations; Affordable Housing; Baglan Energy Park Development Framework; Pollution; and Parking Standards.
- Policies in respect of flooding, community facilities, open space, renewable energy and Welsh language are not currently being implemented as intended. SPG relating to some of these topics will be adopted in due course and these documents will provide more detailed guidance in respect of the implementation of the policies.

Conclusion

8 The LDP policies are largely delivering and meeting their targets, although progress in some areas is a little slower than anticipated. As this report relates to the first period of monitoring, no trends can be identified at this stage. This will however continue to be monitored in subsequent annual reports.

9 The AMR concludes that the LDP is delivering on its employment led growth strategy, which is key to the delivery of the Plan's vision and objectives. There are no factors at present to suggest that changes are required to the Plan and consequently, an early review of the Plan (either partial or full) is not necessary at this time.

Executive Summary

PART 1 - Introduction & Background

1 . Introduction

1 Introduction

1.0.1 The adopted Local Development Plan (LDP)⁽¹⁾ provides a land use framework on which decisions about future development in the County Borough are based.

1.0.2 Section 76 of the Planning and Compulsory Purchase Act 2004 requires the Council to produce an Annual Monitoring Report (AMR) for submission to the Welsh Government. This first AMR covers the period from the adoption date of the plan (27th January 2016) to 31st March 2017 and is required to be submitted to the Welsh Government by 31st October 2017. Subsequent AMRs will cover the period between the 1st April and 31st March each year.

1.0.3 The AMR provides the opportunity to monitor the progress of the delivery of the LDP, the Plan's sustainability credentials and to identify any significant contextual changes that might influence its implementation. The results of this monitoring process will feed into the ongoing analysis of the LDP, with the Council required to undertake a formal review of the Plan every 4 years.

What is the AMR?

1.0.4 The main aim of the AMR is to establish whether the LDP Strategy is effective and achieving its aims and whether the strategic policies are working in practice. In evaluating these matters, the AMR (including the SA monitoring of the SA objectives) considers the effectiveness of the Plan as a whole in order to determine whether there is a need for the Plan to be reviewed in some way.

Indicators

1.0.5 Under Regulation 37 of the Town and Country Planning (Local Development Plan) Wales (Amendment) Regulations 2015, the AMR is required to monitor the following core indicators:

Table 1.0.1 Indicators Prescribed in Regulation 37

Core Indicators Prescribed in Regulation 37	Monitoring Framework Reference
The housing land supply taken from the current Housing Land Availability Study. This is measured in years' supply. ⁽²⁾	40
The number of net additional affordable and general market dwellings built in the LPA's area (i.e. Through the planning system). This should indicate the level of new housing constructed, minus any demolitions, during the AMR period and since the LDP was adopted ⁽³⁾ .	39 & 41

1 Neath Port Talbot County Borough Council Local Development Plan (January 2016).

2 Regulation 37(4)(a) The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005.

3 Regulation 37(4)(b) The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005.

1.0.6 The LDP monitoring framework contains a total of 89 indicators, comprising the 2 core indicators along with a range of local and contextual indicators identified by the Council which relate to the Neath Port Talbot context and broader economic, social and cultural issues respectively.

1.0.7 Each of these indicators requires monitoring and the nature of data collection will vary between them. Some are factual (e.g. has a development or SPG been delivered in the anticipated timescale?), while others will require data collection and monitoring over a longer period of time period (e.g. housing completion figures).

Targets

1.0.8 Realistic and achievable targets have been identified for each strategic policy. These targets can be broadly grouped into three categories:

- **Numerical Targets** could relate to the scale of development being proposed (e.g. the level of anticipated housing development) and could be expressed as a number or as a percentage. Some policies (e.g. the provision of new housing), identify a series of interim targets over the Plan period ensuring that progress towards meeting the overall target at the end of the Plan period can be measured.
- **Outcome Targets** relate to a particular outcome that the policy or policies in question either aim to bring about or prevent from happening; and
- **Specific Targets** relate to specific development proposals (e.g. a proposed new highway scheme) where the target will be to deliver the proposal within a specified time period.

Triggers

1.0.9 Each of the indicators has a specific trigger which identifies the point at which the implementation of the policy may need further consideration and/or assessment. This could require a scheme to be delivered by a specified date, where progress falls below the cumulative requirement over a specified period, or where a development is permitted contrary to the policy framework. Once a trigger has been reached, consideration of the actions which are required to try and remedy the breach is required (refer below).

Actions

1.0.10 The successful implementation of the LDP could be compromised if targets are not met. The monitoring framework identifies a range of actions that can be undertaken which might address any numerical shortfall or an unanticipated outcome. It is not necessarily the case however, that a failure to achieve a specified target would be interpreted as a policy failure which would automatically result in that policy (or Plan as a whole) being subject to a review.

1 . Introduction

1.0.11 The table below identifies the possible actions which may result from monitoring, and there are several potential options to help address indicators which do not appear to be delivering as anticipated. To assist with the interpretation of the monitoring undertaken, a simplified colour scheme has been used to indicate how the indicator is performing.

Table 1.0.2 LDP Monitoring Framework

Assessment	Action	Colour Code
The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue	
LDP Policies are not being implemented in the intended manner	Officer and/ or Member training may be required	
Indicators suggest the need for further guidance in addition to those identified in the Plan	Supplementary Planning Guidance may be required	
The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected	Further research and investigation required	
The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process	
The indicators are suggesting that the LDP strategy is not being implemented	Following confirmation, the LDP will be subject to a review process	

Review of the Plan

1.0.12 The Council will take the following considerations into account when making a judgement as to whether a review (part or full) of the Plan, prior to the statutory 4 year period, is required:

- A significant change in national policy or legislation;
- A significant change in external conditions;
- A significant change in local context (e.g. closure of a significant employment site that undermines the local economy or the cumulative effect of a series of closures);
- A significant change in development pressures or needs and investment strategies of major public and private investors; and
- Significant concerns from the findings of the AMR in terms of policy effectiveness, site delivery, progress rates and any problems with implementation.

Structure and Content

1.0.13 The AMR is structured into the following four parts:

- **Part 1: Introduction and Background** - provides an introduction and an outline of the contextual change at a national, regional and local level since the LDP was adopted;
- **Part 2: LDP Monitoring** - provides detail of the findings of the monitoring of the LDP Indicators (in Plan order);
- **Part 3: Sustainability Appraisal Monitoring** - details the findings of the monitoring of the eight Sustainability Appraisal Objectives; and
- **Part 4: Conclusions and Recommendations** - offers conclusions and recommendations.

1 . Introduction

2 Contextual Change

2.1 National Context

2.1.1 Since the LDP was adopted on 27th January 2016, there have been a number of new / updated planning policy documents published and legislation introduced.

Planning (Wales) Act 2015⁽⁴⁾

2.1.2 The Act sets out a series of legislative changes to deliver reform of the planning system in Wales, to ensure that it is fair, resilient and enables development. The act addresses 5 key objectives:

1. A modernised framework for the delivery of planning services – the act introduces powers to allow planning applications to be made directly to Welsh Ministers in limited circumstances;
2. Strengthening the plan led approach – the act introduces a legal basis for the preparation of a National Development Framework and Strategic Development Plans;
3. Improved resilience – the act will allow the Welsh Ministers to direct local planning authorities to work together and for local planning authorities to be merged;
4. Front loading and improving the development management system – the act will introduce a statutory pre-application procedure for defined categories of planning application; and
5. Enabling effective enforcement and appeals – the act enables changes to enforcement procedures to secure prompt, meaningful action against breaches of planning control and increase the transparency and efficiency of the appeal system.

2.1.3 Taken together with proposed changes to secondary legislation, policy and guidance, the act will support delivery of the homes, jobs and infrastructure that Wales requires; provide opportunities to protect and enhance important built and natural environments; and support the use of the Welsh language.

2.1.4 A document which explains the links between the Well-Being of Future Generations (Wales) Act 2015, the Planning (Wales) Act 2015 and the Environment (Wales) Bill was produced during the drafting and scrutiny of the respective items of legislation.

Well-Being and Future Generations (Wales) Act 2015⁽⁵⁾

2.1.5 Whilst this Act is dated 2015, it came into force post LDP adoption in April 2016.

4 [Planning Wales Act 2015](#)

5 [Well-Being and Future Generations \(Wales\) Act](#)

2 . Contextual Change

2.1.6 This Act is about improving the social, economic, environmental and cultural well-being of Wales. The Act will make the public bodies listed in the Act think more about the long term, work better with people and communities and each other, look to prevent problems and take a more joined-up approach. This new law will mean that, for the first time, public bodies listed in the Act must do what they do in a sustainable way. Public bodies need to make sure that when making their decisions they take into account the impact they could have on people living their lives in Wales in the future. It will expect them to:

- Work together better;
- Involve people reflecting the diversity of our communities;
- Look to the long term as well as focusing on now; and
- Take action to try and stop problems getting worse - or even stop them happening in the first place.

2.1.7 The Act establishes a statutory Future Generations Commissioner for Wales, whose role is to act as a guardian for the interests of future generations in Wales, and to support the public bodies listed in the Act to work towards achieving the well-being goals. The Act also establishes Public Services Boards (PSBs) for each local authority area in Wales. Each PSB must improve the economic, social, environmental and cultural well-being of its area by working to achieve the well-being goals.

Our Valley, Our Future

2.1.8 The Welsh Government has published a document called 'Our Valley, Our Future' which is a proposal to reinvigorate the valley communities in Wales. It is a high-level action plan setting out the priorities of the Ministerial Taskforce based on the evidence heard and feedback received from the people living and working in the South Wales Valleys.

2.1.9 The next stage will be to focus on how these priorities can be developed further through a detailed delivery plan which will set out:

- How the priorities will be achieved;
- Who should be involved;
- The benefits expected;
- The timescale for completion; and
- How success will be measured.

2.1.10 Effective delivery will require an ongoing partnership with the public and close working with statutory bodies, particularly Local Authorities. The Delivery Plan will be published in Autumn 2017.

Planning Policy Wales Edition 9 (2016)⁽⁶⁾

2.1.11 A number of changes have been made, many of which relate principally to Development Management functions. In respect of LDPs, Chapter 2 has been revised to take account of legislation changes, including the provisions of the Planning (Wales) Act 2015.

2.1.12 The Historic Environment chapter has been completely revised following Royal Assent of the Historic Environment (Wales) Act 2016.

2.1.13 The Retail chapter has been revised to take account of WG's national planning policy for retail and commercial development. Other chapters have been refreshed principally to reflect changes in legislation.

Technical Advice Note (TAN) 4 Retail and Commercial Development (November 2016)⁽⁷⁾

2.1.14 Provides guidance/advice on the role of land use planning in retail and commercial development, including:

- Retail strategies, master planning 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.

TAN 12 Design (March 2016)⁽⁸⁾

2.1.15 This TAN provides guidance on how good design should be achieved through the planning process. It provides advice and information on a number of related areas including the definition of design for planning purposes, design considerations such as access, local planning authority design policy and advice, the process for preparing design and access statements and information on how to achieve sustainable buildings.

6 [PPW 9](#)

7 [TAN 4 Retail](#)

8 [TAN12 TAN 12 D&A Statements](#)

2 . Contextual Change

Environment (Wales) Act (2016)⁽⁹⁾

2.1.16 The key parts of the act are:

- Part 1: Sustainable management of natural resources – enables Wales’ resources to be managed in a more proactive, sustainable and joined-up way. It also helps to tackle the challenges we face and is focused on the opportunities our resources provide.
- Part 2: Climate change – provides the Welsh Ministers with powers to put in place statutory emission reduction targets, including at least an 80% reduction in emissions by 2050 and carbon budgeting to support their delivery. This is vital within the context of our existing UK and EU obligations and sets a clear pathway for de-carbonisation. It also provides certainty and clarity for business and investment.
- Part 3: Charges for carrier bags – extends the Welsh Ministers’ powers so that they may set a charge for other types of carrier bags such as bags for life. It also places a duty on retailers to donate the net proceeds from the sale of carrier bags to good causes.
- Part 4: Collection and disposal of waste – improves waste management processes by helping us achieve higher levels of business waste recycling, better food waste treatment and increased energy recovery. This will help to decrease pressure on natural resources while also contributing towards positive results for both the economy and the environment.
- Parts 5 & 6: Fisheries for shellfish and marine licensing – clarifies the law in relation to shell fisheries management and marine licensing.
- Part 7: Flood & Coastal Erosion Committee and land drainage – clarifies the law for other environmental regulatory regimes including flood risk management and land drainage.

Historic Environment (Wales) Act (2016)⁽¹⁰⁾

2.1.17 The Act makes important changes to the two main UK laws that provide the legislative framework for the protection and management of the historic environment: the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. It also incorporates three stand-alone provisions. The Act will give more effective protection to listed buildings and scheduled ancient monuments; improve the sustainable management of the historic environment; and introduce greater transparency and accountability into decisions taken on the historic environment.

9 [Environment \(Wales\) Act 2016](#)

10 [Historic Environment \(Wales\) Act 2016](#)

Energy Efficiency in Wales – A Strategy for the Next Ten Years (2016 – 2026)⁽¹¹⁾

2.1.18 The strategy considers our role in driving this agenda as well as the role of other organisations, businesses and householders. It also highlights our vision to ensure that Wales can realise its full energy efficiency potential and become a major exporter of energy efficiency technology and know-how.

2.1.19 Action on energy efficiency: contributes strongly across our wellbeing goals, is a major factor in green growth, jobs, skills and supply chains, is the most cost-effective means of meeting our commitments to reduce carbon emissions, lowers energy charges to businesses and for the public sector, can directly address fuel poverty by reducing the cost of heating the homes of vulnerable people.

2.1.20 Power to take action on energy efficiency is not fully devolved to Wales. Our role is limited to the promotion of energy efficiency while the regulation of energy efficiency rests with the UK Government.

The Developments of National Significance (Wales) Regulations 2016⁽¹²⁾

2.1.21 Applications for Developments of National Significance (DNS) projects are dealt with by the Planning Inspectorate on behalf of Welsh Government. A DNS is a type of planning application for a large infrastructure project of national importance – for example, a wind farm, power station or reservoir. A DNS differs from a normal planning application in the way that it is decided. Instead of a Local Planning Authority making the decision, an Inspector examines the application and makes a recommendation to the Welsh Minister based on planning merits and national priorities. The Minister then decides whether or not to grant permission. A full list of the types of DNS developments is defined in the Regulations.

Letter from the Cabinet Secretary for Environment and Rural Affairs regarding the delivery of affordable homes through the planning system⁽¹³⁾

2.1.22 The letter addresses the need for local planning authorities to provide a genuinely available supply of land for housing based on meeting the housing requirements they have identified in their Local Development Plans.

2.1.23 Whilst some of these legislative changes are significant, it is considered that in respect of this AMR, they have little direct impact. However they will be fully considered when the LDP is formally reviewed.

Brexit

2.1.24 In June 2016 the UK electorate voted in favour of leaving the European Union (EU) and the UK Government has since invoked Article 50 in respect of its exit from the EU. This gives a 2 year period for negotiations around the terms of the exit to be agreed.

11 [Energy Efficiency in Wales](#)

12 [Development of National Significance Regs](#)

13 [Ministerial letter on affordable housing](#)

2 . Contextual Change

2.1.25 Whilst to date there has been little tangible progress, Brexit has the potential to impact on the economy over the coming years, whether this effect will be positive or not will depend on the terms which are agreed. In respect of this AMR, it has little impact, its effect will only become evident over time and this will continue to be considered in respect of the LDP and any subsequent review.

2.2 Regional Context

South West Wales Regional Planning Group

2.2.1 In light of the new emerging planning regime in Wales and the introduction of Strategic Development Plans (SDPs), work has continued in respect of supporting and contributing to the regional agenda.

2.2.2 Initial discussions have taken place in respect of the future role of authorities and the potential for future collaboration initiatives and studies. Neath Port Talbot has taken on the lead / secretariat role for the South West Wales region in 2017/18.

Swansea Bay City Deal

2.2.3 Since the adoption date of the LDP, the key change at the regional level was the signing of the City Deal on 20th March 2017, which covers Neath Port Talbot, Swansea, Carmarthen and Pembrokeshire Local Authorities together with Abertawe Bro Morgannwg and Hywel Dda University Health Boards, Swansea University and the University of Wales Trinity St David's and private sector companies. It includes a significant investment package involving the UK and Welsh Governments and the public and private sectors which will transform the economic landscape of the area and boost the local economy.

2.2.4 Eleven major projects have been identified within the South West Wales region which aim to deliver world class facilities in the fields of energy, smart manufacturing, innovation and life science, with major investment in the region's digital infrastructure.

2.2.5 Each Local Authority will lead on a number of projects within their administrative area. Three of the eleven projects are proposed within Neath Port Talbot:

1. **A new Centre of Excellence for Next Generation Digital Services (CENGs)**, based in Baglan will be at the heart of the regional digital hub. The project will increase the number of technology business ideas that can be commercialised, help the start up and growth of new technology businesses across the region and turn new ideas into commercial opportunities. This will be achieved as the Centre will offer a range of office space and laboratories to both industry and the scientific community, bringing together a range of commercial and technical experts bridging the gap between research and the application of ideas to industry. This will help turn innovations into new products and services.
2. **The Homes as Power Stations Project** led by Neath Port Talbot Council, on behalf of the region, will target both new build housing and the retrofit of existing supply and deliver innovative low carbon homes. A major aim will be the reduction of fuel poverty and its impact on health and well being. It will support carbon reduction targets,

reducing demand on electricity and gas and the security of housing supply in the region. A new pilot housing development will be constructed in Neath and the concept rolled across the region. The project will create a new industry in the region, developing and building innovative energy technologies, making homes more energy efficient and reducing energy costs. It will help generate sustainable and affordable homes and address fuel poverty and focus on smart technologies in relation to energy demand management.

3. Based in Neath Port Talbot, building on regional excellence, the **Steel Science Centre** would provide an open access innovation centre for the British Steel Industry and its supply chains, focusing on providing commercial R&D. The centre will enable steel technologists, academic and research staff to work together to find solutions to problems facing the steel sector, develop innovative ways where the steel industry can use local waste products to create carbon positive steel products, reducing carbon impact. It builds on regional strengths in steel production and strong partnerships between business and academia to develop research and supply chains. The project aims to ensure that there is a long term future for the steel sector by making the City Region the UK's natural centre for research and development in steel science.

Swansea Bay Tidal Lagoon

2.2.6 Covering parts of Neath Port Talbot and Swansea's administrative area, this regional project would create the world's first tidal lagoon Energy Generating Station. This Nationally Significant Infrastructure project was granted Development Consent by the Secretary of State in 2015. A marine license from Natural Resources Wales (NRW) must now be secured together with the necessary consents from the Crown Estate, which owns the seabed.

2.2.7 The UK Government has considered the recommendations of the Hendry Review and is in the process of considering the level of financial subsidy deemed appropriate. The Boundary Commission are also in the process of considering an application to amend the Relevant Authority's jurisdictional boundaries, to give control over the aspects of the development located below the mean low water mark.

2.2.8 The scheme has the potential to have a positive impact on Neath Port Talbot. It will involve significant investment in the local Swansea Bay economy and offers the potential for significant employment during construction and provide a valuable recreational and tourism asset for residents and visitors once constructed.

2.2.9 Although currently, there are significant risks of the scheme not coming forward, the lagoon if developed, would be a pioneering project for the region that would offer a range of opportunities. Whilst not impacting on this AMR, any impacts will be fully considered as part of a review of the Plan.

2.3 Local Context

2.3.1 Since the adoption of the LDP, the Council has adopted five Supplementary Planning Guidance (SPG) and had approval to consult on four others (refer below).

2 . Contextual Change

2.3.2 The Council has also published a 'Well-Being Assessment' as required by the Well-Being of Future Generations Act and also the 'Biodiversity Duty Plan' in order to fulfil its biodiversity duties set out under the Environment (Wales) Act 2016.

2.3.3 Additionally, the Port Talbot Waterfront Enterprise Zone has been established; there has been some concerns in respect of potential job losses at TATA in Port Talbot and there is a possibility that the Ministry of Justice may site a new Category C prison within the County Borough.

Supplementary Planning Guidance

2.3.4 In October 2016, the Council adopted SPG relating to the following⁽¹⁴⁾:

- Planning Obligations;
- Affordable Housing;
- Baglan Energy Park Development Framework;
- Pollution; and
- Parking Standards.

2.3.5 Cabinet Board approval was also received on 13th March 2017 to consult in May / June 2017 on the following SPG⁽¹⁵⁾:

- Open Space and Greenspace;
- Renewable and Low Carbon Energy;
- Design; and
- Development and the Welsh Language.

Well-Being Assessment / Plan

2.3.6 The Well-being of Future Generations (Wales) Act 2015 places a duty upon public bodies to produce well-being objectives that contribute to achieving a set of overarching well-being goals. In addition, the Act also establishes Public Service Boards for each Local Authority area in Wales. Each Public Service Board must prepare and publish a local Well-Being Plan, this will set out objectives and how the board or it's individual members will achieve them. This plan is informed by a Well-Being Assessment of the local area.

14 [Link to adopted SPG](#)

15 Public consultation could not start prior to the end of this monitoring period due to purdah associated with the Local Government Election on May 4th 2017.

2.3.7 Neath Port Talbot Public Service Board published its first Well-Being Assessment earlier this year. It captures the strengths and assets of people and communities across Neath Port Talbot and will inform the Neath Port Talbot local Well-Being Plan. The development and publication of the Well-Being Plan will take place over the next year and once approved, will replace the Single Integrated Plan (SIP).

Neath Port Talbot Biodiversity Duty Plan (2017)

2.3.8 The Neath Port Talbot Biodiversity Duty Plan demonstrates how the Council will fulfil the biodiversity duty set out under the Environment (Wales) Act 2016 and will act as a driver for conservation activities throughout Neath Port Talbot.

2.3.9 The plan also explains how, through meeting the Biodiversity Duty, the Council is delivering against well-being objectives and the ways of working under the Well-Being of Future Generations Act 2015 and contributing towards the delivery of the Nature Recovery Action Plan for Wales.

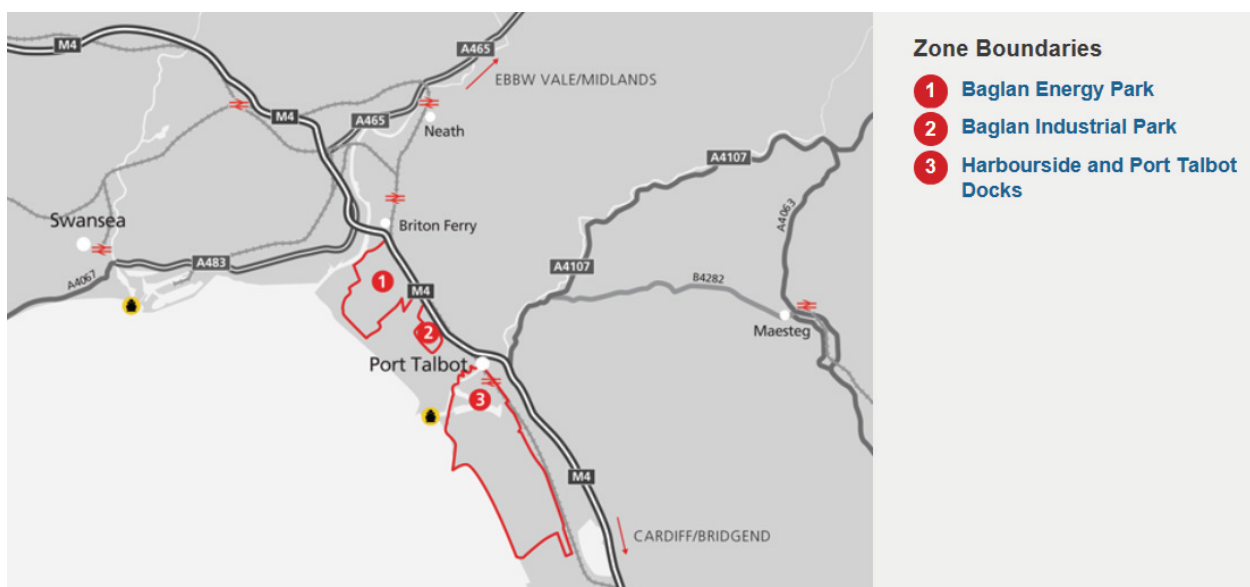
Port Talbot Waterfront Enterprise Zone

2.3.10 In March 2016, the Welsh Government confirmed that Port Talbot Waterfront would receive Enterprise Zone status. Its unique combination of factors, in terms of location, infrastructure and its connectivity to the knowledge economy has attracted some of the UK's top manufacturers.

2.3.11 Manufacturers in the area include TATA Steel, BOC, SPECIFIC, TWI and ThyssenKrupp who, along with a host of other highly technically competent companies, make a strong foundation for the creation of a dynamic and innovative cluster of businesses.

2.3.12 The area covered by the designation includes: Harbourside, Port Talbot Docks, Baglan Energy Park and Baglan Industrial Estate.

Map 2.1 Port Talbot Waterfront Enterprise Zone



Source: Business Wales - Enterprise Zones in Wales

2 . Contextual Change

2.3.13 Port Talbot has long established strengths in manufacturing and steel production. This is combined with a firm focus on continuing to develop cutting edge, world class industries in sectors such as Advanced Materials and Manufacturing, Construction and Green Energy.

2.3.14 Businesses moving to the area would profit from the inherent strengths and the existing growth potential of the region, and the momentum of the Economic Regeneration Strategy of Swansea Bay City Region which is a catalyst to improving the prospects of communities, businesses and the economy.

2.3.15 Business Wales' website states it can offer some of the highest levels of support to businesses locating within it, whether they are an inward investor, start-up or existing business.

TATA Steel

2.3.16 There was some concern in early 2016, when TATA, one of Neath Port Talbot's major employers, put up for sale the Port Talbot works (together with others in Wales). There was concern over the impact this would have on jobs and the local economy, as TATA's performance (as a major employer) strongly influences the prosperity of the region.

2.3.17 Earlier in 2017 however, in return for committing to maintaining production at Port Talbot for the next 10 years and a £100m investment, TATA made a deal with unions on the company's pensions fund.

2.3.18 TATA is currently in the process of finding a solution to the issues with its pension scheme to secure the future of its UK operations and before merging its European steel operations with German company ThyssenKrupp. A new pensions deal is expected to be agreed towards the end of 2017, which would allow the merger with ThyssenKrupp.

2.3.19 Furthermore, there is renewed optimism following the recent announcement that the Welsh Government are providing a financial contribution towards the construction of a new power station within the site which will reuse waste gas addressing the significant energy bills associated with the operations.

2.3.20 This situation will continue to be monitored so any impact on the LDP can be considered.

PART 2 - LDP Monitoring

3 . Strategy

3 Strategy

3.1 Strategy

3.1.1 The LDP is underpinned by an employment-led growth strategy that uses the projected increase in jobs and an increase in economic activity rates to identify the required working age population to support the projected number of jobs, which in turn projects the number of new homes needed. The approach ensures that the housing and employment strategies are aligned and there is a correlation between the number of jobs, houses, labour supply and employment space.

3.1.2 The Plan identifies a total of 25 objectives grouped under the following themes:

- Building healthy, sustainable communities;
- Promoting a sustainable economy;
- Valuing our environment;
- Achieving sustainable accessibility; and
- Respecting distinctiveness.

3.1.3 Considering these objectives the LDP Strategy aims to:

Facilitate growth within Neath Port Talbot, with a focus on the coastal corridor whilst reinvigorating the valley communities

3.1.4 In monitoring the LDP indicators it is possible to assess how well the plan's policies are delivering the strategy.

3.1.5 The chosen economic-led scenario is aspirational in its approach and aims to maximise job growth within the local economy. In order to address the key issues of the County Borough, wealth creation through job growth is fundamental to achieving the LDP vision. This method has enabled the Authority to forecast how economic changes over the plan period equate to the requirements for employment land and the number of new homes needed to accommodate the projected total population and required labour supply. The strategy seeks to increase economic activity rates and reduce unemployment levels in line with the Welsh average.

3.1.6 Neath Port Talbot's economic activity rate has increased at a higher rate than the Welsh and UK average. From the year ending 31st March 2011 to year ending 31st March 2017, the gap between Neath Port Talbot and the Welsh average has decreased from Neath Port Talbot being 3% behind the Welsh average in 2011, to now being ahead of

the Welsh average by 0.1% at the end of March 2017. Compared to the UK average, the gap between Neath Port Talbot and the UK has reduced from 6.8% in 2011 to 3.6% in 2017.

3.1.7 By year ending 31st March 2016, the unemployment rate had fallen to 6.9%, which is the rate the LDP aspires to achieve by 2026 (the long term Welsh average). The rate further reduced over the current monitoring period to 5.5%, indicating a positive economic picture for the area and showing that the aims of the LDP are being met.

3.1.8 In respect of implementation, some progress is being made with the delivery of housing allocations, although it is acknowledged that some sites are being delivered at a slower rate than anticipated. To date the LDP has delivered approximately 74% of the cumulative target. Whilst the housing completions are lower than anticipated, a number of sites within the Policy H1 portfolio have either had planning consent granted during the monitoring period (e.g. Neath Road / Fairyland Road, Tonna) or have made substantial progress on undetermined applications or pre-application discussions. It is therefore expected that the rate of housing delivery will increase significantly in Neath Port Talbot over the next 5 year period.

3.1.9 Within the Coastal Corridor Strategy Area, the University Campus has been delivered, work is progressing on developments at Glanafan School and Neath Town Centre Regeneration Scheme and the Integrated Transport Hub is being delivered in Port Talbot.

3.1.10 Harbour Way (PDR) has been completed in Port Talbot providing a key link road through the Harbourside regeneration area between Margam and Baglan and improving accessibility to many homes and businesses on the southern side of Port Talbot. Junction improvements have been undertaken at Junction 43 of the M4 to facilitate further development at Coed Darcy and Ffordd Amazon provides an important new route linking new and existing businesses to the north of Fabian Way. Development at the Cae Garw Gypsy and Traveller site has also been completed providing 11 additional pitches.

3.1.11 Within the Valleys Strategy Area, housing delivery is a little behind target, but this is considered to be a short term issue, with progress anticipated in accordance with the Plan targets, assisted further by the work of the Welsh Government's Valleys Task Force. In addition a number of windfall sites have been approved, which will supplement the allocated sites in this area. The Afan Valley, Cognation and Great Dragon Ride cycle trails have been completed and the Amman Valley Cycle route is almost complete.

3.1.12 A small hydropower installation at Maesgwyn Glynneath and a single wind turbine near Rhydyfro have been approved providing 0.6 MW of renewable energy. This figure in is addition to the already significant contribution that the County Borough is making towards renewable energy generation. Two tourism related applications were approved allowing holiday accommodation on farms in the area. It is important to note that many of the larger schemes in the valleys (e.g. Park Avenue, Glynneath and Rheola) are longer term aspirations which are not expected to be delivered in the short term.

3 . Strategy

3.1.13 On balance it is considered that the LDP is operating well and is delivering economic benefits in terms of increases in the economic activity rates and a reduction in the unemployment rate, satisfying the economic-led strategy of the Plan.

3.1.14 Whilst housing delivery is a little short of the target, and despite the efforts to provide large amounts of background information of the housing sites within Appendix A of the adopted Plan (including necessary mitigation / compensation measures and the potential S106 / infrastructure requirements), some applications are unfortunately slow to progress.

3.1.15 Site delivery will continue to be monitored through the AMR, and it should be noted that the 2017 Joint Housing Land Availability Study (JHLAS) identifies that as of 1st April 2017, the County Borough has a housing land supply of 5.3 years.

4 Overarching Policies

4.1 Strategic Policy 1 Climate Change

Table 4.1.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
1	The number of applications permitted below 35 dwellings per hectare within the Coastal Corridor Strategy Area (CCSA)	LDP Policies are not being implemented in the intended manner	Officer and/or Member training may be required
2	The number of applications permitted below 30 dwellings per hectare within the Valleys Strategy Area (VSA)	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
3	The amount of greenfield land lost not allocated in the LDP	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
4	The number of applications permitted within safeguarded freight facility locations	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
5	The number of applications permitted within C1 floodplain areas	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
6	The number of applications permitted within C2 floodplain areas	LDP Policies are not being implemented in the intended manner	Officer and/or Member training may be required

Indicator 1: The number of applications permitted below 35 dwellings per hectare within the Coastal Corridor Strategy Area.

Table 4.1.2 Strategic Policy SP1 - Climate Change

Addressing the causes of climate change through more cohesive and efficient settlements and settlement patterns	
Local Indicator	The number of applications permitted below 35 dwellings per hectare within the Coastal Corridor Strategy Area (CCSA).
Policy Target	An average density of 35 dwellings per hectare on allocated sites within the CCSA should be achieved.
Trigger Point	The average density permitted on sites allocated within Policy H1 falls below 35 units per hectare, unless it aligns with the policy framework
Performance	
Action	Officer and/or Member training may be required.

4 . Overarching Policies

Analysis of Results

4.1.1 The target and trigger points for this indicator relate to developments on allocated sites. In total, there have been six applications for residential developments on allocated sites within the Coastal Corridor Strategy Area (CCSA) during the monitoring period. Overall, the average development density achieved across all these sites is 30 dwellings per hectare (dph).

4.1.2 One of the relevant applications (P2016/0654) is for a mixed residential/retail use in Neath town centre which includes shop units on the ground floor within the site area which affects the density calculation. Excluding this development from the overall calculation for this indicator however does not alter the average density delivered of 30 dph. In terms of indicator 1 therefore, the permitted developments fail to meet the policy target of an average density of 35 dph.

4.1.3 Four of the individual applications do not meet the target density, while one site (Aberafan School, Port Talbot) exceeds the target density, achieving 61 dph. Density requirements are set out in Policy BE1 criterion 8 (a) and paragraph 5.5.14 of the LDP. This indicates that developments should be designed where possible to maximise the accommodation provided while remaining in keeping with the surrounding area. It further states that development below the specified residential density levels will not be permitted unless it can be demonstrated that there are significant constraints associated with a site that prevent development at the specified levels or where development at the density required would have an adverse impact on the character or appearance of the locality or result in the loss of an important site feature.

4.1.4 In some cases, the density issue has been identified in the officer report and justification provided in accordance with the LDP requirements set out above. These cases are therefore considered to be in accordance with the policy framework and would therefore not be 'trigger' applications. However, in two of the cases, the officer report does not give any specific justification for the lower density allowed.

4.1.5 One of these applications (P2016/1105) is for a single large detached house in spacious grounds within an established development of a character that is in keeping with other dwellings within the allocation. The second application (P2015/0011) is for a residential development on a site with particular constraints relating to topography and gradients, where design difficulties were experienced in achieving acceptable road and footway gradients while maintaining an appropriate development layout and appearance. In both these cases therefore, it is considered that a lower density could be justified in accordance with Policy BE1, although this was not specifically covered in the application report.

4.1.6 Overall, it is considered that the requirements of indicator 1 have effectively been achieved, although this is not specifically documented in all the application decisions. This can be addressed through further discussion with colleagues in the Development Management section.

4.1.7 Further guidance developed in the form of the Design SPG (adopted in July 2017), contains further specific advice on density matters and it is considered that this document will be important in ensuring that the density policy is applied more consistently in the future.

Indicator 2: The number of applications permitted below 30 dwellings per hectare within the Valleys Strategy Area.

Table 4.1.3 Strategic Policy SP1 - Climate Change

Addressing the causes of climate change through more cohesive and efficient settlements and settlement patterns	
Local Indicator	The number of applications permitted below 30 dwellings per hectare within the Valleys Strategy Area (VSA).
Policy Target	An average density of 30 dwellings per hectare on allocated sites within the VSA should be achieved.
Trigger Point	The average density permitted on sites allocated within Policy H1 falls below 30 units per hectare, unless it aligns with the Policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

4.1.8 As with Indicator 1, the target and trigger points for this indicator relate to developments on allocated sites. No applications on allocated housing sites in the Valleys Strategy Area have been determined during the period monitored, therefore there are no trigger applications for this indicator.

Indicator 3: Amount of greenfield land lost not allocated in the LDP.

Table 4.1.4 Strategic Policy SP1 - Climate Change

Addressing the causes of climate change through more cohesive and efficient settlements and settlement patterns (See also Policy SP16 and BE1)	
Local Indicator	Amount of greenfield land lost not allocated in the LDP.
Policy Target	No greenfield land lost contrary to the policy framework.
Trigger Point	The loss of greenfield land contrary to the Policy framework.
Performance	

4 . Overarching Policies

Addressing the causes of climate change through more cohesive and efficient settlements and settlement patterns	
(See also Policy SP16 and BE1)	
Action	No further action required. Monitoring to continue.

Analysis of Results

4.1.9 Greenfield sites are defined as sites that do not meet the definition of previously developed land given in PPW⁽¹⁶⁾. Policy BE1[8(c)] states that proposals will only be permitted where they use resources including land and energy as efficiently as possible through developing brownfield land in preference to greenfield land where possible.

4.1.10 A total of 9 applications have been approved for developments on unallocated greenfield sites across the County Borough. In order to be in accordance with the policy framework, it would need to be demonstrated that the developments could not be undertaken on an alternative brownfield site.

4.1.11 Four of the applications are for dwellings on small sites where no alternative brownfield option would have been available and three are for developments associated with sports or leisure activities in the vicinity of playing fields or equestrian facilities where the buildings could not readily be relocated to any brownfield area. The remaining two applications are for renewable energy developments, which due to their nature and special locational requirements could not have been located within any appropriate brownfield site.

4.1.12 It is therefore considered that the requirements of this indicator have been met.

Indicator 4: The number of applications permitted within safeguarded freight facility locations.

Table 4.1.5 Strategic Policy SP1 - Climate Change

Addressing the causes of climate change by encouraging freight & commercial transport by alternatives to road	
Local Indicator	The number of applications permitted within safeguarded freight facility locations.
Policy Target	No applications permitted on sites safeguarded for the transportation of freight contrary to the policy framework.
Trigger Point	One application permitted contrary to the policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

4.1.13 There has only been one application at a freight location covered by Policy TR4 (Safeguarding Freight Facilities) over the monitoring period. Located at the Unity Mine Complex, Cwmgwrach, the proposal was for a temporary change of use of part of the plant/machinery and buildings from coal processing to Waste Electrical and Electronic Equipment (WEEE) facility for a period of 12 months. Due to the temporary nature and use however, the proposal would not inhibit or prevent the longer term use or development of the freight rail head.

Indicator 5: The number of applications permitted within C1 floodplain areas.

Table 4.1.6 Strategic Policy SP1 - Climate Change

Addressing the consequences of climate change by guiding development away from land that is at risk from flooding.	
Local Indicator	The number of applications permitted within C1 floodplain areas.
Policy Target	No applications permitted for highly vulnerable development within C1 floodplain areas that does not meet all the TAN 15 tests.
Trigger Point	One application permitted for highly vulnerable development that does not meet all the TAN 15 requirements.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

4.1.14 A total of 13 applications were approved within the monitoring period for developments within or partly within DAM Zone C1. These all met the requirements set out for such developments in TAN15.

4.1.15 The target and trigger points for this indicator relate to highly vulnerable developments (as defined in TAN15) permitted which do not meet the tests set out in the TAN. No applications for such developments have been determined during the period monitored, therefore there are no trigger applications for this indicator.

Indicator 6: The number of applications permitted within C2 floodplain areas.

Table 4.1.7 Strategic Policy SP1 - Climate Change

Addressing the consequences of climate change by guiding development away from land that is at risk from flooding.	
Local Indicator	The number of applications permitted within C2 floodplain areas.

4 . Overarching Policies

Addressing the consequences of climate change by guiding development away from land that is at risk from flooding.	
Policy Target	No applications permitted for highly vulnerable development within C2 floodplain areas.
Trigger Point	One application permitted for highly vulnerable development.
Performance	
Action	Officer and/or Member training may be required.

Analysis of Results

4.1.16 The target and trigger points for this indicator relate to highly vulnerable developments (as defined in TAN15) permitted within DAM zone C2. Three applications have been approved for residential units within zone C2 during the monitoring period: one is for a new house between two existing dwellings, one for a barn conversion to a holiday cottage and one for an additional flat within an existing house. In all three cases, the officer report covers the flooding issues and a Flood Consequences Assessment (FCA) was submitted which was agreed by Natural Resources Wales (NRW). Notwithstanding this however, the proposals are contrary to the requirements of TAN15 in that they allow new residential units (i.e. 'highly vulnerable' development) within the identified undefended flood plain.

4.1.17 In addition, one development for a new school was approved within DAM zone C2 (also classified as 'highly vulnerable' development). However, this was accepted following additional detailed flood modelling work which was accepted by NRW as showing that the DAM zones are inaccurate in this location and that the site is not in fact at risk of flooding.

4.1.18 Whilst the majority of applications have been determined fully in accordance with LDP and national policy relating to flooding issues, in failing to comply with the requirements of TAN15, these [three] decisions raise concerns that LDP Policy SP1 is not being consistently implemented in all cases in respect of the need to address the consequences of climate change, both at present and in the future. It is considered that this matter can be addressed through further discussions with colleagues in the Development Management section to ensure that all relevant policy requirements are adhered to when applications are determined.

4.2 Strategic Policy 2 Health

Table 4.2.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
7	The net change, type and spatial distribution of open space and community facilities	LDP Policies are not being implemented in the intended manner	Officer and/or Member training may be required
8	The number of applications refused on design grounds	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
9	The preparation of Supplementary Planning Guidance relating to design	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue

Indicator 7: The net change, type and spatial distribution of open space and community facilities.

Table 4.2.2 Strategic Policy SP2 - Health

Addressing health and sickness issues through the retention of accessible leisure, recreational, health, social and community facilities (See also Policies SP10, OS2, SC2)	
Local Indicator	The net change, type and spatial distribution of open space and community facilities.
Policy Target	No loss of facilities permitted contrary to the policy framework.
Trigger Point	One facility lost contrary to the Policy Framework.
Performance	
Action	Officer and/or Member training may be required.

Analysis of Results

Community Facilities

4.2.1 Since the adoption date of the Plan there have been 10 applications which have resulted in the 'loss' of a community facility⁽¹⁷⁾. Three vacant Churches have been converted to alternative uses; one vacant community centre has been converted to a residential use; one pub has been converted to retail / commercial use with residential on the upper floor; and five retail units (A1) have changed to residential or alternative commercial uses.

¹⁷ For clarity, in respect of community facilities monitoring, this does not examine the loss of retail units within defined Town and District Centres (Policy R2/1) as this would duplicate monitoring through the annual retail survey. It does however consider the loss of retail units within local centres and outside designated areas.

4 . Overarching Policies

4.2.2 None of the proposals resulted in the loss of the last community facility in the local area, and related to developments in the urban area, within settlements, but outside defined town / district centres. Whilst most of the 10 proposals have not fully considered the impact of the loss of the community use, it is considered that this omission can be addressed through further discussion with colleagues in the Development Management section.

Open Space

4.2.3 Since the adoption date of the Plan there have been 2 applications approved which have resulted in a loss of open space provision identified in the Open Space Assessment. In both instances the loss of open space is detailed in the officer report and the reasons why the development is considered to be acceptable identified.

4.2.4 The first application related to the development of the Integrated Transport Hub, Port Talbot (Policy TR1/6), which resulted in the loss of a small area of grassed / planted informal open space with benches. The development does however have significant public realm works, opening up a large area which allows people to sit within a modern and fit for purpose principally hard open landscaped area outside the transport hub.

4.2.5 The second application involved the loss of a small area of hard surfaced play space on Aberafan Seafront for the development of an adventure golf facility. The existing provision was however of poor quality and limited play value, so whilst the nature of the provision has changed, the golf facility is considered to offer more recreational opportunities.

4.2.6 In respect of the monitoring trigger therefore, whilst two facilities have been lost, alternative facilities have been provided as part of the redevelopment.

4.2.7 Overall the policy appears to be operating relatively well, albeit there have been a few occasions in respect of the loss of community facilities where the policy requirements have not been fully addressed in the decision making process. It is considered however that this can be remedied through further discussion with colleagues in the Development Management section to raise awareness of the types of proposals which may trigger this policy and to ensure requirements are met when considering future applications. Whilst some facilities have been lost, many of the changes from retail have been to another use where services are still provided to the community.

Indicator 8: The number of planning applications refused on design grounds.

Table 4.2.3 Strategic Policy SP2 - Health

Addressing health and sickness issues through the retention of accessible leisure, recreational, health, social and community facilities (See also Policy BE1)	
Local Indicator	The number of planning applications refused on design grounds.

Addressing health and sickness issues through the retention of accessible leisure, recreational, health, social and community facilities (See also Policy BE1)	
Policy Target	No application permitted contrary to the policy framework.
Trigger Point	One application permitted contrary to the policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

4.2.8 This indicator relates to health and sickness issues and the need to retain facilities and amenities. LDP objectives 23 and 24 are also referred to which concern the need to protect, conserve and enhance the historic heritage, built environment and identity of the County Borough, and the main arterial gateways serving Neath Port Talbot.

4.2.9 The indicator is the number of applications refused on design grounds, while the target and trigger point refer to permissions contrary to the design policy framework. A total of 6 applications were refused on design grounds during the monitoring period, one contrary to officer recommendation and one subsequently allowed on appeal. It is considered that no applications were approved contrary to the design policy framework. There are therefore no trigger applications relating to this indicator.

Indicator 9: The preparation of Supplementary Planning Guidance relating to Design.

Table 4.2.4 Strategic Policy SP2 - Health

Addressing health and sickness issues through the retention of accessible leisure, recreational, health, social and community facilities (Supplementary Planning Guidance on Design)	
Local Indicator	The preparation of Supplementary Planning Guidance relating to Design.
Policy Target	To prepare SPG relating to Design by April 2017.
Trigger Point	The SPG is not prepared by April 2017.
Performance	
Action	No further action required.

4 . Overarching Policies

Analysis of Results

4.2.10 The Design SPG was prepared by the end of April 2017 and subsequently endorsed by the Council and published for public consultation between 10th May and 21st June. This policy target has therefore been met. The SPG was subsequently adopted by the Council in July 2017.

4.3 Strategic Policy 3 Sustainable Communities

Table 4.3.1 Monitoring Summary by Indicator

Ref	Indicator	Performance	Action
10	Amount of major retail, office and leisure development permitted in town centre and in out of town centres	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
11	The number of applications permitted outside settlement limits	LDP Policies are not being implemented in the intended manner	Officer and/or Member training may be required

Indicator 10: The amount of major retail, office and leisure development permitted in town centre and in out-of-town centres.

Table 4.3.2 Strategic Policy SP3 - Sustainable Communities

Promoting sustainable and cohesive communities by identifying a settlement hierarchy (See also Policy SC1)	
Core Indicator	The amount of major retail, office and leisure development permitted in town centre and in out-of-town centres.
Policy Target	No applications permitted contrary to the policy framework.
Trigger Point	One application permitted contrary to the policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

4.3.1 Out of a total of 19 applications relating to retail, office and leisure developments in the monitoring period, only one relates to a major development. This is the proposal for a replacement Lidl store at Parc Ynysderw, Pontardawe (P2015/1090). Although this relates to a new larger store which is not located within any designated retail centre, the tests set out in Policy R3 were addressed by a retail assessment which concluded that the proposal would not be contrary to the policy. There are therefore no trigger applications for this indicator.

Indicator 11: The number of applications permitted outside settlement limits.

4 . Overarching Policies

Table 4.3.3 Strategic Policy SP3 - Sustainable Communities

Promoting sustainable and cohesive communities by resisting inappropriate development outside settlement limits (See also Policy SC1)	
Local Indicator	The number of applications permitted outside settlement limits.
Policy Target	No applications permitted outside settlement limits contrary to the policy framework.
Trigger Point	One application permitted outside settlement limits contrary to the policy framework.
Performance	
Action	Officer and/or Member training may be required.

Analysis of Results

4.3.2 Three applications have been approved for proposals outside settlement limits contrary to Policy SC1, two due to the pre-existence of ‘live’ planning permissions for similar proposals on the sites which could be implemented and one due to the acceptance that material considerations should outweigh the LDP policy.

4.3.3 Whilst the majority of applications have been determined fully in accordance with Policy SC1, these three decisions raise concerns that LDP Policy SP3 is not being consistently implemented in all cases. It is considered that this matter can be addressed through further discussions with colleagues in the Development Management section to ensure that all relevant policy requirements are adhered to when applications are determined.

4.4 Strategic Policy 4 Infrastructure

Table 4.4.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
12	The number of applications permitted where new or improved infrastructure has been secured through developer contributions	LDP Policies are not being implemented in the intended manner	Officer and/or Member training may be required
13	The preparation of Supplementary Planning Guidance relating to Planning Obligations	The indicators point to the successful implementation of the Policy	No further action required

Indicator 12: The number of applications permitted where new or improved infrastructure has been secured through developer contributions.

Table 4.4.2 Strategic Policy SP4 - Infrastructure

Infrastructure provision and the impact of new development on existing communities (See also Policy I1)	
Local Indicator	The number of applications permitted where new or improved infrastructure has been secured through developer contributions.
Policy Target	New development will address the impact on communities through the provision of new or improved infrastructure where appropriate.
Trigger Point	One application permitted contrary to the policy framework.
Performance	
Action	Officer and/or Member training may be required.

Analysis of Results

4.4.1 A number of planning applications have been approved during the reporting period subject to the signing of a Section 106 (S106) legal agreement to secure new or improved infrastructure through developer contributions. The following table provides details of the relevant S106 legal agreements and the level of developer contributions secured:

Application Ref	Site Location	Site Ref	Open Space	Highways	Welsh Language	Education	Biodiversity
P2014/1122	Samuels Road, Cwmllynfell		£91,074.00		£20,500.00	£69,741.00	£16,600.00
P2015/0011	Neath Road/Fairyland Road, Tonna	H1/11	£187,956.00	£100,000			

4 . Overarching Policies

Application Ref	Site Location	Site Ref	Open Space	Highways	Welsh Language	Education	Biodiversity
P2015/0778	Waun Sterw, Rhydyfro, Pontardawe		£18,512.00				
P2015/0905	Former Baglan Stables, Baglan		£2,700.00				
P2016/0135	Heol Wenallt, Cwmgwrach		£7,746.00				
P2016/0410	Heol Nedd, Cwmgwrach		£11,619.00				
P2016/0468	Wembley, Neath		£5,700.00				
P2016/0657	Glanafan Comprehensive School, Port Talbot	H1/16	£27,360.00				
P2016/0663	Cartref, Skewen		£23,156.00				
P2016/0601	Morfa Afan Phase 2		£10,230.00				

4.4.2 The S106 agreements relating to planning applications P2015/0011 and P2015/0778 also included provision for affordable housing. This matter is dealt with in more detail within Section 6.2 (Indicator 41).

4.4.3 A number of planning applications have been approved during the reporting period where developer contributions towards open space were not sought. This matter is dealt with in more detail within Section 6.4 (Indicator 46). The policy therefore is not being consistently implemented in all cases and it is considered that this matter can be addressed through further discussions with colleagues in the Development Management section.

4.4.4 In respect of all other categories of infrastructure, the impact of new development on communities has been addressed comprehensively during the planning application determination process in all cases during the reporting period. Where it has been considered an appropriate course of action, S106 agreements are now in place both to address specific impacts relating to the proposed developments and also to ensure the future needs of end users are met.

Indicator 13: The preparation of Supplementary Planning Guidance relating to Planning Obligations.

Table 4.4.3 Strategic Policy SP4 - Infrastructure

Infrastructure provision and the impact of new development on existing communities	
Local Indicator	The preparation of Supplementary Planning Guidance relating to Planning Obligations.

4 . Overarching Policies

Infrastructure provision and the impact of new development on existing communities	
Policy Target	To prepare the Supplementary Planning Guidance relating to Planning Obligations by October 2016.
Trigger Point	The SPG is not prepared by October 2016.
Performance	
Action	No further action required.

Analysis of Results

4.4.5 The Planning Obligations SPG has been prepared following a public consultation exercise that was undertaken in the Summer of 2016 and in accordance with this monitoring target, the guidance was adopted by the Council in October 2016.

4 . Overarching Policies

5 Area Based Policies

5.1 Strategic Policy 5 Development in the Coastal Corridor Strategy Area

Table 5.1.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
14	The number of new housing units permitted and delivered within the Coastal Corridor Strategy Area	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
15	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
16	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
17	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
18	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
19	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
20	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
21	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
22	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
23	The preparation of Supplementary Planning Guidance relating to Port Talbot Harbourside and Town Centre Development Framework	Indicators suggest the need for further guidance in addition to those identified in the Plan	Supplementary Planning Guidance may be required
24	The amount of new development permitted and delivered within Neath Town Centre Mixed Use Regeneration Scheme	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
25	The amount of new development permitted and delivered within Neath Town Centre Mixed Use Regeneration Scheme	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
26	The amount of new development permitted and delivered within Glanafan Comprehensive School Mixed Use Regeneration Scheme	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue

5 . Area Based Policies

Ref	Indicator	Assessment	Action
27	The amount of new development permitted and delivered within Glanafan Comprehensive School Mixed Use Regeneration Scheme	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
28	The amount of new development permitted and delivered within Afan Lido Mixed Use Regeneration Scheme	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
29	The amount of new development permitted and delivered within Afan Lido Mixed Use Regeneration Scheme	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
30	The number of applications permitted at the Bay Campus for uses contrary to the policy framework	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue

Indicator 14: The number of new housing units permitted and delivered within the Coastal Corridor Strategy Area.

Table 5.1.2 Strategic Policy SP5 - Development in the Coastal Corridor Strategy Area

The make provision for the majority of new housing development within the Coastal Corridor Strategy Area (See also Policies SP7, H1)	
Local Indicator	The number of new housing units permitted and delivered within the Coastal Corridor Strategy Area.
Policy Target	<p>Sites have been allocated within Policy H1 for the provision of 5,690 new housing units within the coastal corridor strategy area over the Plan period.</p> <p>Annual Targets:</p> <p>2011/12 - 152</p> <p>2012/13 - 134</p> <p>2013/14 - 216</p> <p>2014/15 - 268</p> <p>2015/16 - 318</p> <p>2016/17 - 379</p> <p>2017/18 - 495</p> <p>2018/19 - 533</p> <p>2019/20 - 518</p> <p>2020/21 - 513</p>

The make provision for the majority of new housing development within the Coastal Corridor Strategy Area (See also Policies SP7, H1)	
	2021/22 - 502 2022/23 - 468 2023/24 - 412 2024/25 - 387 2025/26 - 375
Trigger Point	The number of new housing units provided within the Coastal Corridor Strategy Area falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.1.1 The following table illustrates the delivery of housing in the Coastal Corridor against the annual targets within the monitoring framework:

Table 5.1.3 Housing Delivery in the Coastal Corridor

Year	Annual Target	Housing Completions	Cumulative Target	Cumulative Completions	Delivery Against Target
2011/12	152	152	152	152	0
2012/13	134	134	286 (+134)	286	0
2013/14	216	217	502 (+216)	503	+1
2014/15	268	235	770 (+268)	738	-32
2015/16	318	130	1088 (+318)	868	-220
2016/17	379	113	1467 (+379)	981	-486

5.1.2 The delivery of housing on allocated sites within the coastal corridor has fallen behind the targets contained within the monitoring framework. Within the current monitoring period, the cumulative delivery has fallen some 486 units behind the cumulative target.

5.1.3 Whilst delivery has been slower than expected, progress has been made on several sites within the H1 portfolio over the current monitoring period, with either planning permission granted, or detailed pre-application advice sought on a number of sites. In addition to allocations within the H1 portfolio, there have been a number of windfall sites permitted and developed since the LDP base date. It is therefore envisaged that the rate of housing delivery in the coastal corridor will increase over the next 5 year period, and a number of sites allocated within Policy H1 will be delivered.

5 . Area Based Policies

5.1.4 Given that this monitoring period covers the first year since LDP adoption, the Council has taken the position that this is the first year that delivery has fallen below the cumulative target. The sites, and development of the permitted applications will be closely monitored over the next year.

Indicator 15: The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area.

Table 5.1.4 Strategic Policy SP5 - Development in the Coastal Corridor Strategy Area

The allocation of a Strategic Regeneration Area at Coed Darcy (See also Policy SP7, SRA1, H1)	
Local Indicator	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area.
Policy Target	To provide for the development of 2,400 new housing units by 2026. Annual Targets: 2011/12 - 0 2012/13 - 3 2013/14 - 72 2014/15 - 100 2015/16 - 125 2016/17 - 140 2017/18 - 170 2018/19 - 190 2019/20 - 215 2020/21 - 215 2021/22 - 215 2022/23 - 225 2023/24 - 235 2024/25 - 245 2025/26 - 250
Trigger Point	The number of new housing units provided within the Coed Darcy SRA falls below the cumulative requirement for 2 consecutive years.

The allocation of a Strategic Regeneration Area at Coed Darcy (See also Policy SP7, SRA1, H1)	
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.1.5 The following table illustrates the delivery of housing at Coed Darcy against the annual targets within the monitoring framework:

Table 5.1.5 Housing Delivery at Coed Darcy

Year	Annual Target	Housing Completions	Cumulative Target	Cumulative Completions	Delivery Against Target
2011/12	0	0	0	0	0
2012/13	3	3	3	3	0
2013/14	72	72	75 (+72)	75	0
2014/15	100	76	175 (+100)	151	-24
2015/16	125	62	300 (+125)	213	-87
2016/17	140	53	440 (+140)	266	-214

5.1.6 The number of units delivered at Coed Darcy since adoption of the LDP has been lower than originally anticipated, with housing completions lower than the targets contained within the monitoring framework, particularly since the LDP adoption in January 2016.

5.1.7 The Council and St Modwen Developments Ltd (SMDL) are currently working together to revise the Section 106 agreement and to accelerate progress on site. Part of the ongoing discussions is focusing on an approach that would see development commence on the southern area of the site, in addition to continued development on the northern section. This approach will increase the delivery of housing on-site and see multiple developers developing various outlets across both the north and south over the next 12-18 months.

5.1.8 Based on the encouraging build rates of 1 development outlet, SMDL believe that substantial progress can be made over the next 5 years, with the site expected to deliver over 200 units per annum by 2019/20, which would be in line with the annual targets contained within the monitoring framework. On this basis, it is not considered that any action is required at this time, and the development will continue to be monitored over the next year.

Indicator 16: The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area.

5 . Area Based Policies

Table 5.1.6 Strategic Policy SP5 - Development in the Coastal Corridor Strategy Area

The allocation of a Strategic Regeneration Area at Coed Darcy (See also Policies SP11, SRA1, EC1/3)	
Local Indicator	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area.
Policy Target	A minimum of 4ha of land will be developed during the Plan period for employment uses, with a minimum of 0.33ha developed per annum for the remaining years of the Plan Period with a cumulative target of 0.66ha to be developed over any 2 year period.
Trigger Point	The amount of land developed for employment uses within the Coed Darcy SRA falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.1.9 To date, there has been no land developed within the Coed Darcy Strategic Regeneration Area for employment uses. The development of housing at Coed Darcy has been slower than originally anticipated, albeit it is expected that the rate of delivery will increase substantially over the coming years and will reach the required targets within the monitoring framework. Slower housing and infrastructure delivery has resulted in a delay to the employment element of the mixed use regeneration, however it is expected that this will accelerate in line with other elements of the redevelopment and will continue to be monitored over the next monitoring period.

Indicator 17: The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area.

Table 5.1.7 Strategic Policy SP5 - Development in the Coastal Corridor Strategy Area

The allocation of a Strategic Regeneration Area at Coed Darcy (See also Policy TR1/2)	
Local Indicator	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area.
Policy Target	To deliver the Coed Darcy Southern Access road in accordance with the timeframe identified within the S106 agreement.
Trigger Point	The Coed Darcy Southern Access Road is not delivered in accordance with the timeframe identified in the S106 agreement.
Performance	

The allocation of a Strategic Regeneration Area at Coed Darcy

(See also Policy TR1/2)

Action	No further action required. Monitoring to continue.
--------	---

Analysis of Results

5.1.10 In respect of the Coed Darcy Southern Access Road (SAR), discussions are continuing between the Council and St Modwen Developments Ltd (SMDL) to assess the robustness of the S106 Legal Agreement in supporting further residential development in the north of the site, where the initial phase of residential development has commenced, and its ability to allow for the commencement of a second front of development in the southern area.

5.1.11 Although yet to be formalised, agreement in principle has been reached between the Council and SMDL to incorporate a revised trigger for the delivery of the SAR. The initial S106 required the SAR to be delivered before the occupation of more than 300 homes and the revision is to allow this figure to increase, and to amend the timing of the SAR and strategic highway link. The revision allows the development of Coed Darcy on two fronts enabling an increase in the delivery of residential units for occupation.

5.1.12 In due course, a revised trigger for the delivery of the SAR will be agreed and inserted to require completion of the SAR before a specified date or occupancy level (whichever is the sooner). On this basis, it is not considered that any action is required at this time, and the scheme will continue to be monitored over the next year.

Indicator 18: The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area.

Table 5.1.8 Strategic Policy SP5 - Development in the Coastal Corridor Strategy Area

The allocation of a Strategic Regeneration Area at Coed Darcy

(See also Policy TR1/4)

Local Indicator	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area.
Policy Target	To deliver the Junction 43 (M4) Improvements in a phased manner in accordance with the timeframe identified within the S106 agreement.
Trigger Point	The Junction 43 (M4) is not delivered in accordance with the timeframe identified within the S106 agreement.
Performance	
Action	No further action required. Monitoring to continue.

5 . Area Based Policies

Analysis of Results

5.1.13 Linked to the delivery of the SAR (refer to Indicator 17 above), the existing S106 Agreement also requires a series of improvements to Junction 43 of the M4, and the road connecting the scheme to the junction which is known as the Northern Access Road (NAR). Work has already been completed in regard to the initial phases of improvement works.

5.1.14 As part of the continuing discussions, agreement in principle has also been reached between the Council and SMDL to incorporate revised timescales for the phasing of works to Junction 43. In basic terms, the changes will re-phase the delivery of the works to increase potential capacity for additional traffic from the site onto J43 earlier, therefore allowing a greater number of residential dwellings to be constructed prior to the construction of the strategic highway link connecting J43 to the A483 (Fabian Way), via the SAR (refer above) - i.e. a larger proportion of traffic will be directed to enter and leave the site via the north in the shorter term with the phasing of the highway improvements re-profiled to accommodate this.

5.1.15 On this basis, it is not considered that any action is required at this time, and the scheme will continue to be monitored over the next year.

Indicator 19: The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area.

Table 5.1.9 Strategic Policy SP5 - Development in the Coastal Corridor Strategy Area

The allocation of a Strategic Regeneration Area at Harbourside (See also Policies SP7, SRA2, H1)	
Local Indicator	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area.
Policy Target	To provide 385 new housing units by 2026. Annual Targets: 2011/12 - 0 2012/13 - 0 2013/14 - 0 2014/15 - 0 2015/16 - 35 2016/17 - 0 2017/18 - 10 2018/19 - 30

The allocation of a Strategic Regeneration Area at Harbourside (See also Policies SP7, SRA2, H1)	
	2019/20 - 30 2020/21 - 50 2021/22 - 50 2022/23 - 50 2023/24 - 50 2024/25 - 50 2025/26 - 30
Trigger Point	The number of new housing units provided within the Harbourside SRA falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.1.16 The redevelopment of 'Green Park' is the first residential element of the Harbourside Strategic Regeneration Area. The development was granted planning consent in 2014 for the development of 34 residential units and was completed in 2016/17.

5.1.17 The monitoring framework sets a target of 35 units to be completed in 2015/16 and 0 units in 2016/17, and whilst the development of 34 units was delivered a year later than the monitoring target, this will have no impact on the overall delivery of the site. The successful delivery of the initial phase of residential development, combined with the development of other non-residential uses at Harbourside, indicates the redevelopment of Harbourside is progressing. Progress will continue to be monitored over the next monitoring period.

Indicator 20: The amount and type of new development permitted within Harbourside Strategic Regeneration Area.

5 . Area Based Policies

Table 5.1.10 Strategic Policy SP5 - Development in the Coastal Corridor Strategy Area

The allocation of a Strategic Regeneration Area at Harbourside (See also Policies SP11, SRA2, EC1/4)	
Local Indicator	The amount and type of new development permitted within Harbourside Strategic Regeneration Area.
Policy Target	A minimum of 7 hectares of land will be developed during the plan period for employment uses with a minimum of 0.46ha developed per annum for the remaining years of the Plan period with a cumulative target of 0.92 hectares to be developed over any 2 year period.
Trigger Point	The amount of land developed for employment uses within the Harbourside SRA falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.1.18 Since the LDP base date, a total of 1.8 hectares (ha) of land for employment uses has been developed at Harbourside.

Table 5.1.11

Year	Employment Land Developed	Cumulative Target	Cumulative Development	Development Against Target
2011/2012	1.72ha	1.7ha	1.7ha	0
2012/2013	0	2.16ha (+0.46ha)	1.7ha	-0.46ha
2013/2014	0	2.62ha (+0.46ha)	1.7ha	-0.92ha
2014/2015	0	3.08ha (+0.46ha)	1.7ha	-1.38ha
2015/2016	0.098ha	3.54ha (+0.46ha)	1.8ha	-1.74ha
2016/2017	0	4ha (+0.46ha)	1.8ha	-2.2ha

5.1.19 The policy target is to develop a minimum of 0.46ha per annum over the plan period, with a cumulative target of 0.92ha to be developed over any 2 year period. Within the current monitoring period, 0.098ha of employment land has been developed, which is below the annual target of 0.46ha.

5.1.20 Cumulatively, delivery at Harbourside has fallen below the targets specified within the monitoring framework. Whilst actual delivery has fallen below the target, a number of applications for employment uses have been permitted. An application to construct 3

detached B1 business units on a site of 1.37ha and a two-storey extension to the existing TWI Research and Development facility equating to 0.33ha have both received planning consent.

5.1.21 Given that this monitoring period covers the first year since LDP adoption, the Council has taken the position that this is the first year that delivery has fallen below the cumulative target. The site, and development of the permitted applications will be closely monitored over the next year.

Indicator 21: The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area.

Table 5.1.12 Strategic Policy SP5 - Development in the Coastal Corridor Strategy Area

The allocation of a Strategic Regeneration Area at Harbourside (See also Policy R1/3)	
Local Indicator	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area.
Policy Target	To deliver the retail development at Harbourside SRA in accordance with the Port Talbot Harbourside and Town Centre Development Framework.
Trigger Point	The retail development at Harbourside SRA is not delivered in accordance with the Port Talbot Harbourside & Town Centre Development Framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.1.22 One application (relevant to this indicator) has been determined for a proposal within the Harbourside SRA during the monitoring period. This related to the change of use of an existing office / industrial unit to a gymnasium, which was granted for a temporary period to ensure that the development would not prejudice the overall development framework (P2016/0005). To date, developments within the Harbourside SRA are therefore considered to be in accordance with the development framework in relation to the retail allocation element of the scheme. However, the Harbourside SPG and development framework are currently due to be revised and updated (refer to Indicator 23 below).

Indicator 22: The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area.

5 . Area Based Policies

Table 5.1.13 Strategic Policy SP5 - Development in the Coastal Corridor Strategy Area

The allocation of a Strategic Regeneration Area at Harbourside (See also Policy TR1/4)	
Local Indicator	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area.
Policy Target	To deliver Harbour Way (PDR).
Trigger Point	COMPLETE.
Performance	
Action	No further action required.

Analysis of Results

5.1.23 Harbour Way (PDR), which provides an important transport link for the Harbourside Strategic Regeneration Area to the M4, was completed in 2014.

Indicator 23: The preparation of SPG relating to Port Talbot Harbourside & Town Centre Development Framework.

Table 5.1.14 Strategic Policy SP5 - Development in the Coastal Corridor Strategy Area

The allocation of a Strategic Regeneration Area at Harbourside	
Local Indicator	The preparation of SPG relating to Port Talbot Harbourside & Town Centre Development Framework.
Policy Target	To prepare the SPG relating to Port Talbot Harbourside & Town Centre Development Framework by October 2016.
Trigger Point	The SPG is not prepared by October 2016.
Performance	
Action	Supplementary Planning Guidance may be required.

Analysis of Results

5.1.24 To date, the Port Talbot Harbourside & Town Centre Development Framework SPG has not been prepared. At present, additional work is being undertaken by the Council in consultation with Natural Resources Wales (NRW) to refine and improve the flood modelling for the area to give a more complete understanding of the flooding mechanisms and factors that will influence the pattern of future development at Harbourside.

5.1.25 Preparation of the SPG has therefore been postponed to allow the Harbourside development framework to be fully informed by the further work to be undertaken in respect of flood modelling. Any progress on site will be closely monitored and the need to prepare SPG to set out the overall vision, form and character for the site will be further considered over the next 12 month period.

Indicator 24: The amount of new development permitted and delivered within Neath Town Centre Mixed Use Regeneration Scheme.

Table 5.1.15 Strategic Policy SP5 - Development in the Coastal Corridor Strategy Area

To promote mixed use regeneration schemes - Neath Town Centre (See also Policies SP7, CCRS1/1, H1/7)	
Local Indicator	The amount of new development permitted and delivered within Neath Town Centre Mixed Use Regeneration Scheme.
Policy Target	To deliver 50 new housing units with anticipated commencement from 2016/17.
Trigger Point	The housing development within Neath Town Centre Mixed Use Regeneration Scheme is not delivered from 2016/17.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.1.26 Outline permission for residential development was granted in 2013, with full planning consent for the first phase of residential development (6 commercial and 12 residential units) granted in January 2017.

5.1.27 The indicator for this target suggested that development should commence from 2016/17. Whilst the development did not commence within this timeframe, Coastal Housing Group are scheduled to start work on site Autumn 2017 and given development is due to start shortly, no further action is considered to be required at this time. Monitoring of site development will continue through the TAN1 process and will be reported in next year's monitoring report.

Indicator 25: The amount of new development permitted and delivered within Neath Town Centre Mixed Use Regeneration Scheme.

5 . Area Based Policies

Table 5.1.16 Strategic Policy SP5 - Development in the Coastal Corridor Strategy Area

To promote mixed use regeneration schemes - Neath Town Centre (See also Policies SP12, CCRS1/1, R1/1)	
Local Indicator	The amount of new development permitted and delivered within Neath Town Centre Mixed Use Regeneration Scheme.
Policy Target	To deliver the retail element of the Neath Town Centre Regeneration Scheme: Phase1 by 2016; Phase 2 by 2020.
Trigger Point	The retail element of the Neath Town Centre Regeneration Scheme is not delivered in accordance with the identified timescales.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.1.28 Phase 1 of the Neath Town Centre Regeneration Scheme comprises a replacement multi-storey car park and a large shop unit. This first phase was completed and in use by mid 2016, complying with the first part of the policy target. The consent referred to above for 6 commercial units and 12 residential units relates to part of Phase 2 and as indicated, construction work is scheduled to start Autumn 2017. Monitoring of progress on delivery of phase 2 will continue.

Indicator 26: The amount of new development permitted and delivered within Glanafan Comprehensive School Mixed Use Regeneration Scheme.

Table 5.1.17 Strategic Policy SP5 - Development in the Coastal Corridor Strategy Area

To promote mixed use regeneration schemes Glanafan Comprehensive School (See also Policies SP7, CCRS1/2, H1/17)	
Local Indicator	The amount of new development permitted and delivered within Glanafan Comprehensive School Mixed Use Regeneration Scheme.
Policy Target	To deliver 50 housing units with anticipated commencement from 2017/18.
Trigger Point	The housing development with in Glanafan Comprehensive School Mixed Use Regeneration Scheme is not delivered from 2017/18.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.1.29 Planning permission for the redevelopment of Glanafan School was granted in March 2017. Funding for the scheme has been secured through Social Housing Grant and Vibrant and Viable Places funding. Coastal Housing Group started work on site in Summer 2017, with completion of the development scheduled for September 2018. Permission was granted for 49 units, rather than the anticipated 50. The scheme is therefore expected to deliver housing development from 2017/18, in accordance with the monitoring framework.

Indicator 27: The amount of new development permitted and delivered within Glanafan Comprehensive School Mixed Use Regeneration Scheme.

Table 5.1.18 Strategic Policy SP5 - Development in the Coastal Corridor Strategy Area

To promote mixed use regeneration schemes - Glanafan Comprehensive School (See also Policies SP12, CCRS1/2, R1/2)	
Local Indicator	The amount of new development permitted and delivered within within Glanafan Comprehensive School Mixed use Regeneration Scheme.
Policy Target	To deliver the retail element of a mixed use development at Glanafan Comprehensive School, Port Talbot by 2020.
Trigger Point	The retail element of a mixed use development at Glanafan Comprehensive School, Port Talbot is not delivered by 2020.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.1.30 The proposed retail element of the Glanafan School site forms part of the same planning permission and overall development as the residential elements covered above. As indicated above, work started on site in the Summer 2017, with completion scheduled for September 2018. It is anticipated that the retail element will also be delivered from 2018, meeting the policy target.

Indicator 28: The amount of new development permitted and delivered within Afan Lido Mixed-Use Regeneration Scheme.

5 . Area Based Policies

Table 5.1.19 Strategic Policy SP5 - Development in the Coastal Corridor Strategy Area

To promote mixed use regeneration schemes - Afan Lido (See also Policy SP7, CCRS1/3, H1/19)	
Local Indicator	The amount of new development permitted and delivered within Afan Lido Mixed-Use Regeneration Scheme.
Policy Target	To deliver 150 new housing units with anticipated commencement from 2016/2017.
Trigger Point	The housing development within Afan Lido Mixed Use Regeneration Scheme is not delivered from 2016/17.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.1.31 Whilst the indicator suggests that development will commence from 2016/17 onwards, to date there has been no development on site and no planning application submitted.

5.1.32 The Council owned site is cleared and ready to be developed. The site is flat, easily accessible and benefits from a beach front location. The Council has recently put the site out for a tender process to develop the site for 150 residential units with elements of commercial / tourism included. The prospective developer bids received are currently being assessed by the Council, with development expected to be completed within a 4 year period, in accordance with the tender brief.

5.1.33 Whilst the delayed progress on site means that the indicator has hit the trigger point, given the recent progress and developer interest, there is potential for considerable progress to be made over the next year, and it is envisaged that the site will start to deliver residential units by 2018/19. Therefore, it is not considered that any further action is required at this time and the site will be monitored closely over the next 12 month period.

Indicator 29: The amount of new development permitted and delivered within Afan Lido Mixed-Use Regeneration Scheme.

Table 5.1.20 Strategic Policy SP5 - Development in the Coastal Corridor Strategy Area

To promote mixed use regeneration schemes - Afan Lido (See also Policy CCRS1/3)	
Local Indicator	The amount of new development permitted and delivered within Afan Lido Mixed-Use Regeneration Scheme.
Policy Target	To deliver a tourism / recreation development at Afan Lido by 2020.
Trigger Point	The tourism / recreation development at Afan Lido is not delivered by 2020.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.1.34 The development of the tourism / recreation element of the scheme is likely to be dependent on the development of the residential element, as the site is likely to be developed as a whole.

5.1.35 As stated above, the site has recently been put out to tender, with the developer bids currently being assessed by the Council. Given the site is flat, easily accessible, has a beach front location and ready to be developed, it is expected that the site will start to be delivered in 2018/19, and therefore the tourism element of the scheme is likely to be completed by 2020. Consequently, it is not considered that any further action is required at this time and the site will be monitored closely over the next 12 month period.

Indicator 30: The number of applications permitted at the Bay Campus for uses contrary to the policy framework.

Table 5.1.21 Strategic Policy SP5 - Development in the Coastal Corridor Strategy Area

To deliver a University Science & Innovation Campus at Fabian Way (Policy CCUC1)	
Local Indicator	The number of applications permitted at the Bay Campus for uses contrary to the policy framework.
Policy Target	The Swansea University Science and Innovation campus to be delivered by 2015: May 2013 - Work to commence. May 2014 - The first buildings completed.

5 . Area Based Policies

To deliver a University Science & Innovation Campus at Fabian Way (Policy CCUC1)	
	May 2015 - All non-residential buildings completed. September 2015 - Student accommodation completed.
Trigger Point	One application permitted contrary to the policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.1.36 The development of the Swansea University Science and Innovation Campus is a significant development within the County Borough, with the potential to support the growth in the knowledge based economy within Neath Port Talbot and throughout the City Region.

5.1.37 Outline permission was granted for the campus in August 2012, with subsequent reserved matters for Phase 1 approved in December 2012. The LDP allocates land to accommodate both development within the existing outline application and additional areas of the site for further expansion. Land is also available to the west of the site, which is within the administrative boundary of the City and County of Swansea.

5.1.38 The targets contained within the monitoring framework refer to the development of Phase 1a of the Campus, which included many of the main buildings that were required for the campus to formally open in September 2015, such as the Great Hall, Innovation Hub, Manufacturing Facility, residential accommodation and academic buildings.

5.1.39 The Campus formally opened in September 2015, and by this time the academic buildings and residential accommodation contained within Phase 1a were completed in accordance with the monitoring framework. Since the completion of Phase 1a, the majority of Phases 1b and 1c have also either been completed or are currently under construction and close to completion, with some phases of this development completed 5 years ahead of the original schedule. This indicates the successful implementation of the policy and success of the University Campus.

5.1.40 Areas within Phase 2 of the development have also been brought forward within the work programme with buildings such as the ESRI and Navitas academic buildings now complete. There are additional areas of Phase 2 that are due to be developed, including a multi-storey car park and additional residential and academic buildings. All planning applications received to date have been in accordance with Policy CCUC1.

5.2 Strategic Policy 6 Development in the Valleys Strategy Area

Table 5.2.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
31	The number of new housing units permitted and delivered within the Valleys Strategy Area	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
32	The number of new housing units permitted and delivered within the Pontardawe Strategic Growth Area	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
33	The number of new housing units permitted and delivered within the Upper Neath Valley Strategic Growth Area	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
34	The amount of new development permitted and delivered within the Park Avenue, Glynneath Mixed Use Regeneration Scheme	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
35	The amount of new development permitted and delivered within the Park Avenue, Glynneath Mixed Use Regeneration Scheme	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
36	The preparation of Supplementary Planning Guidance relating to Park Avenue Glynneath	Indicators suggest the need for further guidance in addition to those identified in the Plan	Supplementary Planning Guidance may be required
37	The number of live work proposals permitted	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
38	The number of applications permitted at Rheola	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue

Indicator 31: The number of new housing units permitted and delivered within the Valleys Strategy Area.

Table 5.2.2 Strategic Policy SP6 - Development in the Valleys Strategy Area

To deliver housing development within the Valleys Strategy Area (See also Policies SP7, VRS1, H1)	
Local Indicator	The number of new housing units permitted and delivered within the Valleys Strategy Area.
Policy Target	Sites have been allocated within Policy H1 for the provision of 1,435 new housing units over the plan period.
Annual Target	2011/12 - 61

5 . Area Based Policies

To deliver housing development within the Valleys Strategy Area (See also Policies SP7, VRS1, H1)	
	2012/13 - 108
	2013/14 - 44
	2014/15 - 60
	2015/16 - 90
	2016/17 - 112
	2017/18 - 92
	2018/19 - 75
	2019/20 - 122
	2020/21 - 125
	2021/22 - 117
	2022/23 - 117
	2023/24 - 112
	2024/25 - 126
	2025/26 - 74
Trigger Point	The number of new housing units provided within the Valleys Strategy Area falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.2.1 Within the Valleys Strategy area, there has been some significant development since the start of the Plan period as detailed in the following table:

Table 5.2.3 Housing Completions in the Valleys Strategy Area

Year	Annual Target	Housing Completions	Cumulative Target	Cumulative Completions	Cumulative Delivery Against Target
2011/12	61	64	61	64	3
2012/13	108	108	169 (+108)	172	3
2013/14	44	44	213 (+44)	216	3
2014/15	60	81	273 (+60)	297	24

Year	Annual Target	Housing Completions	Cumulative Target	Cumulative Completions	Cumulative Delivery Against Target
2015/16	90	85	363 (+90)	382	19
2016/17	112	18	475 (+112)	400	-75

5.2.2 The policy trigger for this indicator is where the number of new housing units provided on allocated housing sites (Policy H1) within the Valleys Strategy Area falls below the **cumulative** requirement for 2 consecutive years. Looking at the cumulative target year on year, the completions only fail to meet the trigger for the last year.

5.2.3 Whilst there has been a temporary shortfall in the delivery of housing based on the targets over the 2016/17 period, this will continue to be monitored over the next year. It is also worth noting that within the Valleys Strategy Area there have been a number of completions on windfall sites, and a number of consents granted on large sites over the monitoring period.

Indicator 32: The number of new housing units permitted and delivered within the Pontardawe Strategic Growth Area.

Table 5.2.4 Strategic Policy SP6 - Development in the Valleys Strategy Area

Pontardawe Strategic Growth Area (see also Policies SP7, H1)	
Local Indicator	The number of new housing units permitted and delivered within the Pontardawe Strategic Growth Area.
Policy Target	Sites have been allocated within Policy H1 for the provision of 664 new housing units over the plan period.
Annual Targets	2011/12 - 0 2012/13 - 46 2013/14 - 30 2014/15 - 38 2015/16 - 65 2016/17 - 92 2017/18 - 72 2018/19 - 50 2019/20 - 66 2020/21 - 50

5 . Area Based Policies

Pontardawe Strategic Growth Area (see also Policies SP7, H1)	
	2021/22 - 40 2022/23 - 40 2023/24 - 35 2024/25 - 40 2025/26 - 0
Trigger Point	The number of of new housing units provided within the Pontardawe Strategic Growth Area falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.2.4 There has been some significant development in the Pontardawe Strategic Growth Area since the start of the Plan period. The annual build rates are as follows:

Table 5.2.5 Housing Completions in the Pontardawe Strategic Growth Area

Year	Annual Target	Housing Completions	Cumulative Target	Cumulative Completions	Cumulative Delivery Against Target
2011/12	0	3	0	3	3
2012/13	46	46	46 (+46)	49	3
2013/14	30	30	76 (+30)	79	3
2014/15	38	43	114 (+38)	122	8
2015/16	65	66	179 (+65)	188	9
2016/17	92	18	271 (+92)	206	-65

5.2.5 The policy trigger for this indicator is where the number of new housing units provided on allocated housing sites (Policy H1) within the Pontardawe Strategic Growth Area falls below the **cumulative** requirement for 2 consecutive years. Looking at the cumulative target year on year, the completions only fail to meet the trigger for the last year.

5.2.6 Whilst there has been a temporary shortfall in the delivery of housing based on the targets over the 2016/17 period, this will continue to be monitored over the next year. It is also worth noting that within the Pontardawe Strategic Growth Area there have been a number of completions on windfall sites, and a number of consents granted on large sites over the monitoring period.

Indicator 33: The number of new housing units permitted and delivered within the Upper Neath Valley Strategic Growth Area.

Table 5.2.6 Strategic Policy SP6 - Development in the Valleys Strategy Area

Upper Neath Valley Strategic Growth Area	
(See also Policies SP7, VRS1, H1)	
Local Indicator	The number of new housing units permitted and delivered within the Upper Neath Valley Strategic Growth Area.
Policy Target	Sites have been allocated within Policy H1 for the provision of 264 new housing units over the plan period.
Annual Target	2011/12 - 5 2012/13 - 0 2013/14 - 9 2014/15 - 2 2015/16 - 0 2016/17 - 0 2017/18 - 0 2018/19 - 0 2019/20 - 21 2020/21 - 45 2021/22 - 37 2022/23 - 37 2023/24 - 37 2024/25 - 36 2025/26 - 35

5 . Area Based Policies

Upper Neath Valley Strategic Growth Area (See also Policies SP7, VRS1, H1)	
Trigger Point	The number of new housing units provided within the Upper Neath Valley Strategic Growth Area falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.2.7 There has been more limited development within the Upper Neath Valley Strategic Growth Area as detailed in the following table:

Table 5.2.7 Housing Completions in the Upper Neath Valley Strategic Growth Area

Year	Annual Target	Housing Completions	Cumulative Target	Cumulative Completions	Cumulative Delivery Against Target
2011/12	5	5	5	5	0
2012/13	0	0	5 (+0)	5	0
2013/14	9	9	14 (+9)	14	0
2014/15	2	2	16 (+2)	16	0
2015/16	0	0	16 (+0)	16	0
2016/17	0	0	16 (+0)	16	0

5.2.8 The figures show that the completions are in line with the annual targets set out above, indicating that development is proceeding in accordance with expectations. Whilst no large site completions are anticipated until 2019/20, housing completions will continue to be monitored over the period.

Indicator 34: The amount of new development permitted and delivered within the Park Avenue, Glynneath Mixed Use Regeneration Scheme.

Table 5.2.8 Strategic Policy SP6 - Development in the Valleys Strategy Area

Park Avenue, Glynneath Mixed Use Regeneration (See also Policies SP7, VRS1/1, H1)	
Local Indicator	The amount of new development permitted and delivered within the Park Avenue , Glynneath Mixed Use Regeneration Scheme.

Park Avenue, Glynneath Mixed Use Regeneration (See also Policies SP7, VRS1/1, H1)	
Policy Target	To provide 150 new housing units with anticipated commencement from 2020/21.
Trigger Point	The housing development at Park Avenue Glynneath Mixed Use Regeneration Scheme is not delivered from 2020/21.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.2.9 To date there has been no progress on this site and the anticipated commencement of the development is still some years off as the delivery of the site is anticipated later in the plan period. On this basis, it is not considered that any action is required at this time, and progress will continue to be monitored.

Indicator 35: The amount of new development permitted and delivered within the Park Avenue, Glynneath Mixed Use Regeneration Scheme.

Table 5.2.9 Strategic Policy SP6 - Development in the Valleys Strategy Area

Park Avenue, Glynneath Mixed Use Development (See also Policies SP12, VRS1/1, R1/4)	
Local Indicator	The amount of new development permitted and delivered within the Park Avenue Glynneath mixed-use regeneration scheme.
Policy Target	To deliver the retail element of a mixed use development at Park Avenue Glynneath in accordance with the Park Avenue Glynneath SPG.
Trigger Point	The retail element of a mixed use development at Park Avenue, Glynneath is not delivered in accordance with the Park Avenue, Glynneath SPG.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.2.10 As above, there has been no progress to date on the retail elements of the development of this site. This will continue to be monitored in conjunction with Indicator 34.

5 . Area Based Policies

Indicator 36: The preparation of Supplementary Planning Guidance relating to Park Avenue, Glynneath.

Table 5.2.10 Strategic Policy SP6 - Development in the Valleys Strategy Area

Park Avenue, Glynneath Mixed Use Development SPG	
Local Indicator	The preparation of Supplementary Planning Guidance relating to Park Avenue, Glynneath.
Policy Target	To prepare the SPG relating to Park Avenue Glynneath by April 2017.
Trigger Point	The SPG is not prepared by April 2017.
Performance	
Action	Supplementary Planning Guidance may be required.

Analysis of Results

5.2.11 The SPG has not been produced by the trigger point date of April 2017. Given the site is not expected to be delivered until the later part of the Plan period (i.e. from 2020 onwards), the delay in producing the SPG is unlikely to have a detrimental impact on the overall site delivery. Any progress on site will be closely monitored and the need to prepare SPG to set out the overall vision, form and character for the site will be further considered over the next 12 month period.

Indicator 37: The number of live-work proposals permitted.

Table 5.2.11 Strategic Policy SP6 - Development in the Valleys Strategy Area

Encouraging employment uses including "live-work" units (See also Policies SP11, EC5, EC6)	
Local Indicator	The number of live-work proposals permitted.
Policy Target	An increase in the number of live-work units permitted.
Trigger Point	No increase in the number of live-work units permitted for 2 consecutive years.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.2.12 Since LDP adoption, there have been no applications for live-work units within the County Borough. The live-work policy provides a framework to allow development outside of settlement limits within the Valley Strategy Area, providing a more innovative policy approach to encourage development in the Valleys to assist in the overall reinvigoration. As the policy approach is innovative and a relatively new approach, it may take time for applications to start to come through the planning system. The policy, and any application submitted, will be monitored over the next year.

Indicator 38: The number of applications permitted at Rheola.

Table 5.2.12 Strategic Policy SP6 - Development in the Valleys Strategy Area

Tourism Development (See also Polices SP13, TO3/1)	
Local Indicator	The number of applications permitted at Rheola.
Policy Target	The allocation at Rheola will be delivered by 2021.
Trigger Point	The allocation at Rheola is not delivered by 2021
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.2.13 The site is subject to an outline planning application that has a resolution to grant planning consent, subject to the signing of a Section 106 agreement. The outline application is for mixed use, tourism led development comprising of up to 100 holiday accommodation units, leisure complex and also allows for an element of residential as enabling development.

5.2.14 Recently, there has been a change in ownership of part of the site and NRW are continuing to investigate the flood modelling affecting the site. Whilst the S106 agreement is yet to be signed, as the site is scheduled to be delivered in 2021, there is sufficient time for the issues to be addressed, the agreement completed and for development to commence.

5.2.15 On this basis, it is not considered that any action is required at this time, and progress will continue to be monitored.

5 . Area Based Policies

6 Building Healthy & Sustainable Communities

6.1 Strategic Policy 7 Housing Requirement

Table 6.1.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
39	The number of net additional affordable and general market dwellings built in the LPA area	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
40	The housing land supply taken from the current Housing Land Availability Study (TAN 1)	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue

Indicator 39: The number of net additional affordable and general market dwellings built in the LPA area.

Table 6.1.2 Strategic Policy SP7 - Housing Requirement

To deliver sufficient housing to meet the economic-led growth strategy (See also Policies SP2, H1)	
Core Indicator	The number of net additional affordable and general market dwellings built in the LPA area.
Policy Target	<p>A total provision of 8,760 new housing units will be made in order to ensure that a minimum of 7,800 new housing units will be delivered by 2026.</p> <p>Annual Targets:</p> <p>2011/12 - 262</p> <p>2012/13 - 287</p> <p>2013/14 - 301</p> <p>2014/15 - 386</p> <p>2015/16 - 486</p> <p>2016/17 - 549</p> <p>2017/18 - 625</p> <p>2018/19 - 686</p> <p>2019/20 - 698</p> <p>2020/21 - 676</p> <p>2021/22 - 647</p>

6 . Building Healthy & Sustainable Communities

To deliver sufficient housing to meet the economic-led growth strategy (See also Policies SP2, H1)	
	2022/23 - 614 2023/24 - 553 2024/25 - 542 2025/26 - 488
Trigger Point	The number of new housing units provided within the County Borough falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

6.1.1 The LDP makes provision for 8,760 housing units, in order to deliver the need of 7,800 new housing units by 2026. To date, the LDP has delivered 1,679 housing units, as illustrated within the table below.

Table 6.1.3 Total Housing Completions by Year

Year	Annual Target	Actual Housing Completions	Cumulative Target	Cumulative Completions	Cumulative Completions Against Target
2011/12	262	262	262	262	0
2012/13	287	287	549	549	0
2013/14	301	301	850	850	0
2014/15	386	401	1,236	1,251	15
2015/16	486	250	1,722	1,501	-221
2016/17	549	178	2,271	1,679	-592

6.1.2 Within this monitoring period and first year of the LDP adoption, the actual housing completions are lower than the annual target within the monitoring framework. The cumulative completions, when compared with the cumulative target are 592 units below target in the current monitoring period. Whilst this is a considerable figure, when the total completions (1,679) are compared with the cumulative target (2,271), the LDP has delivered approximately 74% of the cumulative target to date.

6.1.3 Whilst the housing completions are lower than anticipated, a number of sites within the Policy H1 portfolio have either had planning consent granted during the monitoring period (e.g. Neath Road / Fairyland Road, Tonna) or have made substantial progress on undetermined applications or pre-application discussions. It is therefore expected that the

6 . Building Healthy & Sustainable Communities

rate of housing delivery will increase substantially in Neath Port Talbot over the next 5 year period. On this basis, and as this is the first monitoring period after adoption, the trigger point has not yet been reached and no action is required at this time. Housing completions will continue to be monitored over the next monitoring period.

Indicator 40: The housing land supply taken from the current Housing Land Availability Study.

Table 6.1.4 Strategic Policy SP7 - Housing Requirement

To make provision for sufficient land for new housing to meet short, medium and long term needs (See also Policy H1)	
Core Indicator	The housing land supply taken from the current Housing Land Availability Study (TAN 1).
Policy Target	Housing land supply should not fall below 5 years as determined by the Housing Land Availability Study (TAN 1) in any given year.
Trigger Point	The housing land supply falls below 5 years as determined by the Housing Land Availability Study (TAN 1) in any given year.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

6.1.4 Two Joint Housing Land Availability Studies (JHLAS) have been completed within this monitoring period. The 2016 study (which covered the period 1st April 2015 to 31st March 2016), demonstrated a land supply of 5.0 years and the latest 2017 study (which covered the period 1st April 2016 to 31st March 2017), demonstrated a land supply figure of 5.3 years.

6.1.5 Accordingly, since the adoption of the LDP, the Council has demonstrated a 5 year land supply and the requirements of this indicator have been met.

6 . Building Healthy & Sustainable Communities

6.2 Strategic Policy 8 Affordable Housing

Table 6.2.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
41	The number of net additional affordable and general market dwellings built in the LPA area	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
42	Changes in residual values across the 6 sub market areas: 1) Port Talbot; 2) Neath; 3) Pontardawe; 4) Neath and Dulais Valley; 5) Swansea and Amman Valley; 6) Afan Valley	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
43	The number of applications permitted on affordable housing exception sites	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
44	The preparation of Supplementary Planning Guidance relating to Affordable Housing	The indicators point to the successful implementation of the Policy	No further action required

Indicator 41: The number of net additional affordable and general market dwellings built in the LPA area.

Table 6.2.2 Strategic Policy SP8 - Affordable Housing

To make sufficient provision for affordable housing (see also Policies SP2, AH1)	
Core Indicator	The number of net additional affordable and general market dwellings built in the LPA area.
Policy Target	To deliver 1,200 affordable housing units by 2026. Annual Targets: 2011/12 - 7 2012/13 - 5 2013/14 - 22 2014/15 - 37 2015/16 - 72 2016/17 - 90 2017/18 - 115 2018/19 - 130

6 . Building Healthy & Sustainable Communities

To make sufficient provision for affordable housing (see also Policies SP2, AH1)	
	2019/20 - 124 2020/21 - 120 2021/22 - 111 2022/23 - 102 2023/24 - 90 2024/25 - 89 2025/26 - 86
Trigger Point	The number of new affordable housing units provided within the County Borough falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

6.2.1 The monitoring framework provides annual targets for the delivery of affordable housing units through the planning system. To date, the number of affordable housing delivered has been considerably lower than the targets set within the framework, as illustrated within the following table:

Table 6.2.3 Affordable Housing Completions by Year

Year	Annual Targets	Actual Affordable Housing Units Delivered	Cumulative Target	Cumulative Completions	Cumulative Delivery Against Target
2011/12	7	11	7	11	4
2012/13	5	0	12	11	-1
2013/14	22	0	34	11	-23
2014/15	37	23	71	34	-37
2015/16	72	8	143	42	-101
2016/17	90	0	233	42	-191

6.2.2 Since the LDP base date, 42 affordable housing units have been delivered through the planning system. Whilst the delivery of any amount of affordable housing is positive and will have a positive impact on community cohesion and help meet the affordable

6 . Building Healthy & Sustainable Communities

housing need in Neath Port Talbot, the rate of delivery is below the targets set within the monitoring framework. Within the current monitoring period, the cumulative delivery against target is -191 affordable housing units.

6.2.3 The main reason why delivery is likely to have fallen behind target is that housing delivery has fallen below target, and some of the sites within the H1 portfolio have not come through the planning system as quickly as originally anticipated. That said, there have been a number of Section 106 agreements for the delivery of affordable housing signed to date, and it is therefore expected that the rate of delivery will increase. Furthermore, commuted sum funds have been received within the current monitoring period, equating to £276,120.

6.2.4 As this monitoring period is the first year since LDP adoption, the trigger point of 2 consecutive years has not yet been reached. The delivery of affordable housing, and the progress of the signed Section 106 agreements will be monitored closely over the next year.

Indicator 42: Changes in the residual values across the the 6 sub-market areas.

Table 6.2.4 Strategic Policy SP8 - Affordable Housing

To make sufficient provision for affordable housing	
Local Indicator	Changes in the residual values across the the 6 sub-market areas: 1. Port Talbot 2. Neath 3. Pontardawe 4. Neath and Dulais Valleys 5. Swansea and Amman Valleys 6. Afan Valley
Policy Target	To deliver the maximum level of affordable housing considered viable.
Trigger Point	An increase or decrease of 5% of residual value in any sub-market housing area in one year
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

6.2.5 The Affordable Housing Viability Study (2012) assessed the economic viability of private residential development sites, in particular, the extent that private developers could contribute to the provision of affordable housing units within each sub-zone. The findings of this report informed the affordable housing targets contained within Policy AH1.

6.2.6 The purpose of this indicator is to monitor changes in residual values and to determine if these changes are significant enough to have an impact on the targets contained within Policy AH1. For example, if a change in the residual value is greater than

6 . Building Healthy & Sustainable Communities

5%, then this could provide an indication that schemes have become more viable and therefore, capable of supporting a greater number of affordable housing units. Alternatively, if the reduction is more than 5%, then this could be an indication that schemes have become less viable and the affordable housing targets within the LDP have been set too high.

6.2.7 The assessment uses the 31st March 2016 (LDP adoption year) as the benchmark date and assesses any changes to these benchmark residual values on the 31st March 2017. The Council as part of its assessment considered the Land Registry House Price Index, the Zoopla Area Guide and its own database of new build properties. Whilst the assessment of second hand house price data can provide a useful indicator of market performance in each sub-zone, the Council has attached most weight to new build house price data for this exercise.

6.2.8 The Council has used new build house price data (obtained from the Land Registry) together with further research into unit type, size and the number of bedrooms to obtain an accurate cost per square metre for new build development. Within Neath Port Talbot, it was found that whilst there had overall been a minor increase in overall sales values between 2016 and 2017, this has largely been offset by an increase in build costs over the same period. The results are as follows:

Table 6.2.5 Change in Residual Value by Sub-Market Area

Area	Residual Change
Neath	-1.97%
Port Talbot	-4.26%
Pontardawe	-3.51%
Neath and Dulais Valley	-4.03%
Swansea and Amman Valley	-7.73%
Afan Valley	-10.86%

6.2.9 The results indicate a decrease in the residual value across each area over the testing period. The areas of Neath, Port Talbot and Pontardawe (i.e. the areas which have an affordable housing target in Policy AH1) all have a decrease of less than 5% and therefore no further action is required at this time.

6.2.10 The Valley areas (with the exception of Pontardawe) have an affordable housing target of 0% within Policy AH1. In the updated testing, it has been found that these areas are still unable to support affordable housing and whilst some zones show a greater than 5% negative change, this does not have any effect on the existing affordable housing target rate.

Indicator 43: The number of applications permitted on affordable housing exception sites.

6 . Building Healthy & Sustainable Communities

Table 6.2.6 Strategic Policy SP8 - Affordable Housing

To make sufficient provision for affordable housing (Policies SP2, AH2)	
Local Indicator	The number of applications permitted on affordable housing exception sites.
Policy Target	An increase in the number of affordable housing exception sites.
Trigger Point	No increase in the number of affordable housing exception sites permitted for 2 consecutive years.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

6.2.11 Since adoption of the LDP, there have been no applications submitted for affordable housing exception sites. It is suggested that one of the reasons for this could be that Registered Social Landlords (RSLs) operating within the area have been developing a number of sites under the Social Housing Grant and Vibrant and Viable Places funding. Once their current programme of development sees the conclusion of such developments, it is possible additional development land will be sought, and the possibility of the exceptions policy being utilised. This will continue to be monitored over the next year.

Indicator 44: The preparation of Supplementary Planning Guidance relating to Affordable Housing.

Table 6.2.7 Strategic Policy SP8 - Affordable Housing

To make sufficient provision for affordable housing	
Local Indicator	The preparation of SPG relating to affordable housing.
Policy Target	To prepare the SPG relating to Affordable Housing by October 2016.
Trigger Point	The SPG is not prepared by October 2016.
Performance	
Action	No further action required.

Analysis of Results

6.2.12 The Affordable Housing SPG has been prepared following a public consultation exercise that was undertaken in the Summer of 2016 and in accordance with this monitoring target, the guidance was adopted by the Council in October 2016.

6 . Building Healthy & Sustainable Communities

6.3 Strategic Policy 9 Gypsies and Travellers

Table 6.3.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
45	The number of additional pitches provided at Cae Garw, the number of proposals for Gypsy and Traveller Sites permitted annually, the number of unauthorised Gypsy and Traveller encampments reported annually and the need for additional Gypsy and Traveller provision as identified within a GTAA	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue

Indicator 45: The number of additional pitches provided at Cae Garw; the number of proposals for Gypsy and Traveller sites permitted annually; the number of unauthorised Gypsy and Traveller encampments reported annually; and the need for additional Gypsy and Traveller provision as identified within a Gypsy and Traveller Accommodation Assessment (GTAA).

Table 6.3.2 Strategic Policy SP9 - Gypsies and Travellers

To make sufficient Gypsy and Traveller provision (see also Policies SP2, GT1, GT2)	
Local Indicators	The number of additional pitches provided at Cae Garw. The number of proposals for Gypsy and Traveller sites permitted annually. The number of unauthorised Gypsy and Traveller encampments reported annually. The need for additional Gypsy and Traveller provision as identified within a GTAA.
Policy Targets	4 pitches will be provided at Cae Garw by 2017. 7 pitches will be provided at Cae Garw by 2022. 9 pitches will be provided (on an appropriate site/ or Cae Garw) by 2026.
Trigger Points	Failure to deliver the 4 pitches at Cae Garw by 2017. Failure to deliver the 7 pitches at Cae Garw by 2022. Failure to deliver 9 pitches (on an appropriate site / or Cae Garw) by 2026.
Performance	
Action	No further action required. Monitoring to continue.

6 . Building Healthy & Sustainable Communities

Analysis of Results

6.3.1 The 2012 Gypsy and Traveller Accommodation Assessment (GTAA)⁽¹⁸⁾ identified a need of 4 pitches by 2017, 7 pitches by 2022 and 9 pitches by 2026.

6.3.2 Initially, the Council intended to develop the Cae Garw, Margam site in 3 phases, to meet the short, medium and long term targets identified within the 2012 GTAA. Due to the amount of preparation works that were required for the site however, and in the interests of cost effectiveness and efficient delivery, the Council took the decision to implement 11 pitches in the short term, to meet the required need up to 2022.

6.3.3 Planning consent was granted for the 11 pitches in early 2015, at which time the Council applied for, and was successfully awarded funding from the Welsh Government Gypsy and Traveller Sites Capital Grant for the extension. The extension (11 pitches) was subsequently completed in Spring 2016, in line with the terms of the grant.

6.3.4 Within the monitoring period, the Council submitted and received Ministerial approval for the 2016 Gypsy and Traveller Accommodation Assessment, the first assessment under the Housing (Wales) Act 2014. This latest assessment concluded that the 11 pitches implemented by the Council was sufficient to meet the needs of the community up to 2021. For the remainder of the LDP period (i.e. up to 2026) the assessment identified a need of 4 additional pitches, lower than the 9 pitches originally projected within the 2012 GTAA. A further GTAA is required by 2021 and this will assess the longer term need more accurately.

6.3.5 There have been no new Gypsy and Traveller sites permitted within the monitoring period and no unauthorised encampments reported. On this basis, it is not considered that any action is required at this time, and monitoring will continue over the next year.

6 . Building Healthy & Sustainable Communities

6.4 Strategic Policy 10 Open Space

Table 6.4.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
46	The number of applications permitted for housing development that do not address the open space needs of the occupants	LDP Policies are not being implemented in the intended manner	Officer and/or Member training may be required
47	The number of existing open spaces lost to development contrary to the policy framework	LDP Policies are not being implemented in the intended manner	No further action required. Monitoring to continue
48	The preparation of Supplementary Planning Guidance relating to Open Space and Greenspace	The indicators point to the successful implementation of the Policy	No further action required

Indicator 46: The number of applications permitted for housing development that do not address the open space needs of the occupants.

Table 6.4.2 Policy SP10 - Open Space

New development & Open Space Provision (See also Policies SP2, OS1)	
Local Indicator	The number of applications permitted for housing development that do not address the open space needs of the occupants.
Policy Target	All new housing development of 3 or more units should make provision for open space where there is a quantitative deficiency in open space provision.
Trigger Point	One application for new housing development of 3 or more units permitted that does not make provision for open space where there is a quantitative deficiency in open space provision.
Performance	
Action	Officer and/or Member training may be required.

Analysis of Results

6.4.1 A total of 14 applications were approved during the monitoring period without the need to provide open space requirements (or a commuted sum for off-site provision), even though the proposals reached the threshold set out in Policy OS1.

6.4.2 The majority of this total (9) cited viability as the reason why provision or a S106 financial contribution had not been possible. Whilst the lack of viability is regrettable, the Council acknowledges that there may be circumstances where not all of the identified obligations can be met without compromising the overall viability of a particular development

6 . Building Healthy & Sustainable Communities

scheme. Each of these individual cases were assessed and ultimately the Council was satisfied that the developer had been able to evidence that the requirement to provide open space was not viable.

6.4.3 Of the remaining 5 cases and in terms of the justification set out in the officer report, one application was considered to be too far from the nearest open space provision for S106 contributions to be reasonably spent there; one application related to the renewal of a consent where it was considered unreasonable to request provision as none had been requested when approval had been last sought in 2013; one application considered that public realm improvements should outweigh the requirement for open space provision; one application relating to a previous extant outline consent deemed it unreasonable to now request S106 contributions; and finally one application considered it unreasonable to seek provision where rising costs to develop the scheme and the provision of public realm improvements on nearby land (provided by another application) was cited.

6.4.4 Notwithstanding these justifications, the policy requirements were not met in these cases and as such, all 5 approved applications constitute trigger applications for this indicator. The policy therefore is not currently being implemented as intended and it is considered that this matter can be addressed through further discussion with colleagues in the Development Management section.

6.4.5 In addition, the Open Space and Greenspace SPG, adopted by the Council in July 2017 (refer to Indicator 48 below), provides more detailed guidance in respect of the implementation of the policy.

Indicator 47: The number of existing open spaces lost to development contrary to the policy framework.

Table 6.4.3 Strategic Policy SP10 - Open Space

Protection of Existing Open Space (See also Policies SP2, OS2)	
Local Indicator	The number of existing open spaces lost to development contrary to the policy framework.
Policy Target	No loss of open space contrary to the Policy framework.
Trigger Point	One application permitted resulting in the loss of open space contrary to the policy framework.
Performance	
Action	No further action required. Monitoring to continue.

6 . Building Healthy & Sustainable Communities

Analysis of Results

6.4.6 Since the adoption date of the Plan there have been 2 applications approved which have resulted in a loss of open space provision identified in the Open Space Assessment. In both instances the loss of open space is detailed in the officer report and the reasons why the development is considered to be acceptable identified.

6.4.7 The first application related to the development of the Integrated Transport Hub, Port Talbot (Policy TR1/6), which resulted in the loss of a small area of grassed / planted informal open space with benches. The development does however have significant public realm works, opening up a large area which allows people to sit within a modern and fit for purpose principally hard open landscaped area outside the transport hub.

6.4.8 The second application involved the loss of a small area of hard surfaced play space on Aberafan Seafront for the development of an adventure golf facility. The existing provision was however of poor quality and limited play value, so whilst the nature of the provision has changed, the golf facility is considered to offer more recreational opportunities.

6.4.9 In respect of the monitoring trigger therefore, whilst two facilities have been lost, alternative facilities have been provided as part of the development. Furthermore, the Open Space and Greenspace SPG, adopted by the Council in July 2017 (refer to Indicator 48 below), provides more detailed guidance in respect of the implementation of the policy.

6.4.10 On this basis, it is not considered that any action is required at this time and this will continue to be monitored over the next year.

Indicator 48: The preparation of Supplementary Planning Guidance relating to Open Space and Greenspace.

Table 6.4.4 Strategic Policy SP10 - Open Space

Protection of Existing Open Space (See also Policy OS2)	
Local Indicator	The preparation of Supplementary Planning Guidance relating to Open Space and Greenspace.
Policy Target	To prepare the SPG relating to Open Space and Greenspace by April 2017.
Trigger Point	The SPG is not prepared by April 2017.
Performance	
Action	No further action required.

Analysis of Results

6.4.11 The Open Space and Greenspace SPG was prepared by the end of April 2017 and subsequently endorsed by the Council and published for public consultation between 10th May and 21st June. This policy target has therefore been met. The SPG was subsequently adopted by the Council in July 2017.

7 Promoting a Sustainable Economy

7.1 Strategic Policy 11 Employment Growth

Table 7.1.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
49	The level of workplace employment in NPT, the change of workplace employment for Wales and UK, The level and rate of employment in NPT, the level and rate of employment for Wales and UK	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
50	Employment land permitted on allocated sites as a % of all employment allocations	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
51	The number of applications permitted for employment purposes within Baglan Bay	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
52	The net change in the amount of employment land and floorspace	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue.
53	The rate of economic activity for NPT, the rate of economic activity for Wales and UK	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
54	The rate of unemployment for NPT, the rate of unemployment for Wales and UK	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
55	The preparation of Supplementary Planning Guidance relating to Baglan Bay Development Framework	The indicators point to the successful implementation of the Policy	No further action required
56	The number of applications permitted on safeguarded sites contrary to the policy framework	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue

Indicator 49: The level of workplace employment in Neath Port Talbot, the change of workplace employment for Wales and UK, the level and rate of employment in NPT and the level and rate of employment for Wales and UK.

Table 7.1.2 Strategic Policy SP11 - Employment Growth

<p>To make provision for new and expanding employment developments by allocating land for employment uses</p> <p>(See also Policy SP2)</p>	
Local Indicators	<u>Local Indicator:</u>

7 . Promoting a Sustainable Economy

To make provision for new and expanding employment developments by allocating land for employment uses (See also Policy SP2)	
	The level of Workplace employment in Neath Port Talbot. <u>Contextual Indicator:</u> The change of workplace employment for Wales and UK. The level and rate of employment in Neath Port Talbot. The level and rate of employment for Wales and UK.
Policy Targets	<u>Principle Target:</u> A net gain of 3,850 jobs up to 2026. <u>Interim Targets:</u> 2011/14: - 1458 2014/17: +1326 2017/20: +1326 2020/23: +1326 2023/26: +1326 <u>Annual Target:</u> An average gain of 442 jobs per annum from 2014 over the remainder of the Plan period with a cumulative target of 884 jobs over any 2 year period.
Trigger Point	The level of jobs growth deviates from the cumulative target of 884 jobs over any 2 year period for 2 consecutive years.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

7.1.1 The LDP is underpinned by an employment-led growth model that uses the projected increase in jobs and an increase in economic activity rates to identify the required working age population to support the projected number of jobs and number of new homes needed. The approach ensures that the housing and employment strategies are aligned creating a correlation between the number of jobs, houses, labour supply and employment space.

7 . Promoting a Sustainable Economy

7.1.2 The economic-growth model projects that 3,850 jobs will be created over the Plan period, with the population growth for the area derived from the ratio of working age population to total population. Given that prior to the LDP base date, economic growth in Neath Port Talbot had stagnated, the economic-led strategy presented an opportunity to address key economic issues within the County Borough, recognising the opportunities available for growth through key regeneration and infrastructure projects. Workplace employment, and the number of jobs created, is therefore one of the key indicators that will determine how the LDP is performing, and will influence other elements of the Plan.

7.1.3 The economic-growth model projects an increase of 3,850 jobs over the LDP period, increasing from 48,200 jobs in 2011 to 52,050 jobs in 2026. During the LDP Examination in Public, new data was released and showed that workplace employment had actually decreased from 48,200 in 2011 to 46,300 in 2013, which consequently meant that for the LDP to reach the target of 52,050 jobs at 2026, the annual target for job creation had increased from 256 jobs per annum to 442 jobs per annum, and therefore would require the plan to create jobs at a faster rate in the remaining years. The interim targets contained within the monitoring framework reflected the reduction in workplace employment between 2011-2013 and contain the revised requirement of 442 jobs per annum.

7.1.4 Following the adoption of the LDP, the next statistical release revised the figures for 2011 to 2013, indicating a higher base date position for 2011 and a more drastic reduction in 2013. The data release for 2014 showed a pronounced increase in jobs, which compensated for the sharp drop in 2013, and demonstrated that the area had potentially developed a more resilient economic base that has the ability to bounce back, as indicated below:

Table 7.1.3 Original and Revised Workplace Employment

	2011	2012	2013	2014
Original Position	48,200	49,100	46,300	-
Revised Position	49,400	50,200	47,100	50,600

7.1.5 As a consequence of the more up to date data releases, the interim targets within the monitoring framework have now essentially become outdated; the interim target for 2011-2014 showed a reduction of -1,458 jobs relative to the baseline figure, when the reality is an increase of 1,200 jobs over this period. The updated figures, and the increase in jobs over the 2011-14 period, has now changed the annual jobs needed to meet the target of 3,850 jobs over the Plan period.

7.1.6 As this indicator and the number of jobs created is one of the crucial elements of the LDP strategy, when monitoring this indicator, it is considered important to look at the most up to date data and monitor the jobs created against the overall LDP target of 3,850 jobs. As 1,200 jobs were actually created over the 2011-2014 period, to reach the end target of 3,850 jobs, fewer jobs will be needed over the remainder of the LDP period to meet the aspirations of the LDP. The following table provides an illustration of the targets contained within the monitoring framework and the 'revised' targets (using the revised, higher base date figure of 49,400):

7 . Promoting a Sustainable Economy

Table 7.1.4 Monitoring Framework and Revised Targets

	Monitoring Framework	Revised Position
Jobs at 2011	49,400	49,400
2011-14	47,942 (-1458)	50,600 (+1,200)
2014-17	49,268 (+1326)	51,262 (+662)
2017-20	50594 (+1326)	51,924 (+662)
2020-23	51,920 (+1326)	52,586 (+662)
2023-26	53,246 (+1326)	53,248 (+662)
Jobs at 2026	53,250	53,250
Total Change Over Period	+3,848	+3,846

7.1.7 The following table illustrates the increase in jobs since the base date of the LDP:

Table 7.1.5 Workplace Employment in Neath Port Talbot

	2011	2012	2013	2014	2015
Neath Port Talbot	49,400	50,200	47,100	50,500	50,800

7.1.8 Since the LDP base date, 1,400 jobs have been created within the County Borough. Within the current monitoring period, the interim target that covers this period (2014-17) is +1326 using the targets contained within the monitoring framework, or +662 using the revised position. Even though workplace employment fell in 2013 to 47,100, it increased to 50,800 in 2015 creating a total of 3,700 jobs, with approximately half of the required target (300) created within the first 2 years of the current interim period (2014-17). This indicates a positive economic environment for Neath Port Talbot and illustrates a more prosperous economic outlook for the area.

Contextual Indicators

7.1.9 This indicator also has a number of contextual indicators to be monitored. Firstly, the change in workplace employment for Wales and the UK, with the following table illustrating the changes since the LDP base date:

Table 7.1.6 Workplace Employment Wales and UK

	2011	2012	2013	2014	2015
Wales	1,346,700	1,337,200	1,365,200	1,394,400	1,405,600
UK	30,137,000	30,382,100	30,824,600	31,463,800	32,158,200

Source: Annual Population Survey, Office for National Statistics.

7 . Promoting a Sustainable Economy

7.1.10 The data shows that since the LDP base date, there has been an increase of 58,900 jobs in Wales, which represents an increase of 4.37%. The UK increase was 2,021,200 equating to an increase of 6.71%. Percentage wise, whilst the rate of increase over the period was lower in Neath Port Talbot at 2.83%, it still shows a positive outlook and provides an initial indication that the LDP aspiration to create 3,850 jobs over the Plan period is realistic and achievable.

7.1.11 The remaining contextual indicators focus on the rate of employment for Wales and the UK. The following table illustrates the changes in employment rates between 2011 and 2017:

Table 7.1.7 Employment Rate 2011-2017

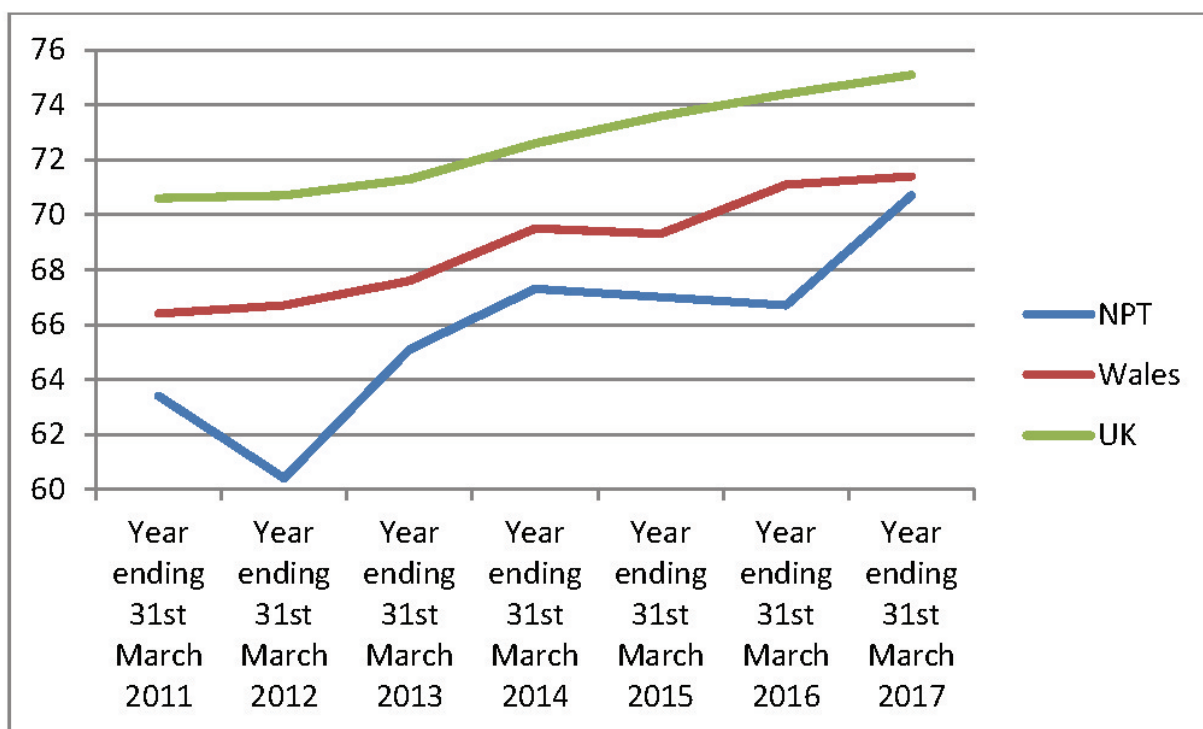
Year Ending	Neath Port Talbot	Wales	UK
31st March 2011	63.4%	66.4%	70.6%
31st March 2012	60.4%	66.7%	70.7%
31st March 2013	65.1%	67.6%	71.3%
31st March 2014	67.3%	69.5%	72.6%
31st March 2015	67%	69.3%	73.6%
31st March 2016	66.7%	71.1%	74.4%
31st March 2017	70.7%	71.4%	75.1%

Source: Annual Population Survey / Local Labour Force Survey, Office for National Statistics.

7.1.12 The rate of employment has increased across each of the areas, with the greatest increase over the period being within Neath Port Talbot, which showed an increase of 7.3% over the period, when compared to +5% in Wales and +4.5% in the UK. The following graph illustrates the changes and the rate of increase in Neath Port Talbot, and how the gap between the rate of employment in Neath Port Talbot, Wales and the UK is reducing:

7 . Promoting a Sustainable Economy

Figure 7.1 Employment Rate 2011-2017



Indicator 50: Employment land permitted on allocated sites as a percentage of all employment allocations.

Table 7.1.8 Strategic Policy SP11 - Employment Growth

To make provision for new and expanding employment developments by allocating land for employment uses (See also Policies SP2 EC1/1, EC1/2, EC1/3, EC1/4)	
Core Indicator	Employment land permitted on allocated sites as a % of all employment allocations.
Policy Targets	<p><u>Principle Target:</u></p> <p>To develop a minimum of 32 hectares of land on the following sites allocated for employment purposes up to 2026:</p> <p>Baglan Bay: 15ha</p> <p>Junction 38: 6ha</p> <p>Coed Darcy SRA: 4ha</p> <p>Harbourside SRA: 7ha</p> <p><u>Interim Targets:</u></p>

7 . Promoting a Sustainable Economy

To make provision for new and expanding employment developments by allocating land for employment uses (See also Policies SP2 EC1/1, EC1/2, EC1/3, EC1/4)	
	2011/14: 1.7ha (actual) 2014/17: 7.6ha 2017/20: 7.6ha 2020/23: 7.6ha 2023/26: 7.6ha <u>Annual Targets:</u> To develop an average of 2.5ha of land for employment purposes per annum over the remainder of the Plan period with a cumulative target of 5ha to be developed over any 2 year period.
Trigger Point	The amount of land developed for employment purposes falls below the cumulative target of 5ha to be developed over any 2 year period for 2 consecutive years.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

7.1.13 The monitoring framework sets an annual target of 2.5 hectares (ha) per annum, with the interim targets looking to develop 7.6ha over each 3 year period. Within the first interim period of the LDP (2011-2014), 1.7ha was developed, with this representing the TWI Research and Development facility at Harbourside.

7.1.14 Within the current monitoring period, there has been no development for employment purposes on Coed Darcy, Junction 38 (M4) or Baglan Bay. There has been one application developed at Harbourside, equating to 0.098ha for retention of existing storage and distribution. Development has taken place at Baglan Bay, however this was for a non-B use class (refer to Indicator 51 below).

7.1.15 Whilst development for employment uses has been limited, there has been progress on the Harbourside and Baglan Bay sites. Planning consent has been granted at Harbourside for B1 office space (1.37ha) and an extension to the TWI development (0.33ha). The development of all allocated employment areas, including sites with planning consent will continue to be monitored over the next year.

Indicator 51: The number of applications permitted for employment purposes within Baglan Bay.

7 . Promoting a Sustainable Economy

Table 7.1.9 Strategic Policy SP11 - Employment Growth

To make provision for new and expanding employment developments by allocating land for employment uses (See also Policy EC1/1)	
Local Indicator	The number of applications permitted for employment purposes within Baglan Bay.
Policy Targets	<p><u>Principle Target:</u></p> <p>To develop a minimum of 15ha of land at Baglan Bay for employment purposes</p> <p><u>Interim Targets:</u></p> <p>2011/14: 0</p> <p>2014/17: 2.7ha</p> <p>2017/20: 4.1ha</p> <p>2020/23: 4.1ha</p> <p>2023/26: 4.1ha</p> <p><u>Annual Targets:</u></p> <p>To develop an average of 1.35ha of land at Baglan Bay for employment purposes with a cumulative target of 2.7ha of land to be developed over any 2 year period.</p>
Trigger Point	The amount of land developed for employment purposes at Baglan Bay deviates from the cumulative target of 2.7ha to be developed over any 2 year period for 2 consecutive years.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

7.1.16 The target for the amount of development at Baglan Bay over the period 2014-2017 is 2.7 hectares (ha). Over the current monitoring period there has been no development for employment uses at Baglan Bay.

7.1.17 There has been development of 3.3ha for a Solar Photovoltaic Park, however this is a 'sui-generis' use, rather than an employment use. Within the EC1 allocation, additional land was allocated to support the needs of the growing energy sector, and in this respect this development is positive in the overall redevelopment of Baglan Bay. There is also an application (currently undetermined) for an additional solar park within the allocation.

7 . Promoting a Sustainable Economy

7.1.18 Whilst there has been no development for employment uses, the redevelopment of Baglan Bay is a long term redevelopment aspiration that may take several years to complete, with areas within the allocation potentially suitable to facilitate the growth in the knowledge based economy. The increase in research and development facilities in smaller units at the Swansea University Science and Innovation Campus and at Harbourside, will potentially need larger units as these sites continue to develop, and therefore Baglan Bay provides adequate space and infrastructure to allow for their expansion.

7.1.19 Within the monitoring period, the area has received enterprise zone status, which will encourage investment to the area. In addition, the Baglan Bay SPG has been adopted within the monitoring period and will provide further clarity and guidance on future developments (refer to Indicator 55 below).

Indicator 52: The net change in the amount of employment land and floorspace.

Table 7.1.10 Strategic Policy SP11 - Employment Growth

To make provision for new and expanding employment developments by allocating land for employment uses (See also Policies SP2, EC1)	
Local Indicator	The net change in the amount of employment land and floorspace.
Policy Targets	<p><u>Principle Target:</u></p> <p>To make provision for a net gain of approximately 34,000 square metres of employment floorspace within the County Borough by 2026.</p> <p><u>Interim Targets:</u></p> <p>2011/14: 7,000sqm</p> <p>2014/17: 7,000sqm</p> <p>2017/20: 7,000sqm</p> <p>2020/23: 7,000sqm</p> <p>2023/26: 7,000sqm</p> <p><u>Annual Targets:</u></p> <p>To develop an average of 2,250sqm of employment floorspace per annum with a cumulative target of 4,500 sqm to be developed over any 2 year period.</p>
Trigger Point	The amount of floorspace developed for employment purposes falls below the cumulative target of 4,500sq m to be developed over any 2 year period for 2 consecutive years.
Performance	

7 . Promoting a Sustainable Economy

To make provision for new and expanding employment developments by allocating land for employment uses

(See also Policies SP2, EC1)

Action	No further action required. Monitoring to continue.
--------	---

Analysis of Results

7.1.20 The monitoring framework sets a target of 2,250sqm of employment floorspace to be developed per annum, with an overall target of 7,000sqm per interim period.

7.1.21 The following table illustrates the losses and gains of employment floorspace since the LDP basedate, and provides the overall net increase of employment floorspace by interim period⁽¹⁹⁾:

Table 7.1.11 Changes in Employment Floorspace by Interim Period

Interim Period	Increases in Employment Floorspace (SQM)	Losses of Employment Floorspace (SQM)	Net Increase of Employment Floorspace (SQM)
2011/14	17,427.5	15,084	2,343.5
2014/17	13,884.16	10,023	3,861.16

7.1.22 The table illustrates that the net change in employment floorspace has been below the 7,000sqm target in both the 2011-2014 and 2014-2017 periods. There have been a number of demolitions of large scale, older industrial units over both interim periods which have increased the number of losses. Whilst these have been losses to the employment portfolio, a number were no longer fit for purpose and the losses have not, therefore, had a negative impact on the overall availability of employment premises.

7.1.23 Whilst the level of new employment floorspace has fallen below the target, other employment indicators within the AMR show that the economic profile of Neath Port Talbot has improved significantly since the LDP basedate, with the employment rate increasing from 63.4% in 2011 to 70.7% in 2017. This indicates that the amount of floorspace that was initially projected to be required to support new jobs has not been required, as the increase in employment has occurred with a lower than anticipated floorspace. The amount of floorspace is a subsidiary component of the overall economic performance of the area, and as illustrated in Indicators 53 and 54 below, the rate of economic activity has increased and the rate of unemployment decreased, reflecting a positive change.

Indicator 53: The rate of economic activity for Neath Port Talbot and the rate of economic activity for Wales and UK.

¹⁹ Only increases or losses of over 200sqm have been included within the calculations. It is assumed that smaller increases and losses of below 200sqm will generally even out over the period.

7 . Promoting a Sustainable Economy

Table 7.1.12 Strategic Policy SP11 - Employment Growth

To make provision for new and expanding employment developments by allocating land for employment uses (See also Policy SP2)	
Indicators	<p><u>Local Indicator:</u></p> <p>The rate of economic activity for Neath Port Talbot.</p> <p><u>Contextual Indicator:</u></p> <p>The rate of economic activity for Wales and UK.</p>
Policy Target	To achieve an increase in the rate of economic activity to 76% by 2026.
Trigger Point	The rate of economic activity declines for 2 consecutive years.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

7.1.24 At the base date of the LDP, the economic activity rate in Neath Port Talbot was 69%, which was 4% lower than the Welsh average of 73%. One of the objectives of the LDP is to increase the economic activity rate to 76% by 2026 and align with the Welsh average.

7.1.25 In the first year after the LDP base date (end of March 2012), the rate of economic activity had declined to 67.9%. The rate then increased the following year and although has seen some fluctuation since, has remained above the initial base date figure of 69%. Since the base date, there has been an increase in the economic activity rate across Neath Port Talbot, Wales and the UK, as illustrated within the table below:

Table 7.1.13 Economy Activity 2011-2017

Year Ending	Neath Port Talbot	Wales	UK
31st March 2011 (Base Date)	69.7%	72.7%	76.5%
31st March 2012	67.9%	73%	76.9%
31st March 2013	70.4%	73.9%	77.4%
31st March 2014	74.3%	75.3%	77.9%
31st March 2015	71.1%	74.4%	77.8%
31st March 2016	71.8%	75.3%	78.2%
31st March 2017	74.9%	74.8%	78.5%

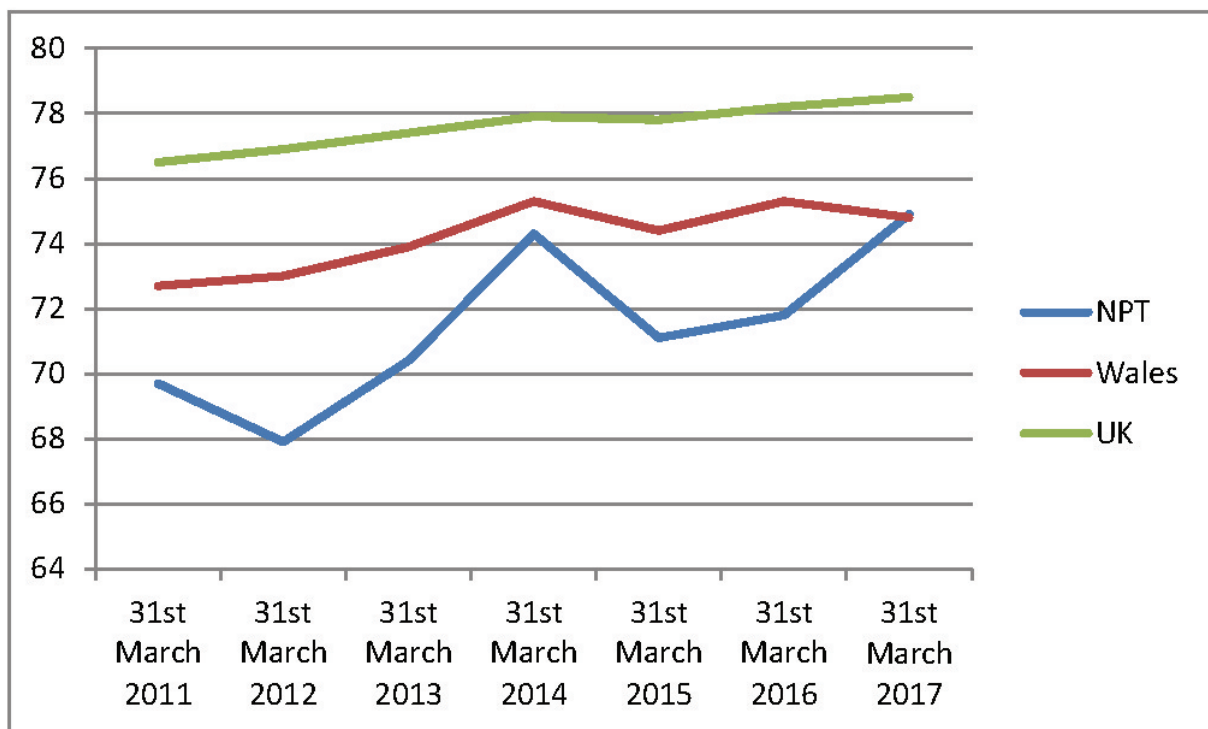
7 . Promoting a Sustainable Economy

Source: Annual Populations Survey / Local Labour Force Survey, Office for National Statistics.

7.1.26 Whilst the rate of activity has increased for Neath Port Talbot, Wales and the UK, the economic activity rate in Neath Port Talbot has increased at a higher rate than the Welsh and UK average. From the year ending 31st March 2011 to year ending 31st March 2017, the gap between Neath Port Talbot and the Welsh average has decreased from Neath Port Talbot being 3% behind the Welsh average in 2011 to now being ahead of the Welsh average by 0.1% at the end of March 2017. Compared to the UK average, the gap between Neath Port Talbot and the UK has reduced from 6.8% in 2011 to 3.6% in 2017. These trends provide an encouraging shift in the local economic context and indicate that the economic environment of the area is improving and the LDP is meeting the objectives set.

7.1.27 The following graph illustrates the economic activity rate for Neath Port Talbot over the period 2011-2017 and shows how the gap between Neath Port Talbot and the UK has reduced to a point where Neath Port Talbot now aligns with the Welsh average.

Figure 7.2 Economic Activity 2011-2017



7.1.28 More specifically, during this monitoring period, the rate of economic activity has continually increased at a steady pace, whilst the Welsh average has seen a slight decline. Given that the rate in Neath Port Talbot has continued to increase whilst the Welsh average has shown a slight decrease, provides a further indication that the economic profile of Neath Port Talbot has strengthened since the LDP base date and indicates that the LDP is performing well.

7 . Promoting a Sustainable Economy

Table 7.1.14 Rate of Economic Activity 2016-2017

Period Ending	Neath Port Talbot	Welsh Average
31 March 2016	71.8%	75.3%
30 June 2016	71.3%	75.2%
30 September 2016	72%	74.8%
31 December 2016	72.9%	74.8%
31 March 2017	74.9%	74.8%

Source: Annual Population Survey / Local Labour Force Survey, Office for National Statistics.

Indicator 54: The rate of economic activity for Wales and UK and the rate of unemployment for Wales and UK.

Table 7.1.15 Strategic Policy SP11 - Employment Growth

To make provision for new and expanding employment developments by allocating land for employment uses (See also Policy SP2)	
Indicators	<p><u>Local Indicator:</u></p> <p>The rate of unemployment for Neath Port Talbot</p> <p><u>Contextual Indicator:</u></p> <p>The rate of unemployment for Wales and UK</p>
Policy Target	To achieve a decrease in the unemployment rate to 6.9% by 2026
Trigger Point	The rate of unemployment increases for 2 consecutive years.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

7.1.29 One of the objectives of the LDP is to reduce the unemployment rate, with the LDP economic model based on reducing the rate to the long term Welsh average of 6.9%.

7.1.30 The following table identifies the comparative rate of unemployment for Neath Port Talbot, Wales and the UK respectively since the LDP base date, with the figures illustrating a significant decrease in the unemployment rate since 2011.

7 . Promoting a Sustainable Economy

Table 7.1.16 Comparative Rates of Unemployment by Year

Year Ending	Neath Port Talbot	Wales	UK
31 March 2012	10.8%	8.4%	8.1%
31 March 2013	7.4%	8.3%	7.8%
31 March 2014	9.3%	7.4%	7.2%
31 March 2015	5.6%	6.7%	5.9%
31 March 2016	6.9%	5.4%	5.1%
31 March 2017	5.5%	4.4%	4.7%

Source: Annual Population Survey / Local Labour Force Survey, Office for National Statistics

7.1.31 Within Neath Port Talbot, whilst the rate of unemployment has seen some fluctuation over the period as a whole, it has fallen considerably from 10.8% in 2011 to 5.5% in 2017. The averages for Wales and the UK have also seen reductions over the same period, although these reductions have been more gradual and have not fluctuated in the same way that rate has in Neath Port Talbot.

7.1.32 By year ending 31st March 2016, the unemployment rate had fallen to 6.9%, which is the rate the LDP aspires to achieve by 2026 (the long term Welsh average). The rate further reduced over the current monitoring period to 5.5%, indicating a positive economic picture for the area and that the aims of the LDP are being met. This will continue to be monitored over the next year.

Indicator 55: The preparation of Supplementary Planning Guidance relating to Baglan Bay Development Framework.

Table 7.1.17 Strategic Policy SP11 - Employment Growth

To make provision for new and expanding employment developments by allocating land for employment uses	
Local Indicator	The preparation of Supplementary Planning Guidance relating to Baglan Bay Development Framework.
Policy Target	To prepare SPG relating to Baglan Bay Development Framework by October 2016.
Trigger Point	The SPG is not prepared by October 2016.
Performance	
Action	No further action required.

Analysis of Results

7.1.33 The SPG for Baglan Bay (entitled Baglan Energy Park Development Framework) has been prepared following a public consultation exercise that was undertaken in the Summer of 2016 and in accordance with this monitoring target, the guidance was adopted by the Council in October 2016.

Indicator 56: The number of applications permitted on safeguarded sites contrary to the policy framework.

Table 7.1.18 Strategic Policy SP11 - Employment Growth

To support and safeguard existing employment uses (See also Policies SP2, EC2, EC3, EC4, EC5)	
Local Indicator	The number of applications permitted on safeguarded sites contrary to the policy framework.
Policy Target	No applications permitted contrary to the policy framework.
Trigger Point	One application permitted contrary to the policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

7.1.34 Policy EC3 (Employment Area Uses) restricts uses within allocated and existing employment areas to use classes B1, B2 and B8, ancillary facilities or services that would support employment uses and commercial services unrelated to class B. Commercial services would need to complement the wider economic function of the employment area and should not be uses that would be best located within town centres.

7.1.35 Over the monitoring period, there have been 3 applications approved within safeguarded employment areas that could be considered contrary to the policy framework, with all 3 applications being for the retention of gymnasiums (use class D2). Whilst these applications have potentially been contrary to the framework, the Council within the approvals, has placed restrictions that will help to control and monitor the use within the employment area.

7.1.36 The first application sought to retain a gymnasium use (use class D2) from a premise in B1 use, with the site located within an area allocated for bulky goods retail within the Harbourside Development Framework. The application was retrospective, with the use having operated at the location without consent for a period of 2 years, establishing a strong client base over this time period and had developed into a successful business. For this reason, the Council approved the application with a time limited condition that restricted the use to 2 years, which would allow the business sufficient time to relocate to an alternative premises where a D2 use is acceptable and compliant with LDP policy.

7 . Promoting a Sustainable Economy

7.1.37 The second application was in relation to a site located within the Milland Road Industrial Estate and sought the retention of use of a gymnasium for a Gymnastic Sports Club. The sports club had a previous consent at another unit within the industrial estate, however their rental agreement on that unit was not renewed and the sports club therefore applied to move the use to another unit within the same estate. The sports club had operated within the area for 2 years and had become an established facility, employing 20 staff. For this reason, the Council granted planning consent with a restriction on the use to only allow the gymnastics sports club to occupy the premises, and when/if the property ceases to be occupied by the club, the property will revert back to its previous use as a warehouse (use class B8).

7.1.38 The third application sought to retain the use of a fitness gym at Lonlas Industrial Estate, a use that had operated within the location for a period of 2 years without consent and had become an established gym during the period. The applicant provided evidence as part of their submission to demonstrate that an employment use at the location was not viable within the short term, and the change of use would therefore be acceptable under Policy EC4 (Protection of Existing Employment Uses). Whilst the applicant attempted to demonstrate the employment use was no longer appropriate, the evidence provided was not considered sufficient to justify the change of use under Policy EC4, and the Council was not confident that there would not be a demand for a B use class in the future. Given the current vacancy rates on the site, and as the gym had become established, the Council took a pragmatic approach and allowed a temporary consent for a period of 3 years, which would allow the Council to assess whether market conditions had altered and whether demand had changed.

7.1.39 On the basis of the specifics of each case, it is not considered that any action is required at this time, and the position will continue to be monitored over the next year.

7 . Promoting a Sustainable Economy

7.2 Strategic Policy 12 Retail

Table 7.2.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
57	The number of applications permitted for retail development contrary to the defined retail hierarchy	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
58	The number of applications for small scale retail development permitted	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue

Indicator 57: The number of applications permitted for retail development contrary to the defined retail hierarchy.

Table 7.2.2 Strategic Policy SP12 - Retail

The protection of appropriate retail and mixed uses in the retail hierarchy (See also Policies SP2, R2, R3)	
Local Indicator	The number of applications permitted for retail development contrary to the defined retail hierarchy.
Policy Target	No applications permitted for retail development contrary to the policy framework.
Trigger Point	One application permitted for retail development contrary to the policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

7.2.1 A total of 6 planning applications relating to the provision of new retail premises were approved during the monitoring period [two of these related to alternative schemes for one property (6 Station Rd Port Talbot)].

7.2.2 Three of the proposals were for the conversion of existing premises within retail centres from other existing uses to A1 retail use. These proposals are in line with the LDP retail hierarchy and do not therefore trigger this indicator.

7.2.3 Two of the proposals were for the conversion of public houses outside retail centres to retail uses, among other changes. Since planning permission is not required for the change of use from A3 to A1 in itself, these proposals do not trigger this indicator.

7.2.4 One application (for a replacement enlarged supermarket in Pontardawe) is relevant to this indicator, being for a retail development outside any designated retail centre and consequently not in accord with the retail hierarchy. However, it was demonstrated that

7 . Promoting a Sustainable Economy

this proposal was in compliance with the requirements of Policy R3 and is consequently not contrary to the policy framework. The proposal therefore does not constitute a trigger application for this indicator.

Indicator 58: The number of applications for small scale retail development permitted.

Table 7.2.3 Strategic Policy SP12 - Retail

Small scale retail proposals (See also Policies SP2, R3)	
Local Indicator	The number of applications for small scale retail development permitted.
Policy Target	An increase in the number of small scale retail proposals permitted.
Trigger Point	No increase in the number of small scale retail proposals permitted for 2 consecutive years.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

7.2.5 This indicator relates to 'small scale' retail proposals. This follows the wording of Strategic Policy 12 which is implemented through retail Policy R3, which sets thresholds of 100m² gross floorspace in the Coastal Corridor Strategy Area and 200m² in the Valleys Strategy Area. These thresholds therefore define the size of 'small scale' premises for the two areas.

7.2.6 One application is relevant to this indicator, relating to the change of use of an existing premises in Port Talbot town centre, meaning that the indicator is currently meeting the policy target.

7 . Promoting a Sustainable Economy

7.3 Strategic Policy 13 Tourism

Table 7.3.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
59	The number of applications permitted contrary to the policy framework	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
60	The number of tourism facilities lost contrary to the policy framework	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
61	The development of a range of improved walking and cycling routes	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue

Indicator 59: The number of applications permitted contrary to the policy framework.

Table 7.3.2 Strategic Policy SP13 - Tourism

To provide a flexible approach to tourism proposals in the open countryside (See also Policy TO1)	
Local Indicator	The number of applications permitted contrary to the policy framework.
Policy Target	No tourism proposals to be permitted contrary to the policy framework.
Trigger Point	One application permitted for tourism proposals contrary to the policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

7.3.1 There have been several applications submitted and approved during the current monitoring period. All applications have been in accordance with the monitoring framework and will support tourism development within the County Borough.

Indicator 60: The number of tourism facilities lost contrary to the policy framework.

7 . Promoting a Sustainable Economy

Table 7.3.3 Strategic Policy SP13 - Tourism

Resisting proposals which would result in the loss of existing tourism facilities (See also Policy TO2)	
Local Indicator	The number of tourism facilities lost contrary to the policy framework.
Policy Target	No loss of tourism facilities contrary to the policy framework.
Trigger Point	One application permitted resulting in the loss of tourism facilities contrary to the policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

7.3.2 During the monitoring period, there has been one application made that would result in the loss of a tourism facility. The application sought to convert existing tourism accommodation into a supported living unit. The tourism accommodation had deteriorated and was considered no longer fit for purpose. As the deteriorating facility was being replaced with a use that would be employment generating, it was considered that the development was compliant with Policy TO2.

Indicator 61: The development of a range of improved walking and cycling routes.

Table 7.3.4 Strategic Policy SP13 - Tourism

The provision of new and improved walking and cycling routes (See also Policies SP2, TO4/1, TO4/2, TO4/3)	
Local Indicator	The development of a range of improved walking and cycling routes.
Policy Targets	Completion of the Wales Coast Path by 2012. Completion of the Cognation Mountain Bike Trails by 2013. Completion of the Great Dragon Ride Route by 2012.
Trigger Point	Complete.
Performance	
Action	No further action required.

Analysis of Results

7.3.3 The 'Wales Coast Path', 'Cognition Mountain Bike Trails' and 'Great Dragon Ride Route' have all been completed.

7 . Promoting a Sustainable Economy

8 Valuing Our Environment

8.1 Strategic Policy 14 The Countryside and Undeveloped Coast

Table 8.1.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
62	The number of applications permitted within the undeveloped coast, special landscape areas and green wedges contrary to the policy framework	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
63	The preparation of Supplementary Planning Guidance relating to Landscape and Seascape	Indicators suggest the need for further guidance in addition to those identified in the Plan	Supplementary Planning Guidance may be required

Indicator 62: The number of applications permitted within the undeveloped coast, special landscape areas and green wedges contrary to the policy framework.

Table 8.1.2 Strategic Policy SP14 - The Countryside and the Undeveloped Coast

The Undeveloped Coast, Green Wedges & Special Landscape Areas (See also Policy EN1, EN2, EN3)	
Local Indicator	The number of applications permitted within the undeveloped coast, special landscape areas and green wedges contrary to the policy framework.
Policy Target	No applications permitted contrary to the policy framework.
Trigger Point	One application permitted contrary to the Policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

8.1.1 A total of seven applications for developments relevant to this indicator were approved during the monitoring period. Six of the proposals were sited within Special Landscape Areas (SLAs) (Policy EN2) and one within a Green Wedge (Policy EN1). No applications were received for developments within the designated undeveloped coast.

8.1.2 Three of the developments within SLAs were for replacement buildings or the change of use of an existing building, and consequently would not have significant impacts on the landscape and were acceptable in landscape terms. Two were for new buildings required for farm or equestrian purposes, all sited in close proximity to existing farm buildings and were consequently considered not to be detrimental in landscape terms.

8 . Valuing Our Environment

One application was for a single wind turbine where extensive consideration was given to landscape impacts leading to the conclusion that the proposal would not be detrimental in landscape terms and was in accordance with Policy EN2.

8.1.3 One application was for a solar farm within a Green Wedge. In accordance with the definitions in Planning Policy Wales, it was deemed that such a proposal was not inappropriate development in a Green Wedge and was therefore in accordance with Policy EN1.

8.1.4 None of the applications was therefore determined contrary to the policy framework and there were therefore no trigger applications for this indicator.

Indicator 63: The preparation of SPG relating to landscape and seascape.

Table 8.1.3 Strategic Policy SP14 - The Countryside and the Undeveloped Coast

The Undeveloped Coast, Green Wedges & Special Landscape Areas	
Local Indicator	The preparation of SPG relating to landscape and seascape.
Policy Target	To prepare the SPG relating to Landscape and Seascape by April 2017.
Trigger Point	The SPG is not prepared by April 2017.
Performance	
Action	Supplementary Planning Guidance may be required.

Analysis of Results

8.1.5 Preparation of the Landscape and Seascape SPG was delayed in order for the document to be informed by the '*Local Seascape Character Assessment*' prepared on behalf of four Local Planning Authorities (Bridgend, Carmarthenshire, City & County of Swansea and Neath Port Talbot) and Natural Resources Wales (NRW).

8.1.6 This document was due to be finalised and published following public consultation by Autumn 2017 and as a consequence, it is now anticipated that the Landscape and Seascape SPG will be prepared by April 2018.

8.2 Strategic Policy 15 Biodiversity and Geodiversity

Table 8.2.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
64	The number of applications permitted on nationally and internationally designated sites, regionally important biodiversity and geodiversity sites contrary to the policy framework	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
65	The preparation of Supplementary Planning Guidance relating to Biodiversity and Geodiversity	Indicators suggest the need for further guidance in addition to those identified in the Plan	Supplementary Planning Guidance may be required

Indicator 64: The number of applications permitted on nationally and internationally designated sites, regionally important biodiversity and geodiversity sites contrary to the policy framework.

Table 8.2.2 Strategic Policy SP15 - Biodiversity and Geodiversity

To protect Nationally & Internationally Designated Sites & sites of regional & local importance	
Local Indicator	The number of applications permitted on nationally and internationally designated sites, regionally important biodiversity and geodiversity sites contrary to the policy framework.
Policy Target	No applications permitted contrary to the policy framework.
Trigger Point	One application permitted contrary to the policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

8.2.1 There were no planning applications received / approved within any nationally or internationally designated biodiversity or geodiversity sites within the monitoring period. This policy target has therefore been met.

Indicator 65: The preparation of SPG relating to Biodiversity and Geodiversity.

Table 8.2.3 Strategic Policy SP15 - Biodiversity and Geodiversity

To protect Nationally & Internationally Designated Sites & sites of regional and local importance	
Local Indicator	The preparation of SPG relating to Biodiversity and Geodiversity.
Policy Target	To prepare the SPG relating to Biodiversity and Geodiversity by April 2017.

8 . Valuing Our Environment

To protect Nationally & Internationally Designated Sites & sites of regional and local importance	
Trigger Point	The SPG is not prepared by April 2017.
Performance	
Action	Supplementary Planning Guidance may be required.

Analysis of Results

8.2.2 Preparation of the Biodiversity and Geodiversity SPG was delayed in order for the document to be informed by the 'Biodiversity Compensation Scheme' study. This study was completed in the spring of 2017 and as a consequence, it is now anticipated that the Biodiversity and Geodiversity SPG will be prepared by April 2018.

8.3 Strategic Policy 16 Environmental Protection

Table 8.3.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
66	The number of applications permitted within the AQMA contrary to the policy framework	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
67	The number of applications permitted not accompanied by a Construction Management Plan	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
68	The preparation of Supplementary Planning Guidance relating to Pollution	The indicators point to the successful implementation of the Policy	No further action required
69	The number of applications permitted within designated quiet areas	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue

Indicator 66: The number of applications permitted within the Air Quality Management Area (AQMA) contrary to the Policy framework.

Table 8.3.2 Strategic Policy SP16 - Environmental Protection

Environmental Protection (See also Policy SP2, EN8)	
Local Indicator	The number of applications permitted within the AQMA contrary to the Policy framework.
Policy Target	Development proposals should not lead to a significant increase in pollution levels and should not lead to an increase in the number of people exposed to significant levels of pollution.
Trigger Point	One application permitted contrary to the policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

8.3.1 Only one application has been approved on a site within the Port Talbot Air Quality Management Area (AQMA), for a new school in Margam. The proposal was assessed by the Council's Air Quality Section and Natural Resources Wales and was found to be in accordance with Policy EN8, subject to conditions concerning the submission of a Construction Environmental Management Plan and concerning boiler plant emissions. The proposal is therefore considered to be in accordance with the policy framework.

8 . Valuing Our Environment

Indicator 67: The number of applications permitted not accompanied by a Construction Management Plan.

Table 8.3.3 Strategic Policy SP16 - Environmental Protection

To protect the Central Port Talbot area from breaches in air quality objectives (See also Policies SP2, EN9)	
Local Indicator	The number of applications permitted not accompanied by a Construction Management Plan.
Policy Target	No breaches of air quality should occur during the construction phase contrary to the submitted and agreed Construction Management Plan.
Trigger Point	One or more breaches of air quality occurring during the construction phase contrary to the submitted and agreed Construction Management Plan.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

8.3.2 As covered under Indicator 66 above, one application has been permitted within the Port Talbot AQMA. This was approved subject to a condition requiring the submission and approval of a Construction Environmental Management Plan and therefore does not constitute an indicator application in this case. No applications have therefore been submitted or approved in relation to this Indicator. No work had started on this site within the monitoring period.

Indicator 68: The preparation of Supplementary Planning Guidance relating to Pollution.

Table 8.3.4 Strategic Policy SP16 - Environmental Protection

To protect the Central Port Talbot area from breaches in air quality objectives	
Local Indicator	The preparation of Supplementary Planning Guidance relating to pollution.
Policy Target	To prepare SPG relating to Pollution by October 2016.
Trigger Point	The SPG is not prepared by October 2016.
Performance	
Action	No further action required.

Analysis of Results

8.3.3 The Pollution SPG has been prepared following a public consultation exercise that was undertaken in the Summer of 2016 and in accordance with this monitoring target, the guidance was adopted by the Council in October 2016.

Indicator 69: The number of applications permitted within designated Quiet Areas.

Table 8.3.5 Strategic Policy SP16 - Environmental Protection

Quiet Areas (See also Policies SP2 EN10)	
Local Indicator	The number of applications permitted within designated Quiet Areas.
Policy Target	No applications permitted contrary to the policy framework.
Trigger Point	One application permitted contrary to the policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

8.3.4 No applications were received within the monitoring period for proposals within any Quiet Area, therefore there were no applications relevant to this indicator.

8 . Valuing Our Environment

8.4 Strategic Policy 17 Minerals

Table 8.4.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
70	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 (MTAN)	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
71	The number of applications permitted that would sterilise a mineral resource	LDP Policies are not being implemented in the intended manner	Officer and/or Member training may be required
72	The number of planning applications for extraction of mineral not in line with Policy M2	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
73	The number of applications permitted within Mineral Buffer Zones	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue

Indicator 70: The extent of primary land won aggregates permitted in accordance with the Regional Technical Statement for 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 (MTAN).

Table 8.4.2 Strategic Policy SP17 - Minerals

Maintaining a minimum supply of aggregate throughout the Plan period	
Core Indicator	The extent of primary land won aggregates permitted in accordance with the Regional Technical Statement for 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 (MTAN).
Local Indicator	Aggregates land supply.
Policy Target	A 10 year landbank of crushed rock to be retained throughout the Plan period.
Trigger Point	A 10 year landbank of crushed rock is not retained throughout the Plan period.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

8.4.1 A landbank is defined as a stock of planning permissions for the winning and working of minerals. The most up to date information regarding the extent of the crushed rock landbank has recently been published in the South Wales Regional Aggregate Working Party (SWRAWP) Annual Report 2014 (published July 2017).

8.4.2 The landbank figures have been calculated according to the method set out in MTAN1 (Aggregates) and have been calculated using the average of the last 3 years sales (i.e. no allowance has been made for the demand trend). The report identifies that Neath Port Talbot has a landbank figure of 46 years based on 3 year average sales (2012-2014).

8.4.3 The Regional Technical Statement (RTS)^{1st} Review (published in August 2014) deemed it prudent to consider a 10 year average as providing a more reliable baseline than a 3 year average. The report therefore also identifies that Neath Port Talbot has a landbank figure of 33 years based on 10 year sales average (2005-2014).

8.4.4 The requirements of this indicator have therefore been met.

Indicator 71: The number of applications permitted that would sterilise a mineral resource.

Table 8.4.3 Strategic Policy SP17 - Minerals

Safeguarding identified resources (See also Policy M1)	
Local Indicator	The number of applications permitted that would sterilise a mineral resource.
Policy Target	No applications permitted contrary to the policy framework.
Trigger Point	One application permitted contrary to the policy framework.
Performance	
Action	Officer and/or Member training may be required.

Analysis of Results

8.4.5 This indicator monitors the number of applications permitted that would sterilise a mineral resource. Neath Port Talbot contains extensive mineral resources with virtually the whole of the County Borough underlain by coal and aggregate resources. Notwithstanding this extensive coverage it is important that access to mineral deposits which may be needed in the future are safeguarded.

8.4.6 There were 19 applications permitted within mineral safeguarding areas (Policy M1) over the monitoring period, however the majority of these proposals were located within existing buildings or building complexes so the issue of sterilisation did not arise.

8 . Valuing Our Environment

8.4.7 Out of a total of 6 applications that were permitted within a mineral safeguarded area, 5 applications did not consider the requirements of Policy M1. Upon review however, all proposals were considered to be of a scale and location that would not have a significant impact on the future working of the mineral.

8.4.8 Whilst there are no trigger applications for this indicator, it is considered that further discussion is needed with colleagues in the Development Management section to ensure that the policy requirements are being consistently considered in all cases in the decision making process.

Indicator 72: The number of planning applications for extraction of mineral not in line with Policy M2.

Table 8.4.4 Strategic Policy SP17 - Minerals

Safeguarding identified resources (See also Policy M2)	
Local Indicator	The number of planning applications for extraction of mineral not in line with Policy M2.
Policy Target	No applications permitted contrary to the policy framework.
Trigger Point	One application permitted contrary to the policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

8.4.9 The target and trigger points for this indicator relate to applications for surface activities associated with the extraction of coal. No applications have been determined during the monitoring period, therefore there are no trigger applications for this indicator.

Indicator 73: The number of planning applications permitted within Mineral Buffer Zones.

Table 8.4.5 Strategic Policy SP17 - Minerals

Development in Mineral Buffer Zones (See also Policy M3)	
Local Indicator	The number of planning applications permitted within Mineral Buffer Zones.
Policy Target	No applications permitted contrary to the policy framework.

Development in Mineral Buffer Zones (See also Policy M3)	
Trigger Point	One application permitted contrary to the policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

8.4.10 The indicator relates to the number of applications permitted within mineral buffer zones (Policy M3). Identified around existing and proposed mineral sites, buffer zones aim to: i) protect the mineral working from new sensitive uses such as residential development by establishing a separation distance between the potentially conflicting uses, and ii) ensure that any new development would not prejudice the future extraction of permitted reserves or the operation of the site.

8.4.11 There have been 5 applications, (2 housing proposals, a Waste Electrical and Electronic Equipment (WEEE) facility, a flood relief channel and a hydro power scheme), permitted within mineral buffer zones over the monitoring period.

8.4.12 One of the housing proposals lies within a defined and established settlement, the majority of the other housing proposal abuts the mineral buffer zones with a small, insignificant section falling within the zone. The WEEE facility has a temporary permission within an existing building at Unity Mine and the flood relief channel and hydro power scheme, due to the nature of the proposals, are unlikely to result in the sterilisation of the mineral reserve or be adversely affected by the mineral operation.

8.4.13 None of the proposals have therefore been deemed contrary to Policy M3.

8 . Valuing Our Environment

8.5 Strategic Policy 18 Renewable and Low Carbon Energy

Table 8.5.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
74	The number of applications permitted for renewable energy and low carbon technology development	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
75	The number of applications permitted accompanied by an Renewable Energy Assessment	LDP Policies are not being implemented in the intended manner	Officer and/or Member training may be required
76	The preparation of Supplementary Planning Guidance relating to Renewable and Low Carbon Energy	The indicators point to the successful implementation of the Policy	No further action required

Indicator 74: The number of applications permitted for renewable energy and low carbon technology development.

Table 8.5.2 Strategic Policy SP18 - Renewable and Low Carbon Energy

To provide for an appropriate contribution to meeting national renewable energy targets (See also Policy RE1)	
Local Indicator	The number of applications permitted for renewable energy and low carbon technology development.
Policy Target	To achieve TAN 8 SSA capacity targets and to encourage where appropriate all forms of renewable energy and low carbon technology development.
Trigger Point	No increase in the number of renewable energy schemes permitted is recorded.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

8.5.1 Three applications were approved for renewable / low carbon energy schemes within the monitoring period, the largest of which related to a solar farm in Margam. The other schemes were for a small hydropower installation at Maesgwyn Glynneath and a single wind turbine near Rhydyfro. The proposed wind turbine is not within any refined Strategic Search Area, but all three proposals contribute towards achieving this policy target.

Indicator 75: The number of applications permitted accompanied by a Renewable Energy Assessment.

Table 8.5.3 Strategic Policy SP18 - Renewable and Low Carbon Energy

Renewable and Low Carbon Technology in new development (See also Policy RE2)	
Local Indicator	The number of applications permitted accompanied by a Renewable Energy Assessment.
Policy Target	No applications permitted contrary to the policy framework.
Trigger Point	One application permitted contrary to the policy framework.
Performance	
Action	Officer and/or Member training may be required

Analysis of Results

8.5.2 Four applications were approved during the monitoring period which reached the threshold in Policy RE2 for requiring the submission of a Renewable Energy Assessment. In one case justification was provided indicating that other buildings on the site already had solar panels installed (although this would not normally be a reason not to require provision on the new building). In three cases the policy was not addressed. All the approved applications therefore constitute trigger applications for this indicator.

8.5.3 The policy is therefore not currently being implemented as intended and it is considered that this should be addressed through further discussion with colleagues in the Development Management section. In addition, the Renewable and Low Carbon Energy SPG was adopted by the Council in July 2017 (refer to Indicator 76 below) and this document will provide more detailed guidance in respect of the implementation of the policy.

Indicator 76: The preparation of Supplementary Planning Guidance relating to Renewable & Low Carbon Energy.

Table 8.5.4 Strategic Policy SP18 - Renewable and Low Carbon Energy

Renewable and Low Carbon Technology in new development SPG	
Local Indicator	The preparation of Supplementary Planning Guidance relating to Renewable & Low Carbon Energy.
Policy Target	To prepare SPG relating to Renewable & Low Carbon Energy by April 2017.
Trigger Point	The SPG is not prepared by April 2017.
Performance	
Action	No further action required.

8 . Valuing Our Environment

Analysis of Results

8.5.4 The Renewable and Low Carbon Energy SPG was prepared by the end of April 2017 and subsequently endorsed by the Council and published for public consultation between 10th May and 21st June. This policy target has therefore been met. The SPG was subsequently adopted by the Council in July 2017.

8.6 Strategic Policy 19 Waste Management

Table 8.6.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
77	The number of applications permitted accompanied by Site Waste Management Plans	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
78	The number of waste facilities permitted and refused on employment sites	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
79	The amount of land and facilities to cater for waste in Neath Port Talbot	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue

Indicator 77: The number of applications permitted accompanied by Site Waste Management Plans.

Table 8.6.2 Strategic Policy SP19 - Waste Management

Waste Management in New Development (See also Policy W3)	
Local Indicator	The number of applications permitted accompanied by Site Waste Management Plans.
Policy Target	All new development proposals falling within the terms of Policy W3 should produce Site Waste Management Plans.
Trigger Point	One application permitted contrary to the policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

8.6.1 There were five development proposals that fell within the terms of Policy W3 over the monitoring period, these included 3 schools, 1 housing development and the student accommodation at the Bay Campus.

8.6.2 Three of the applications were accompanied by a Site Waste Management Plan (SWMP). The two applications that were permitted without a SWMP included the housing proposal, which had a condition placed on the permission that required a Construction Method Statement and a scheme for the recycling / disposal of construction works, and the student accommodation at the Bay Campus which is being built in accordance with the conditions placed on the original permission (P2010/0222).

8 . Valuing Our Environment

8.6.3 On this basis, it is not considered that any action is required at this time and monitoring will continue over the next year.

Indicator 78: The number of waste facilities permitted and refused on employment sites.

Table 8.6.3 Strategic Policy SP19 - Waste Management

Waste Management in New Development	
Local Indicator	The number of waste facilities permitted and refused on employment sites.
Policy Target	To ensure appropriate supply of employment sites for waste.
Trigger Point	One application refused on an employment site considered suitable for waste.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

8.6.4 The target and trigger points for this indicator relate to waste management related applications on employment sites. No waste related applications were received / determined during the period monitored that related to allocated and/or safeguarded employment land, and therefore there are no trigger applications for this indicator.

Indicator 79: The amount of land and facilities to cater for waste in Neath Port Talbot.

Table 8.6.4 Strategic Policy SP19 - Waste Management

Waste Management in New Development	
Local Indicator	The amount of land and facilities to cater for waste in Neath Port Talbot.
Policy Target	To maintain sufficient land and facilities to cater for waste in NPT (to be confirmed at a regional level in accordance with TAN21).
Trigger Point	Triggers to be established at a regional level in accordance with TAN21.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

8.6.5 The target for this indicator relates to the maintenance of sufficient land and facilities to cater for waste generated in Neath Port Talbot. Technical Advice Note (TAN) 21 necessitates the need for regional collaboration to establish an integrated and adequate network for the disposal and recovery of waste and for joint monitoring arrangements to be established across the region.

8.6.6 In accordance with TAN21 therefore, waste capacity and targets are to be set at the regional level. In this interim period of joint monitoring arrangements being established however, the specific policy target and trigger point for waste management facilities is yet to be determined.

8.6.7 In specific regard to waste management facilities in Neath Port Talbot, in addition to the existing network of operational facilities [e.g. the Materials Recovery and Energy Centre (MREC), Pwllfawatin Landfill etc.] over the period monitored there has been one relevant waste related application which approved a temporary change of use of part of plant/machinery and buildings from coal processing to Waste Electrical and Electronic Equipment (WEEE). This facility is located in an existing redundant building on the site of the Unity Mine Complex, Cwmgwrach, and not on employment land allocated or safeguarded in the LDP.

8.6.8 The take-up of employment land is specifically monitored by Indicators 50, 51, 52 and 56 respectively. Based on the results of this monitoring to date, coupled with the existing network of facilities that are already operational, it is considered that there is sufficient land and facilities across the County Borough to deal with waste arisings.

8.6.9 On this basis, it is considered that the requirements of this indicator have been met. The economic indicators referenced above, along with waste related developments that come forward, will continue to be monitored over the next year. Particular account will also be given to the information and guidance that is published in the annual Waste Planning Monitoring Report (WPMR) for the South West Wales region.

8 . Valuing Our Environment

9 Achieving Sustainable Accessibility

9.1 Strategic Policy 20 Transport Network

Table 9.1.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
80	The delivery of Baglan Energy Park Link Road; Coed Darcy Southern Access Road; Ffordd Amazon (Phase 2); Junction 43 (M4) Improvements; Harbour Way (PDR)	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
81	To deliver the Integrated Transport Hub, Port Talbot	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
82	The completion of the Amman Valley Cycle Way Project and the Afan Valley Trail (Port Talbot to Afan Valley)	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
83	To deliver a Park and Share facility at Junction 38 (M4) Margam	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
84	The preparation of Supplementary Planning Guidance relating to Parking Standards	The indicators point to the successful implementation of the Policy	No further action required

Indicator 80: The delivery of the Baglan Energy Park Link Road; Coed Darcy Southern Access Road; Ffordd Amazon (Phase 2); Junction 43 Improvements; and Harbour Way (PDR).

Table 9.1.2 Strategic Policy SP20 - Transport Network

Highway Network Enhancements (See also Policy SP2, TR1/1, TR1/2, TR1/3, TR1/4 & TR1/5)	
Local Indicators	<ol style="list-style-type: none"> 1. The delivery of the Baglan Energy Park Link Road. 2. The delivery of the Coed Darcy Southern Access Road. 3. The delivery of the Ffordd Amazon (Phase 2). 4. The delivery of the Junction 43 (M4) Improvements. 5. The delivery of the Harbour Way (PDR).
Policy Targets	<ol style="list-style-type: none"> 1. The Baglan Energy Park Link Road is delivered by early 2015.

9 . Achieving Sustainable Accessibility

Highway Network Enhancements	
(See also Policy SP2, TR1/1, TR1/2, TR1/3, TR1/4 & TR1/5)	
	<p>2. The Coed Darcy Southern Access Road is delivered in accordance with the terms of the S106 Agreement.</p> <p>3. The Ffordd Amazon (Phase2) is delivered by 2014.</p> <p>4. The Junction 43 (M4) Improvements are delivered in accordance with terms of the S106 Agreement.</p> <p>5. The Harbour Way (PDR) is delivered by 2014.</p>
Trigger Points	<p>1. COMPLETE.</p> <p>2. The Coed Darcy Southern Access Road is not complete before the occupation of the 501st unit or by July 2017 whichever is sooner.</p> <p>3. COMPLETE.</p> <p>4. The Junction 43 (M4) Improvements are not delivered in accordance with the terms of the S106 Agreement (under-construction 2015).</p> <p>5. COMPLETE.</p>
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

9.1.1 The following three schemes are complete: *Baglan Energy Park Link Road* (completed in 2015); *Ffordd Amazon (Stage 2)* (completed in 2013); and *Harbour Way (PDR)* (completed in 2014).

9.1.2 In respect of the *Coed Darcy Southern Access Road (SAR)*, discussions are continuing between the Council and St Modwen Developments Ltd (SMDL) to assess the robustness of the S106 Legal Agreement in supporting further residential development in the north of the site, where the initial phase of residential development has commenced, and its ability to allow for the commencement of a second front of development in the southern area.

9.1.3 Although yet to be formalised, agreement in principle has been reached between the Council and SMDL to incorporate a revised trigger for the delivery of the SAR. The revision will allow the development of Coed Darcy on two fronts enabling an increase in the delivery of residential units for occupation.

9.1.4 The existing S106 Agreement also requires a series of *improvements to Junction 43 of the M4*, and the road connecting the scheme to the junction which is known as the Northern Access Road (NAR). Work has already been completed in regard to the initial phases of improvement works.

9 . Achieving Sustainable Accessibility

9.1.5 Agreement in principle has also been reached between the Council and SMDL to incorporate revised timescales for the phasing of works to Junction 43. In basic terms, the changes will re-phase the delivery of the works to increase potential capacity for additional traffic from the site onto J43 earlier, therefore allowing a greater number of residential dwellings to be constructed prior to the construction of the strategic highway link connecting J43 to the A483 (Fabian Way), via the Southern Access Road (refer above) - i.e. a larger proportion of traffic will be directed to enter and leave the site via the north in the shorter term with the phasing of the highway improvements re-profiled to accommodate this.

9.1.6 On this basis, it is not considered that any action is required at this time, and the two schemes will continue to be monitored over the next year.

Indicator 81: To deliver the Integrated Transport Hub, Port Talbot.

Table 9.1.3 Strategic Policy SP20 - Transport Network

Public Transport Station Improvements (See also Policy SP2 TR1/6)	
Local Indicator	To deliver the Integrated Transport Hub, Port Talbot.
Policy Target	To deliver the project by 2018.
Trigger Point	The Integrated Transport Hub scheme is not delivered by 2018.
Performance	
Action	Np further action required. Monitoring to continue.

Analysis of Results

9.1.7 The delivery of the Integrated Transport Hub, Port Talbot remains on schedule and will be delivered by 2018.

9.1.8 Network Rail initially applied for the development of an integrated transportation hub at Port Talbot Parkway in December 2015 and planning permission was subsequently granted in August 2016 for a new station building (costing £11.3million) integrated with a new highway arrangement, bus canopy, taxi and pedestrian areas. The initial phase of work was completed in January 2017.

9.1.9 The complete modernisation of the railway station will complement the new £5.6million integrated hub which will centralise main transport links which include the Parkway, new bus hub, cycle facilities, taxi rank, drop-off and pick-up points and the creation of a pedestrian dominated concourse for easy access to employment and residential areas in Port Talbot. The development forms part of the Council's Vibrant and Viable Places Regeneration Programme funded by the Welsh Government and supported by the Local Transport Fund and Swansea Bay City Region Strategy. The final phase of work is scheduled to be completed by October 2017.

9 . Achieving Sustainable Accessibility

Indicator 82: The completion of the Amman Valley Cycle Way project and the Afan Valley Trail (Port Talbot to Afan Valley).

Table 9.1.4 Strategic Policy SP20 - Transport Network

Walking and Cycling Routes (See also Policy TR1/7 & TR1/8)	
Local Indicators	1. The completion of the Amman Valley Cycle way project. 2. The completion of the Afan Valley Trail (Port Talbot to Afan Valley).
Policy Targets	1. Amman Valley Cycle Way project to be delivered by 2014. 2. Afan Valley Trail (Port Talbot to Afan Valley) to be delivered by 2013.
Trigger Points	1. PART COMPLETE. 2. COMPLETE.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

9.1.10 The Afan Valley Trail (Port Talbot to Afan Valley) was completed in 2013.

9.1.11 The design and construction of the Amman Valley Cycle Way has been carried out collaboratively by Neath Port Talbot County Borough Council and Carmarthenshire County Council in phases over a number of years. Currently, there are five phases complete with the remaining two phases either under construction or discussion underway with landowners.

9.1.12 The 'Forge Washery' section, close to the administrative boundary at Brynamman, was partially completed with the construction of a new river bridge. Completion of this section requires a short length of cycleway to be constructed from the bridge to the main A4069 Station Road and discussions are well advanced with the landowner. The 'Cwmllynfell to Cwmtwrch' section has also been progressed with preliminary design complete and initial discussions with landowners underway.

9.1.13 On this basis, it is not considered that any action is required at this time, and the project will continue to be monitored over the next year.

Indicator 83: To deliver a Park and Share facility at Junction 38 (M4) Margam.

9 . Achieving Sustainable Accessibility

Table 9.1.5 Strategic Policy SP20 - Transport Network

Park and Share Sites (See also Policies SP2 & TR1/9)	
Local Indicator	To deliver a Park and Share facility at Junction 38 (M4) Margam.
Policy Target	To deliver the project by 2020.
Trigger Point	The Park & Share facility at Junction 38 (M4) Margam is not delivered by 2020.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

9.1.14 Whilst there is no progress on site at this time, it is anticipated that the Park and Share facility located along the A48 layby at Junction 38 (M4) Margam will be delivered by 2020. Progress will continue to be monitored over the next year.

Indicator 84: The preparation of Supplementary Planning Guidance relating to Parking Standards.

Table 9.1.6 Strategic Policy SP20 - Transport Network

SPG	
Local Indicator	The preparation of Supplementary Planning Guidance relating to Parking.
Policy Target	To prepare SPG relating to parking by October 2016.
Trigger Point	The SPG is not prepared by October 2016.
Performance	
Action	No further action required.

Analysis of Results

9.1.15 The Parking Standards SPG has been prepared following a public consultation exercise that was undertaken in the summer of 2016 and in accordance with the monitoring target, the guidance was adopted by the Council in October 2016.

9 . Achieving Sustainable Accessibility

10 Respecting Distinctiveness

10.1 Strategic Policy 21 Built Environment and Historic Heritage

Table 10.1.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
85	The number of applications permitted impacting upon buildings and features of local, architectural or cultural importance	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
86	The preparation of Supplementary Planning Guidance relating to the Historic Environment	Indicators suggest the need for further guidance in addition to those identified in the Plan	Supplementary Planning Guidance may be required
87	The number of applications permitted within Conservation Areas and other designated sites	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue

Indicator 85: The number of applications permitted impacting upon features of local, architectural or cultural importance.

Table 10.1.2 Strategic Policy SP21 - Built Environment and Historic Heritage

Safeguarding Features of Local Importance (See also Policy BE2, BE3)	
Local Indicator	The number of applications permitted impacting upon features of local, architectural or cultural importance.
Policy Target	No applications permitted contrary to the policy framework.
Trigger Point	One application permitted for development contrary to the policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

10.1.1 This indicator relates to Policies BE2 and BE3 which are concerned with Buildings of Local Importance (BE2) and the Canal Network (BE3). A list of Buildings of Local Importance (BLIs) has been prepared but is in draft form only at present pending the preparation of the Historic Environment SPG (refer to Indicator 86 below). A total of six significant proposals affecting candidate BLIs have been approved (two concerning alternative schemes for one building), with no significant applications affecting any of the canals.

10 . Respecting Distinctiveness

10.1.2 Four of the applications relate to changes of use / conversion of existing buildings and in each case retain the building without making significant changes to the external appearance. One application relates only to minor developments within the grounds of a BLI, which do not have any impact on the building itself.

10.1.3 The final application is for a larger scheme which includes the demolition of part of Glanafan School in Port Talbot and the construction of 2 commercial units and 29 residential units. However, the front facade of the original school buildings are to be retained and converted, preserving most of the fabric and overall appearance of the candidate BLI. All these proposals are therefore considered to be in accordance with the policy framework and there is consequently no trigger application for this indicator.

Indicator 86: The preparation of Supplementary Planning Guidance relating to the Historic Environment.

Table 10.1.3 Strategic Policy SP21 - Built Environment and Historic Heritage

Safeguarding Features of Local Importance	
SPG	
Local Indicator	The preparation of Supplementary Planning Guidance relating to the historic environment.
Policy Target	To prepare SPG relating to the Historic Environment by April 2017.
Trigger Point	The SPG is not prepared by April 2017.
Performance	
Action	Supplementary Planning Guidance may be required.

Analysis of Results

10.1.4 Preparation of the Historic Environment SPG has been delayed in order for it to be informed by the 'Historic Environment' consultations being carried out by the Welsh Government. This is likely to result in the introduction of detailed requirements and guidance relating to historic assets of special local interest, and compiling lists of such assets. Whilst to date the SPG has not been prepared, pending the publication of new and updated national guidance, the preparation of the SPG will be further considered over the next 12 month period.

Indicator 87: The number of applications permitted within Conservation Areas and other designated sites.

Table 10.1.4 Strategic Policy SP21 - Built Environment and Historic Heritage

Protecting Conservation Areas and other designated sites (See also Policy BE1)	
Local Indicator	The number of applications permitted within Conservation Areas and other designated sites.
Policy Target	No application permitted contrary to the policy framework.
Trigger Point	One application permitted for development contrary to the policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

10.1.5 Seven significant applications have been approved within Conservation Areas, all being proposals within Neath town centre conservation area.

10.1.6 Two involved demolition or partial demolition (in one case due to fire damage) with reconstruction works that were considered to be appropriate and in accordance with all requirements for conservation areas, while two were for new shopfronts and three were for change of use only.

10.1.7 All the proposals were considered to be appropriate in terms of the character and appearance of the conservation area and to be in compliance with the policy framework.

10 . Respecting Distinctiveness

10.2 Strategic Policy 22 Welsh Language

Table 10.2.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
88	The number of applications permitted accompanied by a Language Action Plan	LDP Policies are not being implemented in the intended manner	Officer and/or Member training may be required
89	The preparation of Supplementary Planning Guidance relating to Development and the Welsh Language	The indicators point to the successful implementation of the Policy	No further action required

Indicator 88: The number of planning applications permitted accompanied by a Language Action Plan.

Table 10.2.2 Policy SP22 - Development in Language Sensitive Areas

Development in Language Sensitive Areas (See also Policy WL1)	
Local Indicator	The number of planning applications permitted accompanied by a Language Action Plan.
Policy Target	No applications permitted within the Language Sensitive Areas without addressing Welsh language issues.
Trigger Point	One application permitted within the Language Sensitive Areas without addressing Welsh language issues.
Performance	
Action	Officer and/or Member training may be required.

Analysis of Results

10.2.1 Five applications (4 residential and 1 retail) were approved during the monitoring period which reached the threshold in Policy WL1 for requiring the submission of a Welsh Language Action Plan (WLAP).

10.2.2 Whilst one of the residential applications was supported by a WLAP and appropriately established mitigation through Section 106 contributions, in each of the other four cases the policy requirement was not met and as such, all four approved applications constitute trigger applications for this indicator.

10.2.3 Notably, all four applications were submitted to the Council prior to LDP adoption, and then subsequently approved post adoption. In respect of the 3 residential related applications, two had no associated mitigation measures and whilst the other included a

10 . Respecting Distinctiveness

condition requiring specified measures to be undertaken, these measures were not consistent with the adopted Planning Obligations SPG and the application was not accompanied by a WLAP.

10.2.4 In respect of the retail related application, whilst the Council has continued to liaise with the developer which has resulted in a WLAP being voluntarily submitted, again the mitigation measures offered were not consistent with the adopted Planning Obligations SPG.

10.2.5 The policy is therefore not currently being implemented as intended and it is considered that this should be addressed through further discussion with colleagues in the Development Management section. In addition, the Development and the Welsh Language SPG was adopted by the Council in July 2017 (refer to Indicator 89 below) and this document will provide more detailed guidance in respect of the implementation of the policy.

Indicator 89: The preparation of Supplementary Planning Guidance relating to Development and the Welsh Language.

Table 10.2.3 Strategic Policy SP22 - Welsh Language

Development in Language Sensitive Areas (See also Policy WL1)	
Local Indicator	The preparation of Supplementary Planning Guidance relating to Development and the Welsh Language.
Policy Target	To prepare the SPG relating to Development and the Welsh Language by April 2017.
Trigger Point	The SPG is not prepared by April 2017.
Performance	
Action	No further action required.

Analysis of Results

10.2.6 The Development and the Welsh Language SPG was prepared by the end of April 2017 and subsequently endorsed by the Council and published for public consultation between 10th May and 21st June. This policy target has therefore been met. The SPG was subsequently adopted by the Council in July 2017.

10 . Respecting Distinctiveness

PART 3 - Sustainability Appraisal Monitoring

11 . Sustainability Appraisal Monitoring

11 Sustainability Appraisal Monitoring

11.0.1 The LDP was subject to Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA) as an iterative process throughout the plan preparation process. Further details are given in the LDP SA documents⁽²⁰⁾. The SA incorporated the SEA requirements, and all references to SA in this document should be taken to include SEA. The SA appraised the likely social, environmental and economic effects of the plan and its likely impacts in terms of sustainable development.

11.0.2 The SA was structured around 8 topics and identified a total of 22 objectives within these topics. Monitoring indicators and targets were drafted, developed and refined throughout the evolution of the LDP and SA, and the published LDP Monitoring Framework⁽²¹⁾ incorporates monitoring indicators that relate to the objectives of both the LDP and SA documents including a number derived from the draft indicators set out in the SA documentation.

11.0.3 For the SA monitoring, some amendments have been made to the indicators to ensure that they give useful information about the SA objectives. In some cases, additional indicators have been incorporated specifically to address certain SA objectives.

11.0.4 Each SA objective is assessed against the relevant monitoring indicators, with the findings set out in the sections below. The following colour coding has been used to give an overall summary of the findings for each indicator:

	Generally Positive Impacts
	Mixed Impacts
	Generally Negative Impacts
0	Neutral Impact

11.1 SA Topic 1: Climate Change

SA Objective 1A: Ensure that all development takes into account likely future changes resulting from climate change (Adaptation)

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
5	The number of applications permitted within C1 floodplain areas	No applications permitted for highly vulnerable development within C1 floodplain areas that does meet all the TAN 15 tests	No applications were determined for developments within DAM flood zone C1 contrary to the requirements of TAN15	

20 <https://www.npt.gov.uk/1777>

21 Table 6.2 Neath Port Talbot CBC Local Development Plan (January 2016).

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
6	The number of applications permitted within C2 floodplain areas	No applications permitted for highly vulnerable development within C2 floodplain areas	Three decisions allow highly vulnerable development within flood zone C2 contrary to the requirements of TAN15	
62	The number of applications permitted within the undeveloped coast, special landscape areas and green wedges contrary to the policy framework	No applications permitted contrary to the policy framework	There were 7 approvals within the relevant designated areas, but none were contrary to LDP policy	

Analysis

Indicators 5 and 6: Developments within flood risk areas

11.1.1 For the most part, developments within flood risk areas have only been allowed where they comply with national planning policy as set out in TAN15, ensuring that development in such locations is restricted to proposals that are not for 'highly vulnerable' uses or are in previously developed areas where there are adequate flood defences in place and full assessments of the likely consequences of flooding have been undertaken. Three applications have however been approved for highly vulnerable development within undefended flood risk areas.

11.1.2 An increasing risk of more extreme weather and greater and more severe flooding events are a predicted change that will result from climate change, consequently it is important that the planning process should prevent the introduction of further vulnerable uses into flood risk areas where this is not justified.

11.1.3 These three developments therefore do not address the need to ensure that likely future changes resulting from climate change are taken into account in accordance with Objective 1A. This issue has also been identified as part of the LDP monitoring where it is indicated that further discussion with Development Management officers will be undertaken to address the issue. The indicators will continue to be monitored to ensure that the policy is being applied.

Indicator 62: Developments in designated areas

11.1.4 This indicator relates to proposals within areas where development is more strictly controlled than elsewhere, for landscape and sustainability reasons, including the need to ensure resilience to the impacts of climate change. Although seven applications have been approved within such areas, all comply with the requirements of LDP policy and it is considered that the plan is having a generally positive impact in relation to this indicator.

11 . Sustainability Appraisal Monitoring

SA Objective 1B: Achieve government targets for reducing greenhouse gas emissions (Mitigation)

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
1	The number of applications permitted below 35 dwellings per hectare within the Coastal Corridor Strategy Area (CCSA)	An average density of 35 dwellings per hectare on allocated sites within the CCSA should be achieved	Of 44 approvals for residential development within the CCSA, 22 complied with the LDP density requirement (50% compliance)	
2	The number of applications permitted below 30 dwellings per hectare within the Valleys Strategy Area (VSA)	An average density of 30 dwellings per hectare on allocated sites within the VSA should be achieved	Of 33 approvals for residential development within the VSA, 9 complied with the LDP density requirements (27% compliance)	
3	Amount of greenfield land lost not allocated in the LDP	No greenfield land lost contrary to the policy framework	Of 28 approvals for development on greenfield land, 9 were on unallocated sites. These were all justifiable taking into account the specific circumstances of each case	
4	The number of applications permitted within safeguarded freight facility locations	No applications permitted on sites safeguarded for the transportation of freight contrary to the policy framework	1 application was approved at a freight location. However the proposed use did not prejudice the future development of the freight rail head	
75	The number of applications permitted accompanied by a Renewable Energy Assessment	No applications permitted contrary to the policy framework	4 applications met the requirements for submission of a REA. However, none were submitted. Some justification for this was provided in one case, with none given in the others	
SA1	NPT Carbon Footprint (tCO ₂ e per capita)	Annual reduction	10.85 tCO ₂ e per annum (2011) ⁽²²⁾	0
SA2	NPT Gas consumption (kWh per capita)	Annual reduction	13,039 kWh per annum (2013) ⁽²³⁾	0
SA3	NPT Electricity consumption (kWh per capita)	Annual reduction	3,368 kWh per annum (2013) ⁽²⁴⁾	0

Analysis

Indicators 1 and 2: Residential density

22 [Ecological and Carbon Footprints of Wales Update to 2011 \(Stockholm Environment Institute and GHD\) \(July 2015\)](#)

23 [Energy generation and consumption for Wales, 2013 \(SB/11/2015 Statistics for Wales\)](#)

24 [Energy generation and consumption for Wales, 2013 \(SB/11/2015 Statistics for Wales\)](#)

11 . Sustainability Appraisal Monitoring

11.1.5 The LDP monitoring targets for these indicators relates to developments on allocated sites, and the outcomes in relation to these targets are analysed in Section 4.1. The overall density achievements on all sites are set out in the table above, with the density requirement achieved in 50% of cases in the CCSA and 27% of cases in the VSA.

11.1.6 Higher density development implies a more efficient use of a finite resource (land) and the evolution of more efficient and sustainable settlements in general terms, with the potential for greater provision of and access to local facilities. Consequently this should result in reduced greenhouse gas emissions in accordance with the objective.

11.1.7 In terms of the implications for the SA objective, the figures achieved show a significant shortfall in residential densities compared to the policy requirement. As indicated in Section 4.1, Supplementary Planning Guidance (SPG) has now been issued to give further information to applicants and decision makers about the requirements of the LDP policy and these indicators will continue to be monitored to assess the application of the policy.

Indicator 3: Development on greenfield land

11.1.8 In general terms, the development of 'greenfield' land (i.e. land that has not been developed previously) is less sustainable than re-using brownfield sites, particularly in terms of the use of finite resources and the loss of more natural and diverse spaces that have an important role to play in mitigating the effects of climate change through temperature moderation and carbon absorption among other factors.

11.1.9 Where greenfield land has been developed, this has been in accordance either with the LDP's allocations or with the relevant policies in the plan and on balance it is considered that this indicator is meeting the target requirements and contributing towards minimising greenhouse gas emissions.

Indicator 4: Development on safeguarded freight facilities

11.1.10 Existing freight facilities are safeguarded by the LDP in order to ensure that they are retained for future use where appropriate. Existing facilities should therefore remain available rather than reducing the facilities available, often leading to the use of less sustainable alternatives (usually road transport). Consequently, overall the policy should contribute towards minimising greenhouse gas production in accordance with the objective. No proposals have been approved contrary to the LDP policy in relation to safeguarded freight facilities.

Indicator 75: Applications accompanied by a Renewable Energy Assessment

11.1.11 LDP Policy RE2 requires developments above given size thresholds to submit a Renewable Energy Assessment, and for the findings of the assessment to be implemented where viable. This provision makes the installation and/or use of sources of renewable or low carbon energy a requirement where appropriate, with consequent benefits in the reduction of greenhouse gas production in accordance with this objective.

11 . Sustainability Appraisal Monitoring

11.1.12 As indicated in the table above and in Section 8.5, the policy has not been implemented as intended, and is therefore not having the positive effects that would be expected. This will be addressed through further discussion with Development Management officers and the issuing of the Renewable and Low Carbon Energy SPG providing more detailed guidance in respect of the implementation of the policy.

Indicator SA1: NPT carbon footprint

11.1.13 The carbon footprint describes the physical quantity of greenhouse gases emitted to atmosphere and the quoted figure relates to per capita emissions for Neath Port Talbot in 2011. The figure includes all six greenhouse gases subject to the Kyoto Protocol⁽²⁵⁾ expressed as tonnes of carbon dioxide equivalent (t CO₂e). The figure includes emissions made directly by sources located within Wales, as well as within international supply chains. The figure for Neath Port Talbot is lower than the Wales average of 11.11 tCO₂e.

11.1.14 The quoted carbon footprint figure is the most recent available and constitutes a baseline figure against which future figures can be compared.

Indicators SA2 and SA3: NPT gas and electricity consumption

11.1.15 Per capita gas and electricity consumption gives two further measures of the impacts of the population of Neath Port Talbot on greenhouse gas emissions. The Neath Port Talbot figure for gas consumption is very close to the Welsh average figure of 13,029 kWh while electricity is below the Welsh average figure of 13,736 kWh.

11.1.16 As with indicator SA1, the quoted figures are the most recent available and constitute a baseline figure against which future figures can be compared.

SA Objective 1C: Make the area's appropriate contribution to national energy production (Mitigation)

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
74	The number of applications permitted for renewable energy and low carbon technology development	To achieve TAN 8 SSA capacity targets and to encourage where appropriate all forms of renewable energy and low carbon technology development	3 renewable / low carbon energy schemes were approved, with a total generating capacity of 5.56 MW	
75	The number of applications permitted accompanied by a Renewable Energy Assessment	No applications permitted contrary to the policy framework	4 applications met the requirements for submission of a REA. However, none were submitted. Some justification for	

25 Carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFC), perfluorocarbons (PFC) and sulphur hexafluoride (SF₆).

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
			this was provided in one case, with none given in the others	

Analysis

Indicator 74: Number of applications for renewable and low carbon energy

11.1.17 A relatively small number of renewable / low carbon energy proposals have been approved in this monitoring period, having a total generating capacity of 5.56MW. However, these will all contribute positively towards the area's energy production contribution, helping to reduce greenhouse gas emissions and meeting the terms of this objective.

Indicator 75: Applications accompanied by a Renewable Energy Assessment

11.1.18 Refer to Objective 1B above.

11.2 SA Topic 2: Natural Resources and Waste

SA Objective 2A: Minimise loss or degradation of natural resources while ensuring that they are used only in a sustainable way

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
1	The number of applications permitted below 35 dwellings per hectare within the Coastal Corridor Strategy Area (CCSA)	An average density of 35 dwellings per hectare on allocated sites within the CCSA should be achieved	Of 44 approvals for residential development within the CCSA, 22 complied with the LDP density requirement (50% compliance)	
2	The number of applications permitted below 30 dwellings per hectare within the Valleys Strategy Area (VSA)	An average density of 30 dwellings per hectare on allocated sites within the CCSA should be achieved	Of 33 approvals for residential development within the VSA, 9 complied with the LDP density requirements (27% compliance)	
3	Amount of greenfield land lost not allocated in the LDP	No greenfield land lost contrary to the policy framework	Of 28 approvals for development on greenfield land, 9 were on unallocated sites. These were all justifiable taking into account the specific circumstances of each case	
11	The number of applications permitted outside settlement limits	No applications permitted outside settlement limits contrary to the policy framework	Three applications have been approved for proposals outside settlement limits contrary to Policy SC1, two due to the pre-existence of 'live' planning permissions for similar proposals on the sites which	

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
			could be implemented and one due to the acceptance that material considerations should outweigh the LDP policy	
12	The number of applications permitted where new or improved infrastructure has been secured through developer contributions	New development will address the impact on communities through the provision of new or improved infrastructure where appropriate	Although a number of applications have led to the securing of new or improved infrastructure, none have specifically secured improvements to natural resources through developer contributions	0
62	The number of applications permitted within the undeveloped coast, special landscape areas and green wedges contrary to the policy framework	No applications permitted contrary to the policy framework	There were 7 approvals within the relevant designated areas, but none were contrary to policy	
64	The number of applications permitted on nationally and internationally designated sites, regionally important biodiversity and geodiversity sites contrary to the policy framework	No applications permitted contrary to the policy framework	There were no approvals within designated sites	
66	The number of applications permitted within the AQMA contrary to the policy framework	Development proposals should not lead to a significant increase in pollution levels and should not lead to an increase in the number of people exposed to significant levels of pollution	There was 1 approval within the AQMA, complying with the policy framework	
70	<p><i>Core Indicator:</i> 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 (MTAN)</p> <p><i>Local Indicator:</i> Aggregates land supply</p>	A 10 year landbank of crushed rock to be retained throughout the plan period		
71	The number of applications permitted that would sterilise a mineral resource	No applications permitted contrary to the policy framework	No applications were approved that would have a significant impact on the future working of any mineral resource	

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
72	The number of planning applications for extraction of aggregate mineral not in line with Policy M2	No applications permitted contrary to the policy framework	There have been no applications for the extraction of coal during the monitoring period	
73	The number of applications permitted within Mineral Buffer Zones	No applications permitted contrary to the policy framework	There were no proposals approved contrary to Policy M3	
SA4	Amount of development on high quality agricultural land	No applications contrary to the policy framework	Two significant applications were approved on higher quality agricultural land (grade 1, 2 or 3), one within an LDP allocation and one for a solar farm (a temporary development that should not significantly affect the long term agricultural quality of the land)	

Analysis

11.2.1 The majority of the indicators show that the plan is having a positive effect in relation to this objective. Mixed impacts are however identified in respect of three indicators.

Indicators 1 and 2: Density of new development

11.2.2 Indicators 1 and 2 are assessed to have had mixed impacts due to a significant number of cases not reaching the density target. These sites consequently use land in a less sustainable way, leading in effect to an unnecessary loss of a finite resource, contrary to SA Objective 2A.

11.2.3 This issue is identified within the LDP monitoring (refer to Section 4.1), and it is identified that SPG has been issued which should help to address the matter. The indicators will continue to be monitored to assess whether this approach is improving the implementation of the policy.

Indicator 11: Applications outside settlement limits

11.2.4 In general terms, the LDP strategy aims to control the location of new development and direct it where possible to locations within existing sustainable settlements in order to minimise the use or loss of natural resources. Approvals for developments outside settlement limits that are not fully justified are therefore likely to be contrary to SA Objective 2A. Although the majority of applications were dealt with in accordance with the policy, the approval of three applications contrary to the policy framework therefore raises concerns in relation to this objective.

11 . Sustainability Appraisal Monitoring

11.2.5 As set out in Section 4.3, this issue has been identified in the LDP monitoring, and further discussion with Development Management officers is recommended in order to identify fully the relevant issues and to address the matter. The indicator will continue to be monitored to assess whether this approach is improving the implementation of the policy.

SA Objective 2B: Maintain and improve the chemical and biological / ecological quality of natural resources

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
11	The number of applications permitted outside settlement limits	No applications permitted outside settlement limits contrary to the policy framework	Three applications have been approved for proposals outside settlement limits contrary to Policy SC1, two due to the pre-existence of 'live' planning permissions for similar proposals on the sites which could be implemented and one due to the acceptance that material considerations should outweigh the LDP policy	
64	The number of applications permitted on nationally and internationally designated sites, regionally important biodiversity and geodiversity sites contrary to the policy framework	No applications permitted contrary to the policy framework	There were no approvals within designated sites	
SA5	% water bodies at 'good' NRW classification status or above	Annual improvement in classification status	Within the Tawe to Cadoxton Management Catchment, 43% of surface water bodies are at good overall classification status, 52% at moderate and 5% at poor overall status. There are no water bodies at high or bad overall status (2015 Classification) ⁽²⁶⁾	0

Analysis

Indicator 11: Applications outside settlement limits

11.2.6 Refer to 11.2.4 and 11.2.5 above.

Indicator SA5: NRW classification status of water bodies

11.2.7 NRW figures for 2015 indicate that within the Tawe to Cadoxton catchment (which includes parts of Bridgend as well as Neath Port Talbot) 43% of surface water bodies were at good classification status or above. The figures quoted are the most recent available and constitute a baseline figure against which future information can be compared.

11 . Sustainability Appraisal Monitoring

SA Objective 2C: Minimise waste and reduce amounts of waste disposed of to landfill

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
77	The number of applications permitted accompanied by Site Waste Management Plans (SWMP)	All new development proposals falling within the terms of Policy W3 should produce Site Waste Management Plans	There were five development proposals that fell within the terms of Policy W3 over the monitoring period. Two were permitted without a SWMP, but were in compliance with the policy framework	
78	The number of waste facilities permitted and refused on employment sites	To ensure appropriate supply of employment sites for waste	No waste related applications were received / determined during the period monitored that related to allocated and/or safeguarded employment land	0
79	The amount of land and facilities to cater for waste in NPT	To maintain sufficient land and facilities to cater for waste in NPT (to be confirmed at a regional level in accordance with TAN 21)	One facility for the disposal of electrical waste was granted during the monitoring period but this was in addition to the sites identified in the LDP therefore sufficient land and facilities were maintained. It is considered that there is sufficient land and facilities across the County Borough to deal with waste arisings	
SA6	% LACW ⁽²⁷⁾ reused / recycled / composted	Annual increase	58.1% of NPT LACW was reused, recycled or composted during 2014/15 ⁽²⁸⁾	0

Analysis

11.2.8 In relation to SA Objective 2C, although the LDP does not have a primary impact on waste issues, the above indicators generally suggest that the relevant plan policies are having an overall positive impact.

Indicator SA6: Percentage of Local Authority Collected Waste (LACW) reused / recycled / composted

11.2.9 The available LACW figures indicate that there has been a steady increase in waste reuse / recycling / composting since 2006, with the figure for 2014/15 indicating that this is now well over half of all LACW arisings. The figure quoted is the most recent available and constitutes a baseline figure against which future information can be compared.

27 Local Authority Collected Waste

28 [Waste Planning Monitoring Report \(South West Wales Region 2016\)](#)

11 . Sustainability Appraisal Monitoring

11.3 SA Topic 3: Biodiversity and Geodiversity

SA Objective 3A: Prevent any further net loss of biodiversity

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
64	The number of applications permitted on nationally and internationally designated biodiversity sites, regionally important biodiversity and geodiversity sites contrary to the policy framework	No applications permitted contrary to the policy framework	There were no planning applications received / approved within any nationally or internationally designated biodiversity or geodiversity sites within the monitoring period	
SA7	The number of applications permitted on identified SINC's contrary to the policy framework	No applications permitted contrary to the policy framework	No monitored	0
SA8	The number of applications permitted which would result in a residual ⁽¹⁾ loss of important habitat or residual impact on important species ⁽²⁾	No residual losses of important habitats or species	Not monitored	0

1. Taking into account mitigation/compensation measures.
2. S7 Habitats and species, BAP habitats and important natural features as set out in Policy EN7.

Analysis

11.3.1 In relation to SA Objective 3A, Indicator 64 suggests that the plan is having a generally positive impact. The indicator will continue to be monitored.

Indicator SA7: The number of applications permitted on identified SINC's contrary to the policy framework and Indicator SA8: Applications resulting in a residual loss of important habitat or residual impact on important species

11.3.2 Information in relation to these indicators is not currently available. However, it is anticipated that relevant information will become available in the future, following the publication and adoption of the Biodiversity and Geodiversity Supplementary Planning Guidance which will give further information and clarification about the designation of SINC's and identification of important biodiversity features.

11 . Sustainability Appraisal Monitoring

SA Objective 3B: Exploit all reasonable opportunities to secure biodiversity improvements

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
12	The number of applications permitted where new or improved infrastructure has been secured through developer contributions	One application permitted contrary to the policy framework	One application secured financing for biodiversity improvements to take into account the effects of the development	
SA9	Area of S7/SINC habitat created and secured through planning decisions	Annual increase	Not monitored	0

Analysis

Indicator 12: The number of applications permitted where new or improved infrastructure has been secured through developer contributions

11.3.3 The impacts of new development on biodiversity were addressed during the planning application determination process in all cases where this was relevant. In one case, funding was secured through a S106 agreement to address impacts on biodiversity. Overall, the LDP policies are considered to be having a positive impact in relation to this objective.

Indicator SA9: Area of S7/SINC habitat created and secured through planning decisions

11.3.4 Information is not currently available in relation to this indicator. It is anticipated that relevant information will become available in the future, following the publication and adoption of the Biodiversity and Geodiversity Supplementary Planning Guidance which will give further information and clarification about the designation of SINC sites and identification of important biodiversity features and the implementation of the biodiversity compensation procedure.

SA Objective 3C: Minimise adverse effects on designated geodiversity sites

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
64	The number of applications permitted on nationally and internationally designated sites, regionally important biodiversity and geodiversity sites contrary to the policy framework	No applications permitted contrary to the policy framework	There were no approvals within designated sites	

11 . Sustainability Appraisal Monitoring

Analysis

11.3.5 In relation to SA Objective 3C, the relevant indicator shows that the plan is having a generally positive impact. The indicator will continue to be monitored.

11.4 SA Topic 4: Landscape, Townscape and Historic Character

SA Objective 4A: Protect and/or enhance the area's landscape and townscape

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
8	The number of applications refused on design grounds	No applications permitted contrary to the policy framework	6 significant proposals were refused for design reasons	
62	The number of applications permitted within the undeveloped coast, special landscape areas and green wedges contrary to the policy framework	No applications permitted contrary to the Policy framework	There were 7 approvals within the relevant designated areas, but none were contrary to policy	
85	The number of applications permitted impacting upon buildings and features of local, architectural or cultural importance	No applications permitted contrary to the Policy framework	6 significant proposals were permitted which affected Buildings of Local Importance, all in accord with policy	
87	The number of applications permitted within Conservation Areas and other designated sites	No applications permitted contrary to the Policy framework	7 significant proposals were permitted within Conservation Areas, all in accordance with the policy framework	

Analysis

11.4.1 In relation to SA Objective 4A, the relevant indicators show that the LDP policies are being implemented and should be having a generally positive impact. The indicators will continue to be monitored.

SA Objective 4B: Protect and/or enhance the area's historic environment including architectural and archaeological resources

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
85	The number of applications permitted impacting upon buildings and features of local,	No applications permitted contrary to the Policy framework	6 significant proposals were permitted affecting Buildings of Local Importance, all in accord with policy	

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
	architectural or cultural importance			
87	The number of applications permitted within Conservation Areas and other designated sites	No applications permitted contrary to the Policy framework	7 significant proposals were permitted within Conservation Areas, all in accordance with the policy framework	

Analysis

11.4.2 In relation to SA Objective 4B, the relevant indicators show that the LDP policies are being implemented and should be having a generally positive impact. The indicators will continue to be monitored.

11.5 SA Topic 5: Pollution

SA Objective 5A: Achieve acceptable levels (meet national / European standards) of air quality throughout the County Borough

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
66	The number of applications permitted within the Air Quality Management Area (AQMA) contrary to the policy framework	Development proposals should not lead to a significant increase in pollution levels and should not lead to an increase in the number of people exposed to significant levels of pollution	There was 1 approval within the AQMA, complying with the policy framework	
67	The number of applications permitted not accompanied by a Construction Management Plan (CMP)	No breaches of air quality should occur during the construction phase contrary to the submitted and agreed CMP	1 proposal was permitted within the AQMA, accompanied by CMP	
81	To deliver the Integrated Transport Hub, Port Talbot	To deliver the project by 2018	The integrated transport hub at Port Talbot is not completed but remains on schedule	0
83	To deliver a Park and Share facility at Junction 38 (M4) Margam	To deliver the project by 2020	It is anticipated that the Park and Share facility will be delivered by 2020	0
SA10	Breaches of Air Quality objectives	No breaches of Air Quality Objectives	Concentrations of polyaromatic hydrocarbons breach UK objective but comply with EU target. Nickel concentrations breach EU target in two locations	0

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
SA11	Number and extent of AQMAs in NPT	No increase in number or extent of AQMAs	There is 1 AQMA in NPT, at Taibach / Margam	0

Analysis

11.5.1 In relation to SA Objective 5A, the relevant indicators show that the LDP policies are being implemented and should be having a generally positive impact. The indicators will continue to be monitored.

Indicator SA10: LAQM air quality objectives

11.5.2 Monitoring information available for air quality⁽²⁹⁾ relates to figures for 2016. The information given will therefore provide a baseline situation to which future results can be compared. Across the majority of the County Borough, air quality objectives were met for all types of air pollution monitored, with exceptions as listed in the table above.

Indicator SA11: Number and extent of AQMAs in Neath Port Talbot

11.5.3 The Taibach / Margam AQMA was declared by the Council in 2000 in relation to concerns about PM₁₀ (fine particulates). As above, the quoted information relates to 2016 and therefore provides a baseline situation to which future results can be compared. There has been a general trend towards decreasing numbers of exceedences of the PM₁₀ standard of 50mg/m³ since 1999, although 2015 was a poor year. There were 8 exceedance days during 2016, well below the Air Quality Objective of 35 exceedences per annum. The AQMA currently remains in force.

SA Objective 5B: Achieve acceptable noise levels and protect quiet areas throughout the County Borough

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
69	The number of applications permitted within designated Quiet Areas	No applications permitted contrary to the policy framework	There have been no applications approved within any Quiet Area.	
SA12	Number and extent of Noise Action Planning Priority Area (NAPPA) designations in NPT	No increase in number or extent of NAPPAs	There are 11 NAPPAs for roads and 3 for railways within NPT	0

Analysis

11.5.4 In relation to SA Objective 5B, the relevant indicators show that the LDP policies are being implemented and should be having a generally positive impact. The indicators will continue to be monitored.

Indicator SA12: Number and extent of NAPPA designations

11.5.5 NAPPAs are designated by the Welsh Government under the European Environmental Noise Directive, and are areas identified on the basis of the number of properties affected by significant levels of environmental noise⁽³⁰⁾. The information given above relates to the 2013-2018 Noise Action Plan and will provide a baseline against which to compare future results.

11.6 SA Topic 6: Community Cohesion

SA Objective 6A: Improve social cohesion and minimise the incidence of social exclusion by addressing the causes of social exclusion

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
7	The net change, type and spatial distribution of open space and community facilities	No loss of facilities permitted contrary to the policy framework	10 approvals resulted in the 'loss' of a community facility. None constitute the loss of the last such facility in the local area. 2 approvals resulted in a loss of open space, alternative provision has been made	
10	Amount of major retail, office and leisure development permitted in town centre and in out-of-town centres	No applications permitted contrary to the policy framework	1 major proposal was approved in relation to this indicator. The out of town centre location could have a slight detrimental impact on community cohesion by reducing the vibrancy of existing centres	
11	The number of applications permitted outside settlement limits	No applications permitted outside settlement limits contrary to the policy framework	Three applications have been approved for proposals outside settlement limits contrary to Policy SC1, two due to the pre-existence of 'live' planning permissions for similar proposals on the sites which could be implemented and one due to the acceptance that material considerations should outweigh the LDP policy	

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
14	The number of new housing units permitted and delivered within the Coastal Corridor Strategy Area	<p>Sites have been allocated within Policy H1 for the provision of 5,690 new housing units within the Coastal Corridor Strategy Area over the Plan period</p> <p>Annual Targets: 2011/12: 152 2012/13: 134 2013/14: 216 2014/15: 268 2015/16: 318 2016/17: 379 2017/18: 495 2018/19: 553 2019/20: 518 2020/21: 513 2021/22: 502 2022/23: 468 2023/24: 412 2024/25: 387 2025/26: 375</p>	The delivery of H1 allocations within the coastal corridor has fallen behind the targets, but as this is the first year this does not constitute an LDP monitoring trigger point. Any significant prolonged reduction in new housing delivery could have negative impacts for social inclusion	
29	The amount of new development permitted and delivered within Afan Lido Mixed-Use Regeneration Scheme	To deliver a tourism / recreation development at Afan Lido by 2020	Tourism/recreation elements of the development are broadly on target. Additional local employment is likely to have likely positive impacts on the existing community in Sandfields	
31	The number of new housing units permitted and delivered within the Valleys Strategy Area	<p>Sites have been allocated within Policy H1 for the provision of 1,435 new housing units over the Plan period</p> <p>Annual Targets: 2011/12: 61 2012/13: 108 2013/14: 44 2014/15: 60 2015/16: 90 2016/17: 112 2017/18: 92 2018/19: 75 2019/20: 122 2020/21: 125 2021/22: 117 2022/23: 117 2023/24: 112 2024/25: 126 2025/26: 74</p>	Overall targets have been met with likely positive impacts through strengthening existing valleys communities	
32	The number of new housing units permitted and delivered within the	Sites have been allocated within Policy H1 for the provision of 664 new housing units over the Plan period	There has been a slight shortfall in housing delivery but overall impacts are likely to be positive through strengthening existing communities	

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
	Pontardawe Strategic Growth Area	Annual Targets: 2011/12: 0 2012/13: 46 2013/14: 30 2014/15: 38 2015/16: 65 2016/17: 92 2017/18: 72 2018/19: 50 2019/20: 66 2020/21: 50 2021/22: 40 2022/23: 40 2023/24: 35 2024/25: 40 2025/26: 0		
33	The number of new housing units permitted and delivered within the Upper Neath Valley Strategic Growth Area	Sites have been allocated within Policy H1 for the provision of 264 new housing units over the Plan period Annual Targets: 2011/12: 5 2012/13: 0 2013/14: 9 2014/15: 2 2015/16: 0 2016/17: 0 2017/18: 0 2018/19: 0 2019/20: 21 2020/21: 45 2021/22: 37 2022/23: 37 2023/24: 37 2024/25: 36 2025/26: 35	Overall targets have been met with likely positive impacts through strengthening existing communities	
34	The amount of new development permitted and delivered within the Park Avenue, Glynneath Mixed-Use Regeneration Scheme	To provide 150 new housing units with anticipated commencement from 2020/21	No development to date, but the proposal remains on target	0
37	The number of live-work proposals permitted	An increase in the number of live-work units permitted	To date, no live-work proposals have been permitted	0
38	The number of applications permitted at Rheola	The allocation at Rheola will be delivered by 2021	Although no development has been approved to date, the proposal remains on target and new tourism jobs in the area are likely to enhance social inclusion	

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
39	The number of net additional affordable and general market dwellings built in the LPA area	A total provision of 8,760 new housing units will be made in order to ensure that a minimum of 7,800 new housing units will be delivered by 2026 Annual Targets: 2011/12: 262 2012/13: 287 2013/14: 301 2014/15: 386 2015/16: 486 2016/17: 549 2017/18: 625 2018/19: 686 2019/20: 698 2020/21: 676 2021/22: 647 2022/23: 614 2023/24: 553 2024/25: 542 2025/26: 488	Although housing completions are lower than the annual target, it is expected that the rate of housing delivery will increase substantially with positive impacts on social inclusion generally across the LPA area	
41	The number of net additional affordable and general market dwellings built in the LPA area	To deliver 1,200 affordable housing units by 2026 Annual Targets: 2011/12: 7 2012/13: 5 2013/14: 22 2014/15: 37 2015/16: 72 2016/17: 90 2017/18: 115 2018/19: 130 2019/20: 124 2020/21: 120 2021/22: 111 2022/23: 102 2023/24: 90 2024/25: 89 2025/26: 86	Currently below target, but rate of delivery of affordable housing expected to increase. As this is the first year this does not constitute an LDP monitoring trigger point. Any significant prolonged reduction in new housing delivery could have negative impacts for social inclusion	
46	The number of applications permitted for housing developments that do not address the open space needs of the occupants	All new housing development of 3 or more units should make provision for open space where there is a quantitative deficiency in open space provision	The target for open space provision has not been met in all cases. A lack of open space provision for new developments is likely to have negative implications for local social inclusion	
47	The number of existing open spaces lost to development contrary to the policy framework	No loss of open space contrary to the policy framework	There have been some limited losses of existing open spaces associated with 2 applications. However, in both cases alternative provision has been made, minimising any impacts on social inclusion	0

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
52	The net change in the amount of employment land and floorspace	<p>Principal Target:</p> <p>To make provision for a net gain of approximately 34,000 square metres of employment floorspace within the County Borough by 2026</p> <p>Interim Targets:</p> <p>2011/14: 7,000 sq m 2014/17: 7,000 sq m 2017/20: 7,000 sq m 2020/23: 7,000 sq m 2023/26: 7,000 sq m</p> <p>Annual Target:</p> <p>To develop an average of 2,250 sq m of employment floorspace per annum with a cumulative target of 4,500 sq m to be developed over any 2 year period</p>	See section 7.1 for details on this indicator. While the level of new employment floorspace has fallen below the target, other employment indicators within the AMR show that the economic profile of NPT has improved significantly, indicating that the amount of floorspace initially projected to be required has not been necessary to support the creation of new jobs	
58	The number of applications for small scale retail development permitted	An increase in the number of small scale retail proposals permitted	1 application has been permitted for small scale retail development, with likely positive impacts on local community cohesion	
88	The number of applications permitted accompanied by a Language Action Plan	No applications permitted within the Language Sensitive Areas without addressing Welsh language issues	Only 1 out of a number of applications complies with Welsh language policy. Overall, non-compliance with this policy is likely to have a negative impact in terms of SA Objective 6A	

Analysis

11.6.1 The majority of indicators show that the plan is having a generally positive impact. Indicators that show an uncertain, mixed or negative impact in relation to SA Objective 6A are considered in more detail below.

Indicator 7: Loss of open space and community facilities

11.6.2 The loss of open space or other community facilities is likely to have a negative impact on social inclusion through reducing the number and range of places within the community where people come together or meet up informally and undertake communal activities. As indicated above, there have been a number of cases where planning permission has been granted that would result in the loss of such facilities. However, in all cases alternatives should remain available within the community in question.

11 . Sustainability Appraisal Monitoring

11.6.3 The loss of facilities raises concerns in relation to SA Objective 6A, but it must be recognised that the management of development through the planning system can only prevent changes that need planning permission and cannot ensure the continuation of a use that has ceased to be viable or popular. There are concerns that the importance of community facilities and the implications of their loss are not always fully taken into account when decisions are taken, and it is proposed to address this (refer to Section 4.2) through further awareness raising. This issue will continue to be monitored.

Indicator 10: Major retail, office and leisure development

11.6.4 Retail, office and leisure developments can constitute community facilities in themselves, or can contribute to the vibrancy of a community through the presence of greater numbers of people with greater numbers of interactions throughout the day. The location of such uses can have an influence on the impacts on local social inclusion and there is a preference in planning policy for such developments to be located within existing centres. This can help to support and improve town and village centres with consequent benefits for social inclusion.

11.6.5 As indicated, one major retail proposal was approved in an out of town centre location which could have a detrimental impact on social inclusion by reducing the vitality and vibrancy of existing centres. However, the retail study submitted with the application indicated that the proposal should not have a significantly detrimental impact.

Indicator 11: Applications outside settlement limits

11.6.6 In general terms, the LDP strategy aims to control the location of new development and direct it where possible to locations within existing sustainable settlements in order to build and strengthen communities and support community cohesion. Approvals for developments outside settlement limits that are not fully justified in accordance with the policy are unlikely to be positive in terms of SA Objective 6A. Although the majority of applications were dealt with in accordance with the policy, the approval of three applications contrary to the policy framework therefore raises concerns in relation to this objective.

11.6.7 As set out in section 4.3 above, this issue has been identified in the LDP monitoring, and further discussion with Development Management officers is recommended in order to identify fully the relevant issues and to address the matter. The indicator will continue to be monitored to assess whether this approach is improving the implementation of the policy.

Indicator 46: Delivery of open space for new developments

11.6.8 Overall, the target for open space provision in association with new development has not been met. The availability of open space locally plays an important part in fostering social inclusion through providing space within the community for recreation and interaction. A lack of open space provision for new developments is likely to have negative implications for local social inclusion. This indicator has been identified as a concern in the LDP monitoring (refer to Section 6.4), and it is proposed to address the issues through further discussion with Development Management officers and the adoption of the Open Space & Greenspace SPG. The indicator will continue to be monitored.

11 . Sustainability Appraisal Monitoring

Indicator 88: Applications accompanied by a Language Action Plan

11.6.9 The preparation and implementation of Language Action Plans for new developments should help to strengthen social inclusion in Welsh speaking communities. The inconsistent application of the requirement for relevant applications to be accompanied by a Language Action Plan has been identified as a concern in the LDP monitoring (refer to Section 10.2) and it is proposed to address the issues through further discussion with Development Management officers and the adoption of the Development and the Welsh Language SPG. The indicator will continue to be monitored.

SA Objective 6B: Protect and enhance the culture and character of communities including cultural resources and Welsh language

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
85	The number of applications permitted impacting upon buildings and features of local, architectural or cultural importance	No applications permitted contrary to the policy framework	6 relevant applications have been approved, with none having any significant adverse impacts	
87	The number of applications permitted within Conservation Areas and other designated sites	No applications permitted contrary to the policy framework	7 relevant applications have been approved, with none having any significant adverse impacts	
88	The number of applications permitted accompanied by a Language Action Plan	No applications permitted within the Language Sensitive Areas without addressing welsh language issues	Only 1 out of a number of relevant applications complies with Welsh language policy. Potential negative impacts on the culture and character of communities	

Analysis

11.6.10 The targets set out for Indicators 86 and 87 are currently being met, suggesting a positive impact in relation to effects on the culture and character of communities. Indicator 88 is considered in more detail below.

Indicator 88: Applications accompanied by a Language Action Plan

11.6.11 Use of the Welsh language constitutes an important part of the culture and character of communities in some parts of the County Borough. Within the language sensitive areas identified in the LDP, proposals for larger scale developments should be accompanied by a Language Action Plan setting out measures to be taken to protect, promote and enhance the Welsh language in accordance with LDP Policy WL1. As indicated above, a number of applications have not addressed this requirement in accordance with LDP policy.

11 . Sustainability Appraisal Monitoring

11.6.12 This issue has been identified as a concern in the LDP monitoring (refer to Section 10.2) and it is proposed to address the issues through further discussion with Development Management officers and the adoption of the Development and the Welsh Language SPG. The indicator will continue to be monitored.

11.7 SA Topic 7: Health and Well-Being

SA Objective 7A: Improve physical and mental health outcomes for all

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
7	The net change, type and spatial distribution of open space and community facilities	No loss of facilities permitted contrary to the policy framework	10 approvals resulted in the 'loss' of a community facility. None was the loss of the last such facility in the local area. 2 approvals resulted in a loss of open space, but alternative provision has been made	
46	The number of applications permitted for housing developments that do not address the open space needs of the occupants	All new housing development of 3 or more units should make provision for open space where there is a quantitative deficiency in open space provision	A significant number of housing proposals have been permitted without requirements for open space provision. This implies that this SA objective has not been fully addressed in these cases, with implications for physical and mental health locally	
47	The number of existing open spaces lost to development contrary to the policy framework	No loss of open space contrary to the policy framework	There have been some limited losses of existing open spaces associated with 2 applications. However, in both cases alternative provision has been made, minimising any impacts on health	0
49	<p><i>Local Indicator:</i> The level of Workplace Employment in NPT</p> <p><i>Contextual Indicators:</i> The change of Workplace Employment for Wales and UK;</p> <p>The level and rate of employment in NPT;</p> <p>The level and rate of employment for Wales and UK</p>	<p>Principal Target:</p> <p>A net gain of 3,850 jobs up to 2026</p> <p>Interim Targets:</p> <p>2011/14: - 1,458 2014/17: +1,326 2017/20: +1,326 2020/23: +1,326 2023/26: +1,326</p> <p>Annual Target:</p> <p>An average gain of 442 jobs per annum from 2014 over the remainder of the Plan</p>	<p>The target set in the LDP has become outdated due to newer statistical releases but overall the net gain in jobs in NPT exceeds the target (refer to Section 7.1)</p> <p>Overall, increasing employment levels should have a positive impact on health and well-being</p>	

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
		period with a cumulative target of 884 jobs over any 2 year period		
53	<i>Local Indicator:</i> The rate of economic activity for NPT <i>Contextual Indicator:</i> The rate of economic activity for Wales and UK	To achieve an increase in the rate of economic activity to 76% by 2026	NPT rate of economic activity has increased, whilst the Welsh average has seen a slight decline. Improvements in economic activity should be generally positive for health and well-being	
54	<i>Local Indicator:</i> The rate of unemployment for NPT <i>Contextual Indicator:</i> The rate of unemployment for Wales and UK	To achieve a decrease in the unemployment rate to 6.9% by 2026	NPT unemployment rate has fallen, exceeding target. Reductions in unemployment should be generally positive for health and well-being	
61	The development of a range of improved walking and cycling routes	Completion of the Wales Coast Path by 2012 Completion of the Cognation Mountain Bike Trails by 2013 Completion of the Great Dragon Ride Route by 2012	The routes listed in the LDP have been constructed, with likely positive impacts on health and well-being	
66	The number of applications permitted within the AQMA contrary to the policy framework	Development proposals should not lead to a significant increase in pollution levels and should not lead to an increase in the number of people exposed to significant levels of pollution	There has been 1 significant development approved within the AQMA, determined in accord with policy	0
67	The number of applications permitted not accompanied by a Construction Management Plan	No breaches of air quality should occur during the construction phase contrary to the submitted and agreed Construction Management Plan	1 application has been permitted within the AQMA, accompanied by CMP	0
69	The number of applications permitted within designated Quiet Areas	No applications permitted contrary to the policy framework	No applications have been permitted within designated Quiet Areas	0
82	Completion of listed cycle routes	The Amman Valley Cycle Way project to be delivered by 2014 The Afan Valley Trail (Port Talbot to Afan Valley) to be delivered by 2013	The Afan Valley Trail is complete, and the Amman Valley Cycle Way is partly complete	

11 . Sustainability Appraisal Monitoring

Analysis

11.7.1 In general, the plan is assessed as having a positive impact in relation to most of the indicators. Some indicators however show a negative or mixed outcome and these are discussed below.

Indicator 7: Loss of open space and community facilities

11.7.2 Community facilities and places where people can meet are largely beneficial to people's physical and mental health, enabling opportunities to participate in social / recreational activities, visit the local shop, socialise etc, therefore their loss can impact negatively on physical and mental health. As indicated above, there have been a number of applications granted which have resulted in the loss of community facilities and open space although none of the cases resulted in the loss of the last such facility in the locality.

11.7.3 The loss of facilities raises concern in relation to SA Objective 7A, but the management of development through the planning system cannot address the loss of such facilities which do not require planning approval, and where facilities are not viable or popular. There are some concerns that the implications of the loss is not always fully considered and this is addressed in Section 4.2 above, where further discussion with Development Management officers is suggested. This situation will continue to be monitored.

Indicator 46: Delivery of open space for new developments

11.7.4 Overall, the target for open space provision in association with new development has not been met. Ensuring that there is an appropriate level of open space to meet the needs of the community can be beneficial in terms of physical and mental health, enabling people to be more physically active and to have space to within their local area to escape from everyday pressures. Where a new development does not make appropriate provision, this can impact on the community and put pressure on existing facilities. A lack of open space provision for new developments is therefore likely to have negative implications for physical and mental health.

11.7.5 The lack of provision raises concern in relation to SA Objective 7A. In most cases there was a reason why provision could not be made but this indicator has been identified as a concern in the LDP monitoring (refer to Section 6.4),and it is proposed to address the issues through further discussion with Development Management officers and the adoption of the Open Space & Greenspace SPG. The indicator will continue to be monitored.

11 . Sustainability Appraisal Monitoring

SA Objective 7B: Reduce / minimise the incidence and impacts of ill health by addressing the causes and consequences of ill health, health inequalities and poor well-being

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
7	The net change, type and spatial distribution of open space and community facilities	No loss of facilities permitted contrary to the policy framework	10 approvals resulted in the 'loss' of a community facility. None constitute the loss of the last such facility in the local area. 2 approvals resulted in a loss of open space, but alternative provision has been made	
46	The number of applications permitted for housing developments that do not address the open space needs of the occupants	All new housing development of 3 or more units should make provision for open space where there is a quantitative deficiency in open space provision	A significant number of housing proposals have been permitted without requirements for open space provision. This implies that this SA objective has not been fully addressed in these cases, with implications for physical and mental health locally	
47	The number of existing open spaces lost to development contrary to the policy framework	No loss of open space contrary to the policy framework	There have been some limited losses of existing open spaces associated with 2 applications. However, in both cases alternative provision has been made, minimising any impacts on health	0
49	<p><i>Local Indicator:</i> The level of Workplace Employment in NPT</p> <p><i>Contextual Indicators:</i> The change of Workplace Employment for Wales and UK;</p> <p>The level and rate of employment in NPT;</p> <p>The level and rate of employment for Wales and UK</p>	<p>Principal Target:</p> <p>A net gain of 3,850 jobs up to 2026</p> <p>Interim Targets:</p> <p>2011/14: - 1,458 2014/17: +1,326 2017/20: +1,326 2020/23: +1,326 2023/26: +1,326</p> <p>Annual Target:</p> <p>An average gain of 442 jobs per annum from 2014 over the remainder of the Plan period with a cumulative target of 884 jobs over any 2 year period</p>	<p>The target set in the LDP has become outdated due to newer statistical releases but overall the net gain in jobs in NPT exceeds the target (refer to Section 7.1)</p> <p>Increasing employment levels should have a positive impact on health and well-being.</p>	

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
53	<p><i>Local Indicator:</i> The rate of economic activity for NPT</p> <p><i>Contextual Indicator:</i> The rate of economic activity for Wales and UK</p>	To achieve an increase in the rate of economic activity to 76% by 2026	NPT rate of economic activity has increased, whilst the Welsh average has seen a slight decline. Improvements in economic activity should be generally positive for health and well-being	
54	<p><i>Local Indicator:</i> The rate of unemployment for NPT</p> <p><i>Contextual Indicator:</i> The rate of unemployment for Wales and UK</p>	To achieve a decrease in the unemployment rate to 6.9% by 2026	NPT unemployment rate has fallen, exceeding target. Reductions in unemployment should be generally positive for health	
61	The development of a range of improved walking and cycling routes	<p>Completion of the Wales Coast Path by 2012</p> <p>Completion of the Cognation Mountain Bike Trails by 2013</p> <p>Completion of the Great Dragon Ride Route by 2012</p>	The routes listed in the LDP have been constructed, with likely positive impacts on health	
66	The number of applications permitted within the AQMA contrary to the policy framework	Development proposals should not lead to a significant increase in pollution levels and should not lead to an increase in the number of people exposed to significant levels of pollution	There has been 1 significant development approved within the AQMA, determined in accord with policy	0
67	The number of applications permitted not accompanied by a Construction Management Plan	No breaches of air quality should occur during the construction phase contrary to the submitted and agreed Construction Management Plan	1 application has been permitted within the AQMA, accompanied by CMP	0
69	The number of applications permitted within designated Quiet Areas	No applications permitted contrary to the policy framework	No applications have been permitted within designated Quiet Areas	0
82	Completion of listed cycle routes	<p>The Amman Valley Cycle Way project to be delivered by 2014</p> <p>The Afan Valley Trail (Port Talbot to Afan Valley) to be delivered by 2013</p>	The Afan Valley Trail is complete, and the Amman Valley Cycle Way is partly complete	

Analysis

11.7.6 In general, the plan is having a positive impact in relation to most of the indicators. Some indicators however show a negative or mixed outcome and these are discussed below.

Indicator 7: Loss of open space and community facilities

11.7.7 Community facilities and places where people can meet are largely beneficial to people's physical and mental health, enabling opportunities to participate in social / recreational activities, visit the local shop and access services and facilities, and socialise etc, therefore their loss can impact negatively on physical and mental health. Lack of, or poor accessibility to such facilities can lead to social isolation, an inability to access healthy food, and consequently can impact on people's well-being. As indicated above there have been a number of applications granted which have resulted in the loss of community facilities and open space, however such loss did not result in the loss of the last such facility in the locality.

11.7.8 The loss of facilities raises concern in relation to SA Objective 7B, but the management of development through the planning system cannot address the loss of such facilities which do not require planning approval, and where facilities are not viable or popular. There are some concerns that the implications of the loss is not always fully considered and this is addressed in Section 4.2 above, where further discussion with Development Management officers is suggested. This situation will continue to be monitored.

Indicator 46: Delivery of open space for new developments

11.7.9 Ensuring that there is an appropriate level of open space to meet the needs of the community can assist people's physical and mental health and general well-being, enabling people to be more physically active and be able to have somewhere to get away from things within their local area. Where a new development does not make appropriate provision, this can impact on the community and put pressure on existing facilities.

11.7.10 The lack of provision raises concern in relation to SA Objective 7A. In most cases there was a reason why provision could not be made but this indicator has been identified as a concern in the LDP monitoring (refer to Section 6.4), and it is proposed to address the issues through further discussion with Development Management officers and the adoption of the Open Space & Greenspace SPG. The indicator will continue to be monitored.

11 . Sustainability Appraisal Monitoring

SA Objective 7C: Reduce / minimise the incidence and impacts of poverty by addressing the causes and consequences of poverty

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
49	<p><i>Local Indicator:</i> The level of Workplace Employment in NPT</p> <p><i>Contextual Indicators:</i> The change of Workplace Employment for Wales and UK;</p> <p>The level and rate of employment in NPT;</p> <p>The level and rate of employment for Wales and UK</p>	<p>Principal Target:</p> <p>A net gain of 3,850 jobs up to 2026</p> <p>Interim Targets:</p> <p>2011/14: - 1,458 2014/17: +1,326 2017/20: +1,326 2020/23: +1,326 2023/26: +1,326</p> <p>Annual Target: An average gain of 442 jobs per annum from 2014 over the remainder of the Plan period with a cumulative target of 884 jobs over any 2 year period</p>	<p>The target set in the LDP has become outdated due to newer statistical releases but overall the net gain in jobs in NPT exceeds the target (refer to Section 7.1)</p> <p>Increasing employment levels should have a positive impact on poverty levels</p>	
53	<p><i>Local Indicator:</i> The rate of economic activity for NPT</p> <p><i>Contextual Indicator:</i> The rate of economic activity for Wales and UK</p>	<p>To achieve an increase in the rate of economic activity to 76% by 2026</p>	<p>NPT rate of economic activity has increased, whilst the Welsh average has seen a slight decline. Improvements in economic activity should be generally positive effect on poverty levels</p>	
54	<p><i>Local Indicator:</i> The rate of unemployment for NPT</p> <p><i>Contextual Indicator:</i> The rate of unemployment for Wales and UK</p>	<p>To achieve a decrease in the unemployment rate to 6.9% by 2026</p>	<p>NPT unemployment rate has fallen, exceeding target. This should have positive implications for poverty</p>	

11 . Sustainability Appraisal Monitoring

Analysis

11.7.11 The LDP uses an employment led growth model that takes the projected increase in jobs and economic activity rates and from this identifies the size of working age population that is required to support the projected number of jobs. This in turn is used to predict the number of new homes needed within the County Borough. The key means by which the LDP is able to contribute to any reduction in poverty is through its employment strategy and policies and the provision made for new employment generating development.

11.7.12 The indicators relating to economic activity generally show a positive picture, with those that relate to impacts on poverty performing reasonably well. In particular, employment rates are increasing, as is the rate of economic activity in Neath Port Talbot, while unemployment is reducing. This implies a positive impact on poverty issues. The indicators will continue to be monitored.

11.8 SA Topic 8: Economy

SA Objective 8A: Develop and support a local economic infrastructure that is attractive to business and meets the changing needs of the local and national community

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
12	The number of applications permitted where new or improved infrastructure has been secured through developer contributions (SW)	New development will address the impact on communities through the provision of new or improved infrastructure where appropriate	In terms of economic infrastructure, the impact of new development has been addressed during the planning application determination process in all cases during the reporting period. Where it has been considered an appropriate course of action, S.106 agreements have been put in place both to address specific impacts relating to the proposed developments and also to ensure the future needs of end users are met	
14	Local indicator the number of new housing units permitted and delivered within the Coastal Corridor Strategy Area	Sites have been allocated within Policy H1 for the provision of 5,690 new housing units within the Coastal Corridor Strategy Area over the Plan period Annual Targets: 2011/12: 152 2012/13: 134 2013/14: 216 2014/15: 268 2015/16: 318 2016/17: 379 2017/18: 495	Whilst delivery has been slower than expected, progress has been made on several sites within the H1 portfolio over the current monitoring period, with either planning permission granted, or detailed	

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
		2018/19: 553 2019/20: 518 2020/21: 513 2021/22: 502 2022/23: 468 2023/24: 412 2024/25: 387 2025/26: 375	pre-application advice sought on a number of sites. The development of new residential development sites will generally support the local economy and infrastructure	
22	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area [Harbour Way (PDR)]	To deliver Harbour Way (PDR)	Harbour Way has been completed, providing significant new infrastructure to support the future development of central Port Talbot	
31	The number of new housing units permitted and delivered within the Valleys Strategy Area	Sites have been allocated within Policy H1 for the provision of 1,435 new housing units over the Plan period Annual Targets: 2011/12: 61 2012/13: 108 2013/14: 44 2014/15: 60 2015/16: 90 2016/17: 112 2017/18: 92 2018/19: 75 2019/20: 122 2020/21: 125 2021/22: 117 2022/23: 117 2023/24: 112 2024/25: 126 2025/26: 74	Overall targets have been met with likely positive impacts on local economic infrastructure in the valleys area	
37	The number of live-work proposals permitted	An increase in the number of live-work units permitted	To date no live/work proposals have been received or permitted	0
39	The number of net additional affordable and general market	A total provision of 8,760 new housing units will be made in order to ensure that a minimum of 7,800 new housing units will be delivered by 2026 Annual Targets: 2011/12: 262 2012/13: 287 2013/14: 301 2014/15: 386 2015/16: 486 2016/17: 549 2017/18: 625 2018/19: 686	Although housing completions are lower than the annual target, the development undertaken is likely to have had positive	

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
	dwellings built in the LPA area	2019/20: 698 2020/21: 676 2021/22: 647 2022/23: 614 2023/24: 553 2024/25: 542 2025/26: 488	impacts on local economic infrastructure	
41	The number of net additional affordable and general market dwellings built in the LPA area	To deliver 1,200 affordable housing units by 2026 Annual Targets: 2011/12: 7 2012/13: 5 2013/14: 22 2014/15: 37 2015/16: 72 2016/17: 90 2017/18: 115 2018/19: 130 2019/20: 124 2020/21: 120 2021/22: 111 2022/23: 102 2023/24: 90 2024/25: 89 2025/26: 86	To date the number of affordable housing units delivered has been considerably lower than the targets set within the framework. Although levels of affordable housing provision are below those anticipated, those delivered will have a positive effect on economic infrastructure	
52	The net change in the amount of employment land and floorspace	Principal Target: To make provision for a net gain of approximately 34,000 square metres of employment floorspace within the County Borough by 2026 Interim Targets: 2011/14: 7,000 sq m 2014/17: 7,000 sq m 2017/20: 7,000 sq m 2020/23: 7,000 sq m 2023/26: 7,000 sq m Annual Target: To develop an average of 2,250 sq m of employment floorspace per annum with a cumulative target of 4,500 sq m to be developed over any 2 year period	Refer to Section 7.1 for details on this indicator. While the level of new employment floorspace has fallen below the target, other employment indicators within the AMR show that the economic profile of NPT has improved significantly, indicating that the amount of floorspace initially projected to be required has not been necessary to support the creation of new jobs	
56	The number of applications permitted on safeguarded sites contrary to the policy framework	No applications permitted contrary to the policy framework	There have been 3 approvals for gyms on safeguarded employment sites, reducing the availability of existing employment premises	

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
57	The number of applications permitted for retail development contrary to the defined retail hierarchy	No applications permitted for retail development contrary to the policy framework	3 applications have been permitted contrary to the hierarchy. However, 2 of these will provide new local shops enhancing the local economic infrastructure	
58	The number of applications for small scale retail development permitted	An increase in the number of small scale retail proposals permitted	1 application has been permitted for small scale retail development, enhancing local economic infrastructure	
59	The number of tourism applications permitted contrary to the policy framework	No tourism proposals to be permitted contrary to the policy framework	Three applications permitted all of which complied with the policy framework and supporting local economic infrastructure	
60	The number of tourism facilities lost contrary to the policy framework	No loss of tourism facilities contrary to the policy framework	1 application approved, but retaining employment function and in accord with policy framework	0

Analysis

11.8.1 The LDP uses an employment led growth model that takes the projected increase in jobs and economic activity rates and from this identifies the size of working age population that is required to support the projected number of jobs. This in turn is used to predict the number of new homes needed within the County Borough. The extent to which LDP policies are contributing to the development and support for local economic infrastructure to deliver this is considered in this SA objective.

11.8.2 The Plan both allocates and seeks to protect a range of sites for employment uses. Although some developments are proceeding at a slower rate than originally envisaged, they are nonetheless helping to support the local economic infrastructure by providing employment at the construction stage and longer term, providing new homes and providing the roads and local infrastructure to service the new development. Some of the developments are long term commitments, which will take a number of years to develop and complete.

11.8.3 Overall, in terms of this SA objective, the indicators are showing generally positive results. Those that are not are considered below.

Indicator 56: Applications permitted on safeguarded sites

11 . Sustainability Appraisal Monitoring

11.8.4 This indicator shows that over the monitoring period 3 applications for gyms were allowed on employment sites. Whilst these applications have potentially been contrary to the policy framework, the Council within the approvals, has placed restrictions that will help to control and monitor the use within the employment area.

11.8.5 In terms of the SA, whilst the traditional employment use has changed from a B class use to D2, it still provides employment opportunities. The effect is therefore mixed, with both positive and negative effects, the negative being the loss of a B use employment use, the positive being the retention of a use offering employment opportunities. Further detail on the consideration of this indicator is found in Section 7.1.

SA Objective 8B: Develop and support an economy that safeguards while complementing, promoting and enhancing investment in, and the use of, local resources and environmental assets

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
15	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area (residential)	To provide 2,400 new housing units by 2026 Annual Targets: 2011/12: 0 2012/13: 3 2013/14: 72 2014/15: 100 2015/16: 125 2016/17: 140 2017/18: 170 2018/19: 190 2019/20: 215 2020/21: 215 2021/22: 215 2022/23: 225 2023/24: 235 2024/25: 245 2025/26: 250	Fewer housing units were delivered within Coed Darcy than anticipated but the overall the development contributes towards the investment in and use of local resources	
16	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area (employment)	A minimum of 4 Ha of land will be developed during the Plan period for employment uses, with a minimum of 0.33 Ha developed per annum for the remaining years of the Plan period with a cumulative target of 0.66 Ha to be developed over any 2 year period	There have been no new employment developments at Coed Darcy within the monitoring period, but overall the development contributes towards the investment in and use of local resources	
19	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area (residential)	To provide 385 new housing units by 2026 Annual Targets:	Housing delivery is currently on target. Overall the development contributes towards the investment in and use of local resources	

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
		2011/12: 0 2012/13: 0 2013/14: 0 2014/15: 0 2015/16: 35 2016/17: 0 2017/18: 10 2018/19: 30 2019/20: 30 2020/21: 50 2021/22: 50 2022/23: 50 2023/24: 50 2024/25: 50 2025/26: 30		
20	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area (employment)	A minimum of 7 Ha of land will be developed during the Plan period for employment uses with a minimum of 0.46 Ha developed per annum for the remaining years of the Plan period with a cumulative target of 0.92 Ha to be developed over any 2 year period	Development of employment sites is broadly meeting targets. Overall the development contributes towards the investment in and use of local resources	
21	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area (retail)	To deliver the retail development at Harbourside SRA in accordance with the Port Talbot Harbourside & Town Centre Development Framework	There have been no new retail developments approved at Harbourside within the monitoring period	0
24	The amount of new development permitted and delivered within Neath Town Centre Mixed Use Regeneration Scheme (residential)	To deliver 50 new housing units with anticipated commencement from 2016/17	Housing development is progressing. Overall the development should contribute towards the investment in and use of local resources	
25	The amount of new development permitted and delivered within Neath Town Centre Mixed Use Regeneration Scheme (retail)	To deliver the retail element of the Neath Town Centre Regeneration Scheme: Phase 1 - By 2016 (Currently under construction) Phase 2 - By 2020	Retail development is progressing. Overall the development should contribute towards the investment in and use of local resources	
26	The amount of new development permitted and delivered within Glanafan Comprehensive School Mixed Use Regeneration Scheme (residential)	To deliver 50 new housing units with anticipated commencement from 2017/18	Housing development is progressing on schedule. Overall the development should contribute towards the investment in and use of local resources	

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
27	The amount of new development permitted and delivered within Glanafan Comprehensive School Mixed Use Regeneration Scheme (retail)	To deliver the retail element of a mixed use development at Glanafan Comprehensive School, Port Talbot by 2020	Retail development is progressing on schedule. Overall the development should contribute towards the investment in and use of local resources	
28	The amount of new development permitted and delivered within Afan Lido Mixed-Use Regeneration Scheme (residential)	To deliver 150 new housing units with anticipated commencement from 2016/17	The proposed housing development at Afan Lido is broadly on target. Overall the development should contribute towards the investment in and use of local resources	
29	The amount of new development permitted and delivered within Afan Lido Mixed-Use Regeneration Scheme (tourism/recreation)	To deliver a tourism / recreation development at Afan Lido by 2020	The proposed tourism/recreation elements of the development at Afan Lido are broadly on target. Overall the development should contribute towards the investment in and use of local resources	
30	The number of applications permitted at the Bay Campus for uses contrary to the policy framework	The Swansea University Science and Innovation Campus to be delivered by 2015: Work to commence May 2013 First buildings completed May 2014 All non-residential buildings completed May 2015 Student accommodation completed September 2015	The Bay Campus has opened and is in use, making a significant contribution to the investment in and use of local resources	
38	The number of applications permitted at Rheola	The allocation at Rheola will be delivered by 2021	No development has been approved to date	0
58	The number of applications for small scale retail development permitted	An increase in the number of small scale retail proposals permitted	1 application has been permitted for small scale retail development, contributing towards the investment in and use of local resources	
59	The number of tourism applications permitted contrary to the policy framework	No tourism proposals to be permitted contrary to the policy framework	There have been several approvals for tourism developments contributing towards the investment in and use of local resources	
60	The number of tourism facilities lost contrary to the policy framework	No loss of tourism facilities contrary to the policy framework	1 application has been approved for the change of use of a building from tourism	0

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
			use, but this would retain an employment function	
70	<p><i>Core Indicator:</i> 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 (MTAN)</p> <p><i>Local Indicator:</i> Aggregates land supply</p>	A 10 year landbank of crushed rock to be retained throughout the Plan period	Neath Port Talbot has a landbank figure of 33 years based on 10 year sales average (2005-2014) (refer to Section 8.4). This should help to ensure that these local resources can be extracted where necessary in a sustainable way	
71	The number of applications permitted that would sterilise a mineral resource	No applications permitted contrary to the policy framework	No applications were approved that would have a significant impact on the future working of any mineral resource	
72	The number of planning applications for extraction of aggregate mineral not in line with Policy M2	No applications permitted contrary to the policy framework	There have been no applications for the extraction of coal during the monitoring period	
73	The number of applications permitted within Mineral Buffer Zones	No applications permitted contrary to the policy framework	There were no proposals approved contrary to Policy M3	

Analysis

11.8.6 The LDP uses an employment led growth model that takes the projected increase in jobs and economic activity rates and from this identifies the size of working age population that is required to support the projected number of jobs. This in turn is used to predict the number of new homes needed within the County Borough. The extent to which local resources and environmental assets are used to deliver this is considered in this SA objective.

11.8.7 Within Neath Port Talbot, a significant amount of development is proposed on a number of large brownfield sites within the Coastal Corridor Strategy Area. These include mixed use developments at Coed Darcy, Harbourside, Neath Town Centre, Glanafan School and the Afan Lido. A large brownfield site at Baglan Bay is also allocated for employment uses.

11.8.8 These developments have the potential to bring positive impacts through the beneficial use of brownfield sites (some of which due to their industrial past have undergone significant remediation) and making appropriate use of the resources they offer, creating benefits for the wider community, and enhancing their positive contribution.

11 . Sustainability Appraisal Monitoring

11.8.9 The indicators are generally showing a positive picture and will continue to be monitored.

SA Objective 8C: Develop and support an economy that complements, uses and enhances the skills and knowledge of the local community

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
16	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area (employment)	A minimum of 4 Ha of land will be developed during the Plan period for employment uses, with a minimum of 0.33 Ha developed per annum for the remaining years of the Plan period with a cumulative target of 0.66 Ha to be developed over any 2 year period	There have been no new employment developments at Coed Darcy within the monitoring period	0
20	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area (employment)	A minimum of 7 Ha of land will be developed during the Plan period for employment uses with a minimum of 0.46 Ha developed per annum for the remaining years of the Plan period with a cumulative target of 0.92 Ha to be developed over any 2 year period	Development of employment sites is broadly meeting targets with likely positive impacts on this indicator	
29	The amount of new development permitted and delivered within Afan Lido Mixed-Use Regeneration Scheme (tourism / recreation)	To deliver a tourism / recreation development at Afan Lido by 2020	The proposed tourism / recreation elements of the development at Afan Lido are broadly on target with likely positive impacts on this indicator	
30	The number of applications permitted at the Bay Campus for uses contrary to the policy framework	The Swansea University Science and Innovation Campus to be delivered by 2015: Work to commence May 2013 First buildings completed May 2014 All non-residential buildings completed May 2015 Student accommodation completed September 2015	The Campus formally opened in September 2015, and by this time the academic buildings and residential accommodation contained within Phase 1a were completed in accordance with the monitoring framework. Since the completion of Phase 1a, the majority of Phases 1b and 1c have also either been completed or are currently under construction and close to completion, with some phases of this development completed 5 years ahead of the original schedule. The development is likely to have positive impacts on this objective	

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
37	The number of live-work proposals permitted	An increase in the number of live-work units permitted	To date no live-work proposals have been received or permitted	0
38	The number of applications permitted at Rheola	The allocation at Rheola will be delivered by 2021	To date no development has been approved	0
58	The number of applications for small scale retail development permitted	An increase in the number of small scale retail proposals permitted	1 application has been permitted for small scale retail development, with the potential to have positive impacts on this indicator	
59	The number of tourism applications permitted contrary to the policy framework	No tourism proposals to be permitted contrary to the policy framework	There have been several approvals for tourism developments having positive impacts on this indicator	
60	The number of tourism facilities lost contrary to the policy framework	No loss of tourism facilities contrary to the policy framework	1 application approved for the change of use of a building from tourism use, but this would retain an employment function and is in accord with policy framework	0

Analysis

11.8.10 The LDP uses an employment led growth model that takes the projected increase in jobs and economic activity rates and from this identifies the size of working age population that is required to support the projected number of jobs. This in turn is used to predict the number of new homes needed within the County Borough. The extent to which the skills and knowledge of the local community are used to deliver this is considered in this SA objective.

11.8.11 The indicators are generally showing a positive picture, with local skills and knowledge playing a part in the delivery of the strategy. These indicators will continue to be monitored.

PART 4 - Conclusion & Recommendations

12 . Conclusion & Recommendations

12 Conclusion & Recommendations

'The AMR should provide information as to the extent to which the objectives set out in the LDP are being achieved, identify any policy that is not being implemented and give the reasons, together with any steps the authority intends to take to secure the implementation of the policy and any intention to revise or replace the LDP (section 76 of the 2004 Act; LDP Regulation 37). It should identify any changes to key parts of the plan which would need to be considered in a review and possible plan revision⁽³¹⁾.

12.0.1 This is the first AMR to be prepared since the adoption of the LDP and provides an opportunity for the Council to assess the impact the LDP is having on the social, economic and environmental well-being of the County Borough.

12.0.2 This initial phase of monitoring has shown that the objectives of the LDP are being achieved and that the policies are largely delivering and meeting their targets, although progress in some areas is a little slower than anticipated. As this report relates to the first period of monitoring, no trends can be identified at this stage. This will however continue to be monitored in subsequent annual reports.

12.0.3 An overview of the results of the monitoring is provided in the following table:

Table 12.0.1 LDP Monitoring Framework

Assessment	Action	Number of Indicators within Category
The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue	75
LDP Policies are not being implemented in the intended manner	Officer and/ or Member training may be required	9
Indicators suggest the need for further guidance in addition to those identified in the Plan	Supplementary Planning Guidance may be required	5
The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected	Further research and investigation required	0
The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process	0
The indicators are suggesting that the LDP strategy is not being implemented	Following confirmation, the LDP will be subject to a review process	0

12 . Conclusion & Recommendations

12.0.4 The vast majority of indicators show a positive outcome over this first monitoring period. There are however a small number of indicators which identify that certain policies are not being implemented in the intended manner. In these instances, further discussions with Development Management colleagues will be undertaken in an attempt to resolve the issues.

12.0.5 It should be noted that in this regard, some of the policies are entirely new to the local policy framework and consequently this may partly explain why there are some inconsistencies in their implementation. Supplementary Planning Guidance (SPG) relating to some of these topic areas will also be adopted in due course and these documents will provide more detailed guidance in respect of policy implementation.

12.0.6 In addition, a small number of indicators relate to the emergence of other SPG highlighting that they have not been prepared by the target date. In each case however there are justifiable reasons for the delay in the preparation of the guidance documents, and the preparation / adoption of the outstanding SPG will be expedited as soon as is practicable.

Recommendation

12.0.7 As a result of the findings of the AMR for 2017, it is concluded that the LDP is delivering on its employment-led growth strategy, which is key to the delivery of the Plan's vision and objectives. There are no factors at present to suggest that changes are required to the Plan and consequently, an early review of the Plan (either partial or full) is not necessary at this time.

12.0.8 This AMR provides the baseline data for future comparative analysis and preliminary conclusions from which future successive AMRs will be able to evidence the emergence of trends.

12.0.9 In accord with the statutory requirements the Council will submit the 2017 AMR to the Welsh Government by 31st October 2017 and publish the AMR on the Council's website.

12 . Conclusion & Recommendations



Neath Port Talbot
Castell-nedd Port Talbot
County Borough Council Cyngor Bwrdeistref Sirol



www.npt.gov.uk/ldp



Local Development Plan
Cynllun Datblygu Lleol