



Neath Port Talbot Council  
Local Development Plan  
2011 - 2026

# Annual Monitoring Report (October 2020)





Cyngor Castell-nedd Port Talbot  
Neath Port Talbot Council

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## Executive Summary

**1** The Neath Port Talbot Local Development Plan (LDP) was adopted on 27<sup>th</sup> 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 fourth 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 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020 and is required to be submitted to the Welsh Government by 31<sup>st</sup> October 2020.

**3** The AMR contains a total of 89 indicators, however data is now only collected on 88 indicators due to changes in guidance<sup>(1)</sup>. These indicators are used to monitor the effectiveness of the Plan and its policies. A brief summary of the outcome of this year's monitoring is provided below:

### 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	59
LDP Policies are not being implemented in the intended manner	Officer and/or Member training may be required	0
Indicators suggest the need for further guidance in addition to those identified in the Plan	Supplementary Planning Guidance may be required	1
The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected	Further research and investigation required	1
The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process	27
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** The majority of indicators continue to show positive policy implementation. There are however, several key policy indicator targets and monitoring outcomes relating primarily to housing delivery and employment related development that continue to not be achieved. This indicates that these policies are not functioning as intended, and in these instances the monitoring has confirmed that these policy issues will need to be addressed as part of the LDP review.

<sup>1</sup> The Development Plan Manual 3 (2020) has made changes to the way housing completion data is collated. As a result of these changes, Indicator 40, in respect of TAN 1, is no longer monitored, and, to avoid changes to the subsequent numbering, the new housing data is now set out under Indicator 39.

## Executive Summary

5 Where there are outstanding SPG documents to be produced, these will be considered and prepared as soon as is practicable.

### Indicators Requiring Further Action

6 The following indicator that requires the consideration / preparation of SPG :

Ref	Indicator
23	SPG relating to Port Talbot Harbourside & Town Centre Development Framework

7 The 27 indicators that require the policy issues to be addressed as part of the LDP review process include:

Ref	Indicator
1	The number of applications permitted below 35 dwellings per hectare within the Coastal Corridor Strategy Area
12	The number of applications permitted where new or improved infrastructure has been secured through developer contributions
14	The number of new housing units permitted and delivered within the Coastal Corridor Strategy Area
15, 16, 17 & 18	The amount and type of new development permitted and delivered within Coed Darcy SRA
19 & 20	The amount and type of new development permitted and delivered within Harbourside SRA
28	The amount of new development permitted & delivered within Afan Lido Mixed-Use Regeneration Scheme
29	The amount of new development permitted & delivered within Afan Lido Mixed-Use Regeneration Scheme
31	The number of new housing units permitted and delivered within the Valleys Strategy Area
32	The number of new housing units permitted and delivered within Pontardawe Strategic Growth Area
36	The preparation of Supplementary Planning Guidance relating to Park Avenue, Glynneath
37	The number of live-work proposals permitted
39	The number of net additional affordable and general market dwellings built in the LPA area
41	The number of net additional affordable dwellings built in the LPA area
42	Changes in the residual values across the 6 sub-market areas
43	The number of applications permitted on affordable housing exception sites
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; the level and rate of employment for Wales and UK
50	Employment land permitted on allocated sites as a % of all employment allocations
51	The number of applications permitted for employment purposes within Baglan Bay
52	The net change in the amount of employment land and floorspace
62	The number of applications permitted within the undeveloped coast, special landscape areas and green wedges contrary to the policy framework
80	The delivery of the Coed Darcy Southern Access Road /The delivery of the Junction 43 (M4) Improvements

Ref	Indicator
82	The completion of the Amman Valley Cycle Way project
83	To deliver a Park & Share facility at Junction 38 (M4), Margam

## Key Findings of the AMR

- 2,338 new homes have been delivered since the 2011 LDP basedate (equating to 55% of the cumulative annual target to date). Although there is sufficient land allocated in the LDP to meet the identified housing requirement, for a variety of reasons sites are not coming forward and progressing as anticipated.
- 68 affordable homes have been delivered through the planning system since 2011 (equating to 11.3% of the cumulative annual target to date). The position reflects the fact that LDP allocated sites are not coming through the planning system as originally anticipated.
- Limited progress has been made in regard to the delivery of the two allocated 'Strategic Regeneration Areas' at Coed Darcy (Neath) and Harbourside (Port Talbot). At Coed Darcy, 291 new homes have been delivered since 2011 (equating to 28.7% of the cumulative annual target to date) and the slow rate of housing and infrastructure delivery has also resulted in delays to the employment related element of the scheme. At Harbourside, 34 new homes have been delivered since 2011 (equating to 32.4% of the cumulative annual target to date) and 1.8 hectares of employment land which also remains behind target.
- Workplace employment has increased slightly from 49,400 jobs in 2011 to 49,600 jobs in 2018 (this figure is however subject to annual fluctuations).
- The rate of economic activity in Neath Port Talbot has increased from 69.7% in 2011 to 76.9% in 2020, with Neath Port Talbot currently 0.3% above the Welsh average.
- The unemployment rate has reduced from 9.9% in 2011 to 4.8% by March 2020. Whilst this figure is subject to annual fluctuations, combined with the economic activity rates this indicates a much more positive economic profile for the area and that progress is being made towards meeting the LDP objectives.
- A number of major infrastructure schemes have been completed since 2011, including Harbour Way, Ffordd Amazon (Stage 2), initial phased road improvements to Junction 43 (M4), Baglan Energy Park Link Bridge and the Integrated Transport Hub (Port Talbot).
- An extension to Cae Garw Gypsy and Traveller Site has been completed.
- The Swansea University Science and Innovation Bay Campus has opened with further on-site development completed and programmed.



# Executive Summary

- A number of renewable/low carbon energy schemes have been approved, including wind farms, solar, combined heat and power and most recently a micro hydro-electric installation. All contribute to the installed capacity within Neath Port Talbot which is now in excess of circa 400 MW and is the highest installed capacity of any local authority in Wales.
- Since LDP adoption, a total of 12 SPG documents have been published including those relating to Planning Obligations; Affordable Housing; Open Space and Greenspace; Baglan Energy Park Development Framework; Landscape and Seascapes; Biodiversity and Geodiversity; Pollution; Renewable and Low Carbon Energy; Parking Standards; Design; The Historic Environment and Development and the Welsh Language.

## Conclusion

**8** This phase of monitoring has shown that in broad terms the objectives of the LDP continue to be largely achieved. The majority of indicators continue to show positive policy implementation, thereby providing an indication that the LDP is delivering many significant benefits to communities across Neath Port Talbot.

**9** Furthermore, both the economic activity and unemployment rates have improved since the base date of the Plan and whilst these figures are subject to annual fluctuations, this indicates a much more positive economic profile for the area and that progress is being made towards achieving the objectives of the economic-led strategy.

**10** There are however, several key policy indicator targets and monitoring outcomes relating primarily to housing delivery and employment related development that continue to not be achieved. This indicates that these policies are not functioning as intended and as a consequence, this is undermining the ability of the LDP to fully deliver upon the aspirational strategy.

## Recommendation

**11** In order to ensure that the LDP is kept up to date, the Council has a statutory obligation to undertake a full review of the adopted Plan at intervals not longer than every four years from initial adoption. In the case of Neath Port Talbot therefore, the LDP is now the subject of the statutory four year full review cycle.

**12** The Council has published its [LDP Review Report](#). It was agreed by Full Council on 2nd July 2020 and confirms a full review of the LDP, which will commence in the next monitoring period.



## **PART 1 - Introduction & Background**



## 1 Introduction

**1.0.1** The adopted Local Development Plan (LDP)<sup>(2)</sup> 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 is the fourth AMR since adoption of the Plan and covers the period between 1<sup>st</sup> April 2019 and 31<sup>st</sup> March 2020.

**1.0.3** In order to ensure that the LDP is kept up to date, the Council has a statutory obligation to undertake a full review of the adopted Plan at intervals not longer than every four years from initial adoption.

**1.0.4** The LDP is therefore now the subject of the statutory four year full review cycle and as such all aspects of the Plan will need to be assessed to consider if they remain sound and fit for purpose. This will include the key issues, vision and objectives, the strategy (i.e. the level and distribution of growth), policies, land use allocations and designations. In particular, the policy issues highlighted by the monitoring undertaken to date will need to be addressed.

**1.0.5** The [LDP Review Report](#) was agreed by Full Council on 2nd July 2020 confirming that a Replacement LDP (RLDP) is prepared through a full revision process.

**1.0.6** The AMR continues to provide the opportunity to monitor the progress of the delivery of the LDP and 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 review of the LDP.

### What is the AMR?

**1.0.7** 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 Sustainability Appraisal (SA) monitoring of the SA objectives) considers the effectiveness of the Plan as a whole.

**1.0.8** Although the decision to review the existing LDP has been taken and preparation of the Replacement LDP has commenced (preparation of the evidence base); AMRs will continue to be prepared to analyse the implementation of the current plan and to inform the review process.

### Indicators

**1.0.9** The [Development Plan Manual 3 \(2020\)](#)(DPM) made amendments to the monitoring framework for both new Plans and existing adopted plans. This year's AMR has a slightly different appearance as a result, with new Tables providing information and also indicating the outcome of previous years' AMRs.

# 1 . Introduction

**1.0.10** In previous AMRs there was a requirement to detail the Housing Land Supply taken from the current Joint Housing Land Availability Study (JHLAS) / TAN 1 - indicator 40. However as indicated in Section 2.1, the requirement to produce a JHLAS study has been revoked with the subsequent deletion of Indicator 40. In the case of Neath Port Talbot, as it has an existing adopted LDP, the monitoring of housing delivery has been replaced with the following additional components (set out below), both of which will be reported in indicator 39.

**Table 1.0.1 DVM Requirements - Changes to Key indicator 39**

New components added to Key indicator 39	DPM Explanation (for Authorities with existing adopted Plans)
The annual level of housing completions monitored against the Anticipated Annual Build Rate (AABR).	<p>Completions will be measured against the Average Annual Requirement (AAR) set out in the plan. This must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x %).</p> <p>The components of housing supply, including site allocations, large and small windfalls should also be monitored separately.</p>
Total cumulative completions monitored against the anticipated cumulative completion rate.	Cumulative completions will be measured against the cumulative average annual housing requirement set out in the plan. This must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x %).

**1.0.11** The DPM states that... *'For the avoidance of doubt those LPAs who adopted their LDP prior to the publication of the DPM (Edition 3) should use the AAR method as the primary indicator to measure housing delivery, and include the trajectory approach within AMRs going forward'* (page 193). The format of the AMR will be revised to reflect this new requirement.

**1.0.12** The LDP monitoring framework now contains a total of 88 indicators, including the revised 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.

**1.0.13** 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).

**1.0.14** The previous AMRs identified that the 15 indicators and their associated targets listed below had been completed by the end of their respective monitoring periods (i.e. by 31<sup>st</sup> March each year). As a result, these indicators only feature in the report to ensure there are no gaps within the sequential numbering of the indicators.

Table 1.0.2 Previously Completed LDP Monitoring Indicators / Targets

Policy	Indicator	AMR	Target
SP2	9	2018	To prepare SPG relating to Design by April 2017.
SP4	13	2017	The preparation of Supplementary Planning Guidance relating to Planning Obligations.
SP5	22	2017	To deliver Harbour Way (PDR).
SP8	44	2017	The preparation of Supplementary Planning Guidance relating to Affordable Housing.
SP10	48	2018	The preparation of Supplementary Planning Guidance relating to Open Space and Greenspace
SP11	55	2017	The preparation of Supplementary Planning Guidance relating to Baglan Bay Development Framework.
SP13	61	2017	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.
SP14	63	2018	The preparation of Supplementary Planning Guidance relating to Landscape and Seascape
SP15	65	2018	The preparation of Supplementary Planning Guidance relating to Biodiversity and Geodiversity
SP16	68	2017	The preparation of Supplementary Planning Guidance relating to Pollution.
SP18	76	2018	The preparation of Supplementary Planning Guidance relating to Renewable and Low Carbon Energy
SP20	81	2018	To deliver the Integrated Transport Hub, Port Talbot
SP20	84	2017	The preparation of Supplementary Planning Guidance relating to Parking Standards.
SP21	86	2019	The preparation of Supplementary Planning Guidance relating to the Historic Environment
SP22	89	2018	The preparation of Supplementary Planning Guidance relating to Development and the Welsh Language

## Targets

**1.0.15** 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;

# 1 . Introduction

- **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

**1.0.16** 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

**1.0.17** 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. A failure to achieve a specified target would not necessarily be interpreted as a policy failure requiring changes to that policy (or the Plan as a whole) but in the context of the on-going review of the LDP, these findings will usefully feed into decision-making about the RLDP.

**1.0.18** 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 1.0.3 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	

Assessment	Action	Colour Code
The indicators are suggesting that the LDP strategy is not being implemented	Following confirmation, the LDP will be subject to a review process	

## Structure and Content

**1.0.19** 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**



# 1 . Introduction

## 2 Contextual Change

### 2.1 National Context

#### **ew/Updated Planning Policy/Guidance Documents and Legislation**

**2.1.1** Over the last monitoring period (2019/20), there have been a number of new, updated planning policy / guidance documents published and legislation introduced. The main new documents and changes are outlined below.

#### **Prosperity for All: A Climate Conscious Wales (Nov 2019)**

**2.1.2** This document is the second climate change adaptation plan for Wales. It sets out legal requirements, the risks from climate change, research priorities and sets out the actions being taken.

**2.1.3** Of particular note in relation to planning are the actions being taken in respect of the following:

- Protection of people and buildings from flooding;
- Protecting public water supplies;
- Risks to ecosystems and agriculture businesses;
- Planning Policy Wales and the National Development Framework; and
- The Historic Environment.

#### **Welsh National Marine Plan (Nov 2019)**

**2.1.4** The Welsh National Marine Plan was published in November 2019 and is intended to support the sustainable development of the seas around Wales, covering inshore and offshore areas for the next 20 years. It sets out the Welsh Government's ambitions for the future use of marine natural resources and how various users of the seas should interact and consider each other's activities and future plans.

**2.1.5** The Marine and Coastal Access Act (2009) requires public authorities to take relevant authorisation or enforcement decisions in accordance with the Welsh National Marine Plan unless relevant considerations indicate otherwise. Public authorities are also required to have regard to the appropriate marine policy documents in making any decision which relates to the exercise of any function capable of affecting the whole or any part of the UK marine area.

#### **Revocation of Technical Advice Note 1 (Joint Housing Land Availability Studies (January 2015)) and associated amendments to Planning Policy Wales**

**2.1.6** The Welsh Government undertook a 'Review of the Delivery of Housing through the Planning System', which indicated that many adopted LDPs were failing to deliver the number of new homes required, with allocated sites not being brought forward for development or being developed at a slower than anticipated rate. It was concluded that this was due to the policy framework for ensuring housing delivery and the associated monitoring mechanism not being sufficiently aligned with the LDP process.

## 2 . Contextual Change

**2.1.7** Consequently, the five-year housing land supply policy has been cancelled and a more detailed monitoring of housing delivery will now be required as part of AMRs.

**2.1.8** Amendments have been made accordingly to PPW and the Development Plan Manual (see below) in order to ensure that the monitoring of housing delivery, including the response to under-delivery, is an integral part of the process of LDP preparation, monitoring and review.

### **Development Plans Manual (DPM) 3 (March 2020)**

**2.1.9** The updated Development Plans Manual (formerly the LDP Manual) contains guidance on the preparation, monitoring and revision of development plans with the aim of ensuring that they are effective and deliverable and contribute to placemaking.

**2.1.10** The document has been updated to take into account changes in national planning policy set out in PPW, future publication of the National Development Framework (NDF), Strategic Development Plans (SDPs) and related Local Development Plan Lites (LDPLs) as they come forward.

**2.1.11** In respect of LDP monitoring, review and revision procedures, the Manual sets out the procedures to be taken in respect of the new requirements for the monitoring of housing delivery both for existing and replacement LDPs, outlining the changed approach to be taken, as incorporated in this AMR (see Part 2 LDP Monitoring).

### **Clean Air Plan for Wales: Healthy Air, Healthy Wales (August 2020)**

**2.1.12** The Clean Air Plan for Wales includes the following measures intended to address air quality issues across Wales. It sets out measures to improve air quality to protect the health and well-being of current and future generations; support the natural environment, ecosystems and biodiversity; support a prosperous Wales and support sustainable places. The proposed measures include :

- enhancing air quality monitoring and assessment capabilities;
- proposals for a fit for purpose legislative and regulatory air quality management framework for Wales;
- increasing public awareness about air pollution and behavioural change communications to help everyone improve air quality and encourage others to do the same; and
- promoting the shift from the private motor vehicle to active travel and public transport.

### **Notable Consultations**

**2.1.13** Over the last monitoring period there have been a number of notable consultation documents concerning proposed future changes to policy, legislation and guidance. Although consultations have taken place, these changes have not yet come into force. These are outlined below:

### **Air quality and soundscape: review of TAN 11 ( Call for evidence Issued Feb 2020)**

**2.1.14** Technical Advice Note 11 (Air Quality and Soundscape (noise) is being reviewed in order to ensure guidance supports the placemaking focus of PPW. WG has made an informal call for evidence to support the preparation of the new TAN, limited to the provision of information, views and evidence to inform its development and the implementation of current planning policy in PPW.

### **National Strategy for Flood and Coastal Erosion Risk Management (Issued June 2019)**

**2.1.15** A draft second National Strategy on Flood and Coastal Erosion Risk Management for Wales has been published for consultation, to replace the 2011 Strategy. The strategy sets out measures to manage the risk from flooding and coastal erosion across Wales with objectives and measures for all partners to work towards over the life of this document (8 years).

**2.1.16** The Strategy sets out five objectives:

- A. Improving our understanding and communication of risk;
- B. Preparedness and building resilience;
- C. Prioritising investment to the most at-risk communities;
- D. Preventing more people becoming exposed to risk; and
- E. Providing an effective and sustained response.

**2.1.17** The consultation has now closed and the finalised document is awaited.

### **Draft National Development Framework (Issued August 2019)**

**2.1.18** The National Development Framework (NDF) is intended to develop a clear long term spatial direction for government policy, action and investment. The draft framework sets out high level NDF outcomes, strategic and spatial choices with a Strategic Diagram and then goes on to give more detail for the three defined regions of Wales.

**2.1.19** Wales-wide strategic policies address a wide range of issues, including in particular renewable energy, where priority areas for wind and solar are identified, within which a presumption in favour of such schemes is proposed. The requirement for Strategic Development Plans at a regional level is also formalised, setting out a range of issues including a spatial strategy, settlement hierarchy and housing provision and requirement for the region.

**2.1.20** NPT lies within the Mid and South West Wales Region, within which the NDF identifies Swansea Bay and Llanelli (including Neath and Port Talbot) as the main focus for regional scale growth and investment. It also identifies the potential for development of a Swansea Bay Metro.

**2.1.21** The outcome of the consultation is still awaited.

## 2 . Contextual Change

### **Review of Technical Advice Note 15: Development, flooding and coastal erosion (Issued October 2019)**

**2.1.22** TAN 15 is being reviewed and updated to include guidance on coastal erosion (currently set out in TAN 14) to enable TAN 14 to be cancelled. It is intended to:

- replace the development advice map with a new Wales flood map;
- place a greater emphasis on the development plan and the value of strategic flood consequences assessments;
- integrate guidance on coastal erosion with flood risk issues in TAN 15; and
- provide guidance for regeneration initiatives affecting communities in flood risk areas.

**2.1.23** The consultation closed in January 2020 and the outcome is awaited.

### **Other National Context Changes**

#### **Brexit**

**2.1.24** In June 2016 the UK electorate voted in favour of leaving the European Union (EU) and the UK formally left the EU at the end of 2019. There is now a transition period until the end of 2020 while the UK and EU negotiate additional arrangements. The current rules on trade, travel, and business for the UK and EU continue to apply during the transition period.

**2.1.25** Although Brexit is likely to have impacts on the economy over the coming years, the nature of these effects will depend on the terms which are agreed. These effects will become clearer over time and this will continue to be considered in respect of the LDP and any subsequent review.

#### **Covid-19 Pandemic**

**2.1.26** Since the last AMR the Country has been greatly affected by the world wide Covid 19 pandemic. The impact of the pandemic on the economy will not be truly known for some time, as businesses try and adapt to a post lock-down environment which will be quite different from life before, with social distancing in some form, likely to be needed for some time yet. In addition the effects of lock down on people's physical and mental well-being together with the effect of the illness on those who have had and recovered from it and the grief of those who have lost friends and family to this illness, will impact the health service and the community for some time to come. The impacts on Neath Port Talbot and its residents and businesses will be closely monitored for the foreseeable future.

### 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. In its lead/secretariat role for the South West Wales region, NPT Policy Officers are continuing to facilitate ongoing discussion and progress in respect of regional collaboration initiatives and studies.

**2.2.2** Progress has been made on a 'Joint Local Housing Market Assessment' (LHMA) and a 'Regional Viability Study' (RVS). The studies will not only inform reviews of individual LDPs but will also contribute positively as a potential baseline for future work on Strategic Development Plans (SDPs).

**2.2.3** The Joint LHMA study has progressed well over the monitoring period, with the study being undertaken by Opinion Research Services. The final report is expected to be published in October 2020.

**2.2.4** The RVS is also making good progress following the appointment of 'Burrows-Hutchinson' to assist the process. Information has been collected from LAs to inform the 'Site Specific Viability Model'. A series of meetings have already taken place and a stakeholder meeting was held in May to discuss the project / assumptions used. The final model / report will be published shortly.

#### Swansea Bay City Deal

**2.2.5** The Swansea Bay City Deal (SBCD)<sup>(3)</sup> was signed on 20<sup>th</sup> March 2017. The City Deal is a £1.3bn investment programme comprising 11 strategic projects across the Swansea Bay City Region – Neath Port Talbot, Swansea, Carmarthenshire and Pembrokeshire.

**2.2.6** The City Deal is being funded, subject to the approval of project business cases, by the UK and Welsh Governments, and also the public and private sectors. Over the next 15 years, the City Deal is expected to boost the regional economy by an estimated £1.8bn and generate almost 10,000 new, high-quality jobs.

**2.2.7** City Deal projects are based on key themes of Economic Acceleration, Life Science and Well-being, Energy and Smart Manufacturing. Each project will be supported by world class digital infrastructure and a Skills and Talent initiative that will give local people a pathway to access the jobs that will be created.

**2.2.8** As documented in previous AMRs, Neath Port Talbot is leading on the following three of eleven projects:

- Homes as Power Stations;

3 <https://www.swanseabaycitydeal.wales>

## 2 . Contextual Change

- Centre of Excellence for Next Generation services; and
- Steel Science.

### 2.3 Local Context

#### Supplementary Planning Guidance

**2.3.1** The Historic Environment SPG was adopted in April 2019. All SPG documents are all available on the Council's website<sup>(4)</sup>.

**2.3.2** SPG gives detailed guidance on the application of LDP policy for their topic areas and have the status of a material consideration in the decision making process. Their production is monitored by indicators which are included in the published AMRs.

#### Decarbonisation and Renewable Energy Strategy (DARE) May 2020

**2.3.3** The DARE Strategy outlines the Council's overarching vision and objectives, sets out what the Council has already achieved and identifies the potential future opportunities that exist. The document is therefore an integral part of the Council's overall sustainability drive and the associated action plan framework will assist the Council in meeting its carbon footprint reduction aspirations.

**2.3.4** A public consultation took place within the 2019/20 monitoring period, with adoption of the DARE Strategy in May 2020, providing a clear strategy and action plan in respect of the Climate Change / Decarbonisation Agenda.

#### Rights of Way Improvement Plan – ROWIP

**2.3.5** The Rights of Way Improvement Plan identifies, prioritises and plans for improvements to the local rights of way network and access to the countryside. The plan outlines a number of objectives, including maintaining and improving the rights of way network, promoting and supporting access to the Countryside and ensuring that access provision meets the needs of all users.

**2.3.6** The ROWIP for Neath Port Talbot was initially produced and published for the period 2008-2018. Following an extensive period of assessment and consultation, an updated plan for the period 2020-2030 was published in March 2020.



## **PART 2 - LDP Monitoring**



## 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** Through monitoring the LDP indicators, it is possible to assess how well the policies in the Plan are delivering the strategy. It should be noted however that over this monitoring period (1<sup>st</sup> April '19 to 31<sup>st</sup> March '20), the Authority has continued to receive a relatively low number of applications which has made it difficult to fully assess whether the strategy is effectively being delivered and the Plan's overall vision and objectives achieved.

**3.1.5** Based on the 2011 Census, the population of Neath Port Talbot at the LDP 2011 base date was 139,812, with the Plan's economic-led growth model estimating the population at the end of the Plan (2026) to be 147,400. The most recent data release on population is the Welsh Government's 2018 based population projections; released in August 2020 they estimate the population of Neath Port Talbot in 2020 to have increased to 143,576, an increase of 3,764 people since the base date of the plan, showing that progress is being made towards reaching the plan's population target set out within the economic-led model.

**3.1.6** 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 LDP key issues, wealth creation through job growth is fundamental to achieving the vision. This method

## 3 . Strategy

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.

**3.1.7** The economic activity rate in Neath Port Talbot was 69.7% in 2011, which was 3% lower than the Welsh average of 72.7%. One of the objectives of the LDP is to increase the economic activity rate to 76% by 2026 and align with the Welsh average.

**3.1.8** Over the past year, the economic activity rate in Neath Port Talbot has increased by 2.9%, rising from 74% in 2019 to 76.9% in 2020. Over the same period, the economic activity rate for Wales has had a marginal decline of 0.1%, with the UK average showing an increase of 0.5%. The latest information therefore shows an overall increase of 7.2% over the LDP base date figure and the gap between the Neath Port Talbot and Welsh averages has also reduced, with Neath Port Talbot now 0.3% above the Welsh average.

**3.1.9** A further LDP objective is to reduce the unemployment rate in line with the long term Welsh average of 6.9%. This year the unemployment rate for Neath Port Talbot has increased by 1.8%, from 3% in 2019 to 4.8% in 2020. Over the same period unemployment had decreased by 0.8% in Wales and 0.3% in the UK. Whilst there has been an increase overall since the base date, there has been a reduction in unemployment of 6% and that the current rate of unemployment is already lower than the long term Welsh average. Levels of unemployment will be closely monitored over the next monitoring period to analyse the impact Covid-19 has had on the economy.

**3.1.10** In respect of implementation however, the delivery of housing across Neath Port Talbot continues to fall behind target. Since the LDP base date, the number of housing completions totals 2,338 dwellings and compared against the annual cumulative target, this shows that just 55% of the target has been delivered to date.

**3.1.11** Although there is sufficient housing land allocated in the LDP to meet the identified housing requirement, for a variety of reasons (including those that are independent of the planning system), sites are not coming forward and progressing as anticipated.

**3.1.12** Furthermore, despite the efforts to provide large amounts of background information on the housing sites within Appendix A of the LDP (including necessary mitigation / compensation measures and the potential S106 / infrastructure requirements), some applications are unfortunately slow to progress. Notwithstanding this point, it should be acknowledged that there has been recent progress on a number of allocated sites, with some sites gaining planning permission, or detailed pre-application advice sought. There is an expectation therefore that the rate of delivery could increase moving forward. The Swansea University Science and Innovation Bay Campus has opened with further on-site development completed and programmed.

**3.1.13** Within the 'Valleys Strategy Area', the housing allocation at Bryn Brych Farm, Rhos is under construction, with the first phase expected to be completed in 2021. In addition, a number of windfall sites have been approved, which will supplement the allocated

sites 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 until the latter end of the Plan period.

**3.1.14** Tourism within Neath Port Talbot has become a significant contributor to the local economy and has provided a variety of opportunities, especially within the valleys areas. The latest release of tourism statistics STEAM Report (2018) showed that in 2018, tourism contributed £120.14 million to the Neath Port Talbot economy, an increase of £28.13 million since the base date of the Plan (2011). The 2019 report has been delayed as a result of COVID, so more recent figures are currently not available.

**3.1.15** A number of renewable/ low carbon energy schemes continue to be approved, including wind farms, solar, combined heat and power and most recently a micro hydro-electric installation. All contribute to the installed capacity within Neath Port Talbot which is now in excess of circa 400 MW and is the highest installed capacity of any local authority in Wales.

# 3 . Strategy

## 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)	The indicators are suggesting that the strategic policy is not being implemented in the intended manner	Following confirmation, the policy will be subject to a review process
2	The number of applications permitted below 30 dwellings per hectare within the Valleys Strategy Area (VSA)	The indicators are suggesting that the strategic policy is not being implemented in the intended manner	Following confirmation, the policy will be subject to a review process
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	No further action required. Monitoring to continue.

**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**

Strategic Policy SP 1 Indicator 1				
<b>Indicator</b>	The number of applications permitted below 35 dwellings per hectare within the Coastal Corridor Strategy Area			
<b>Objective</b>	OB1			
<b>Key Policies</b>	SP1	<b>Related Policies</b>	BE1	
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger</b>
The number of applications permitted below 35 dwellings per hectare within the Coastal Corridor Strategy Area	An average density of 35 dwellings per hectare on allocated sites within the CCSA should be achieved.	<b>Adoption</b>	2016	The average density permitted on sites allocated within Policy H1 falls below 35 units per hectare, unless it aligns with the policy framework
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>				



## 4 . Overarching Policies

The indicators are suggesting that the strategic policy is not being implemented in the intended manner.

### Analysis

**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. Four of these are for individual dwellings within larger allocations. Overall, the average development density achieved across all these applications is 23 dwellings per hectare (dph). Four of the individual applications do not meet the target density, while two sites exceed it.

**4.1.2** 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.

**4.1.3** It is considered that the developments that did not meet density requirements could be justified in accordance with the policy through the need for the proposed new dwellings to be in keeping with the character of the sites and surroundings justifying the lower densities. The decisions were therefore considered to be in accordance with Policy BE1. However overall, the policy target of achieving an average density of 35 dwellings per hectare on allocated sites has again been missed by a significant margin. Consequently, although the trigger point for this indicator has not been reached, the policy is clearly not achieving its objectives and it will therefore be reviewed as part of the review of the LDP.

**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**

Strategic Policy SP 1 Indicator 2			
<b>Indicator</b>	The number of applications permitted below 30 dwellings per hectare within the Valleys Strategy Area (VSA).		
<b>Objective</b>	OB1		
<b>Key Policies</b>	SP1	<b>Related Policies</b>	BE1
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>

## 4 . Overarching Policies

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.	<b>Adoption</b>	2016	The average density permitted on sites allocated within Policy H1 falls below 30 units per hectare, unless it aligns with the Policy framework.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>				
The indicators are suggesting that the strategic policy is not being implemented in the intended manner.				

### Analysis

**4.1.4** As with Indicator 1, the target and trigger points for this indicator relate to developments on allocated sites, in this case within the Valleys Strategy Area (VSA).

**4.1.5** There have been two applications on allocated sites within the VSA, one in Rhyd y Fro, Pontardawe, (for 35 dwellings) and the other at Welfare Hall, Glynneath (10 dwellings). Together, these developments have an average density of some 18 dph, not meeting the target of 30 dph for developments in the VSA.

**4.1.6** As set out above, Policy BE1 criterion 8 (a) and paragraph 5.5.14 of the LDP indicate that developments should be designed where possible to maximise the accommodation provided while remaining in keeping with the surrounding area. In both these cases it was considered that a higher density development would not be in keeping with the character or appearance of the locality. In addition, in the case of the Pontardawe scheme a higher density of development was not compatible with the zero carbon concept and philosophy of the scheme, while in the Glynneath case, significant flooding issues resulted in areas of the site being unsuitable for development. These cases therefore are not considered to constitute trigger applications for this indicator.

**4.1.7** However, as with indicator 1 the policy target for the VSA (to achieve an average density of 30 dwellings per hectare on allocated sites) has been missed by a significant margin and is not achieving its objectives. The policy will therefore be reviewed as part of the review of the LDP.

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

**Table 4.1.4 Strategic Policy SP1 - Climate Change**

Strategic Policy SP 1 Indicator 3			
<b>Indicator</b>	Amount of greenfield land lost not allocated in the LDP.		
<b>Objective</b>	OB1		
<b>Key Policies</b>	SP1	<b>Related Policies</b>	SP16; BE1
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>

## 4 . Overarching Policies

Amount of greenfield land lost not allocated in the LDP.	No greenfield land lost contrary to the policy framework.	<b>Adoption</b>	2016	The loss of greenfield land contrary to the Policy framework.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>				
No further action required. Monitoring to continue.				

### Analysis

**4.1.8** Greenfield sites are defined as sites that do not meet the definition of previously developed land given in PPW<sup>(5)</sup>. 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.

**4.1.9** A total of 13 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 any alternative brownfield site.

**4.1.10** Eight of the applications are for single dwellings on individual plots or on small previously approved development sites where no alternative brownfield option would have been available. Three were for small residential sites (fewer than ten units) within settlement limits with no alternative brownfield land available.

**4.1.11** The remaining two proposals were for developments which required sites away from previously developed areas (a wind farm and a small campsite).

**4.1.12** It is considered that alternative brownfield land was not realistically available in a suitable location for any of the proposed developments and that consequently none of the proposals are contrary to this criterion of Policy BE1.

**4.1.13** 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**

Strategic Policy SP1 Indicator 4	
<b>Indicator</b>	The number of applications permitted within safeguarded freight facility locations.

## 4 . Overarching Policies

<b>Objective</b>	OB2, OB21, OB22		
<b>Key Policies</b>	SP1	<b>Related Policies</b>	SP20; TR4
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
The number of applications permitted within safeguarded freight facility locations.	No applications permitted on sites for the transportation of freight contrary to the policy framework .	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Trigger</b>	One application permitted contrary to the policy framework.		
<b>Action</b>			
No further action. Monitoring to continue.			

### Analysis

**4.1.14** There have been no applications within a safeguarded freight facility location covered by Policy TR4 (Safeguarding Freight Facilities) during the monitoring period. Therefore, there are no trigger applications for this indicator.

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

**Table 4.1.6 Strategic Policy SP1 - Climate Change**

Strategic Policy SP 1 Indicator 5			
<b>Indicator</b>	The number of applications permitted within C1 floodplain areas.		
<b>Objective</b>	OB1		
<b>Key Policies</b>	SP1	<b>Related Policies</b>	
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
The number of applications permitted within C1 floodplain areas.	No applications permitted for highly vulnerable development within C1 floodplain areas that does not meet all the TAN 15 tests.	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Trigger</b>	One application permitted for highly vulnerable development that does not meet all the TAN 15 requirements.		
<b>Action</b>			
No further action required. Monitoring to continue.			

### Analysis

**4.1.15** A total of 14 applications were approved within the monitoring period for developments within or partly within DAM Zone C1. The majority of these were for changes of use of existing premises, with only one being for a new building (for storage purposes).

## 4 . Overarching Policies

In relation to Indicator 5, the target and trigger points are concerned with *highly vulnerable* developments (as defined in TAN15) within C1 which do not meet the tests set out in the TAN.

**4.1.16** Two of the applications related to *highly vulnerable* types of development. Both were for changes of use from single dwellings to Houses in Multiple Occupation (HMOs). However, in both cases it was considered that the proposals met the requirements set out in TAN 15 (Development and Flood Risk).

**4.1.17** There are therefore considered to be 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**

Strategic Policy SP 1 Indicator 6				
Indicator	The number of applications permitted within C2 floodplain areas.			
Objective	OB1			
Key Policies	SP1	Related Policies		
Indicator	Target	Outcome	Trigger	
The number of applications permitted within C2 floodplain areas.	No applications permitted for highly vulnerable development within C2 floodplain areas.	<b>Adoption</b>	2016	One application permitted for highly vulnerable development.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
Action				
No further action required. Monitoring to continue.				

### Analysis

**4.1.18** Twelve applications were approved within the monitoring period for developments within or partly within DAM Zone C2. Four of these would fall within the definition of *highly vulnerable* development relevant to indicator 6.

**4.1.19** Of these, two were for new dwellings (a single plot and a development of 10 plots). However, in both cases, although the application sites were partly within Zone C2, the dwellings themselves were not located within the flood zone: areas of flood risk have been kept as garden or otherwise open land.

## 4 . Overarching Policies

**4.1.20** The other two proposals were both developments within the Swansea University Bay Campus where the principle of development has previously been accepted in full consultation with NRW. Notwithstanding this, these two applications constitute highly vulnerable development approved within C2 flood zone areas and are therefore trigger applications for this indicator.

**4.1.21** Planning policy in respect of flooding is contained within TAN 15 rather than being LDP policy. In respect of this indicator, the relevant LDP policy is SP1 (Climate Change) and the implication is that SP1 is not being fully implemented in terms of fully taking into account the consequences of climate change. However, since the developments are both within the established Bay Campus and are necessary as part of the existing use rather than being new stand alone proposals, it is considered that no further action is necessary in respect of this indicator.

## 4 . Overarching Policies

### 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	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
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	Completed in 2018 monitoring period	No further action required

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

**Table 4.2.2 Strategic Policy SP2 - Health**

Strategic Policy SP 2 Indicator 7			
<b>Indicator</b>	The net change, type and spatial distribution of open space and community facilities		
<b>Objective</b>	OB2		
<b>Key Policies</b>	SP2	<b>Related Policies</b>	SP10, OS2, SC2
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
The net change, type and spatial distribution of open space and community facilities	No loss of facilities permitted contrary to the policy framework	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Action</b>	No further action required. Monitoring to continue		

### Analysis

#### Community Facilities

**4.2.1** Over the monitoring period there have been a number of applications approved which would result in the 'loss' of premises and uses that could be regarded as community facilities. Some of these were not deemed to be *important* community facilities in terms of

## 4 . Overarching Policies

their use and/or context and were therefore not subject to policy SC2, while others were judged to be in accord with the terms of the policy. There were no applications determined contrary to the policy framework.

### Open Space

**4.2.2** Over the monitoring period, there have been 3 applications approved which have affected areas of existing open space (i.e. parcels of land identified in the Council's 'Open Space Assessment').

**4.2.3** Two applications (2018/824 and 2019/5128) related to two parcels of land in the Bryncoch south ward, where permission was granted for affordable housing. The Policy requirements were addressed in the Officer report and landscape enhancement together with S106 contributions for off site open space were secured.

**4.2.4** One application (2019/5314) sought approval for the change of use and enclosure of a small area of land within Skewen Park to form part of the land associated with the scout hut. Although this involved the removal of a small area of the park from use by the general public, it was not considered to be contrary to the overall policy framework.

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

**Table 4.2.3 Strategic Policy SP2 - Health**

Strategic Policy SP 2 Indicator 8				
Indicator	The number of planning applications refused on design grounds.			
Objective	OB2; OB23; OB24			
Key Policies	SP2	Related Policies	BE1	
Indicator	Target	Outcome	Trigger	
The number of planning applications refused on design grounds.	No application permitted contrary to the policy framework.	<b>Adoption</b>	2016	One application permitted contrary to the policy framework.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
Action				
No further action required. Monitoring to continue.				



## 4 . Overarching Policies

### Analysis

**4.2.5** This indicator concerns Policy SP2 and therefore 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.

**4.2.6** The indicator relates to 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 three significant applications (not including householder and small scale proposals) were refused for reasons that included design grounds during the monitoring period. 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.**

**4.2.7** The Design SPG was completed and published in July 2017. No further monitoring or action is required.

### 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	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue

**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**

Strategic Policy SP 3 Indicator 10				
<b>Indicator</b>	The amount of major retail, office and leisure development permitted in town centre and in out-of-town centres.			
<b>Objective</b>	OB2, OB3, OB4			
<b>Key Policies</b>	SP3	<b>Related Policies</b>	SP2; SC1	
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger</b>
The 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.	<b>Adoption</b>	2016	One application permitted contrary to the policy framework.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>	No further action required. Monitoring to continue.			

### Analysis

**4.3.1** Out of a total of 8 applications relating to retail, office and leisure developments in the monitoring period, three related to major developments (over 1,000m<sup>2</sup>). One related to existing ancillary offices becoming a separate office use at the former Crown Packaging premises, within existing buildings. The premises are located within the Milland Road existing employment area (EC2/5) and the proposal is therefore in accordance with the policy framework. The second relates to the reconstruction of the Plaza Cinema in Port

## 4 . Overarching Policies

Talbot, which will result in an additional 1600m<sup>2</sup> extending the existing mixed leisure and retail uses, while the third is for a mixed use games area (MUGA) within the Swansea University Bay Campus, Crymlyn Burrows.

**4.3.2** All three applications were determined in accordance with the planning policy framework and there are therefore no trigger applications for this indicator.

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

**Table 4.3.3 Strategic Policy SP3 - Sustainable Communities**

Strategic Policy SP 3 Indicator 11			
<b>Indicator</b>	The number of applications permitted outside settlement limits.		
<b>Objective</b>	OB2, OB3, OB4		
<b>Key Policies</b>	SP3	<b>Related Policies</b>	SP2; SC1
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
The number of applications permitted outside settlement limits.	No applications permitted outside settlement limits contrary to the policy framework.	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Action</b>			
No further action. Monitoring to continue.			

### Analysis

**4.3.3** A total of 15 applications for proposals outside settlement limits were decided upon over the monitoring period. Of these, 12 were approved including one Appeal Decision by a Government Inspector. All of the approvals were deemed to be in accordance with Policy SC1.

**4.3.4** There are therefore no trigger applications for this indicator.

### 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	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
13	The preparation of Supplementary Planning Guidance relating to Planning Obligations	Completed in 2017 monitoring period	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**

Strategic Policy SP4 Indicator 12				
<b>Indicator</b>	The number of applications permitted where new or improved infrastructure has been secured through developer contributions			
<b>Objective</b>	OB3, OB4, OB7, OB9, OB22, OB25			
<b>Key Policies</b>	SP4	<b>Related Policies</b>	I1	
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger</b>
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.	<b>Adoption</b>	2016	One application permitted contrary to the policy framework.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>				
Following confirmation, the policy will be subject to a review process.				

### Analysis

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

## 4 . Overarching Policies

**Table 4.4.3**

Application Ref	Site location	Site Ref	Open space	Highways	Welsh Language	Education	Biodiversity
P2018/0824	Llys Wern Bryncoch	n/a	£7,732				
P2019/5128	Llys Wern Bryncoch	n/a	£9,665 <sup>(1)</sup>				
P2018/0724	Castle St Skewen	n/a	£6,810				
P2019/5495	Windsor Rd Neath	n/a	£15,330				
P2019/0021	Heritage Gate	H1/LB/5	£150,920				
P2011/0486	Welfare Hall Glynneath	H1/LB/28	£22,170				
P2013/0326	r/o Main Rd Bryncoch	n/a	£16,000 <sup>(2)</sup>				
P2019/0302	Neath Rd Resolven	n/a	£11,085				
P2018/0301	Clyne School, Clyne	n/a	£1,248				
P2019/5543	Waun Sterw	H1/27					£63,395
<b>Totals</b>			<b>£233,228</b>				<b>£63,395</b>

1. this was a re-plan of the above to include 1 additional dwelling. The contribution includes that for 2018/0824
2. Plus additional contribution of £250,000 for Affordable housing

**4.4.2** Over the monitoring period, financial contributions totalling £233,228 (excluding P2018/824 to avoid double counting) were secured specifically for open space. Notwithstanding this positive contribution, the policy requirements for open space were not met in all cases, as over the same period there were just 2 applications approved 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. In both cases, viability was the justification, (further detail is provided within the analysis for Indicator 46).

**4.4.3** In addition S106 requirements for ecological mitigation of £63,395 have been secured on a development at Waun Sterw in Pontardawe.

**4.4.4** In respect of affordable housing contributions, the following requirement was triggered by Policy AH1 (and therefore Policy I1):

- P2013/0326 r/o Main Rd Bryncoch included a £250,000 contribution for Affordable housing.

**4.4.5** Two applications both of which involved conversion of premises in Neath Town Centre into mixed commercial and residential use were deemed not viable to provide contributions:

- P2019/5607 - Change of use of former public house (Class A3) to 3 retail units (Class A1) on ground floor and 6 no. 1 bedroom flats on upper floors and external alterations at 30 Orchard St Neath; and
- P2019/5235 - Change of use of ground floor to 1 no. retail unit and 1 no. office unit, provision of 4 no. flats over first and second floors and demolition of outbuildings at 30 High Street Neath.

**4.4.6** No applications were approved subject to a S106 agreement relating to the submission of an annual viability study.

**4.4.7** Additionally, the following applications related to 100% affordable housing schemes:

- P2018/0824 Llys Wern, Bryncoch ( 4 units);
- P2019/5128 Llys Wern Bryncoch (additional unit to P2018/0824); and
- P2019/5495 9 Windsor Rd Neath (10 units).

**4.4.8** One application in Pontardawe (P2019/5543 Waun Sterw) was approved for an innovative style of homes for rent. No contribution could be provided for Affordable homes based on the existing definition due to viability issues. However in support of the submission the applicant indicated that “Affordable Lifestyle delivery at Parc Hadau will actually offer equal or better value than a traditional social affordable rent, once energy bills and the cost of transport is added in, assuming our residents take the EV lease offer instead of a car lease’. This proposed development is based on an affordable model that includes the whole cost to the occupier, including energy use, and provides Zero Carbon development that in their view provides a true affordable and sustainable form of development.

**4.4.9** In respect of other categories of infrastructure, the impact of new development on communities has been addressed during the decision making process. 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.

**4.4.10** Whilst overall the policy is generally being consistently implemented, there have been a limited number of instances where the policy requirements have not been fully addressed. Viability is often cited as the reason why Affordable Housing provision or S106 contributions have not been possible and whilst this 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 scheme.

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**4.4.11** Those cases where the policy requirements were not met however constitute trigger applications for this indicator. The policy and the viability of development, particularly in respect of affordable housing, will therefore be reassessed as part of the review of the LDP.

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

**4.4.12** The Planning Obligations SPG was completed and published in October 2016. No further monitoring or action is required.

## 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 are suggesting that the strategic policy is not being implemented	Following confirmation the Policy will be subject to a review process
15	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation the Policy will be subject to a review process
16	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation the Policy will be subject to a review process
17	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation the Policy will be subject to a review process
18	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation the Policy will be subject to a review process
19	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation the Policy will be subject to a review process
20	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation the Policy will be subject to a review process
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	Completed in 2014	No further action required
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



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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.
28	The amount of new development permitted and delivered within Afan Lido Mixed Use Regeneration Scheme	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
29	The amount of new development permitted and delivered within Afan Lido Mixed Use Regeneration Scheme	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
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**

Strategic Policy SP 5 Indicator 14				
Indicator	The number of new housing units permitted and delivered within the Coastal Corridor Strategy Area.			
Objective	OB5			
Key Policies	SP5	Related Policies	SP7, H1	
Indicator	Target	Outcome	Trigger	
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 <b>5,690</b> 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	<b>Adoption</b>	2016	The number of new housing units provided within the Coastal Corridor Strategy Area falls below the cumulative requirement for 2 consecutive years.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		

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	2018/19 - 533			
	2019/20 - 518			
	2020/21 - 513			
	2021/22 - 502			
	2022/23 - 468			
	2023/24 - 412			
	2024/25 - 387			
	2025/26 - 375			
<b>Action</b>				
Following confirmation, the Policy will be subject to a review process.				

### Analysis

**5.1.1** The following table illustrates the delivery of housing in the Coastal Corridor Strategy Area 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	<b>152</b>	152	152	<b>0</b>
2012/13	134	<b>134</b>	286 (+134)	286	<b>0</b>
2013/14	216	<b>217</b>	502 (+216)	503	<b>+1</b>
2014/15	268	<b>235</b>	770 (+268)	738	<b>-32</b>
2015/16	318	<b>130</b>	1088 (+318)	868	<b>-220</b>
2016/17	379	<b>113</b>	1467 (+379)	981	<b>-486</b>
2017/18	495	<b>78</b>	1846 (+495)	1059	<b>-787</b>
2018/19	533	<b>130</b>	2,495 (+533)	1,189	<b>-1,306</b>
2019/20	518	<b>97</b>	3,013 (+518)	1,286	<b>-1,727</b>

**5.1.2** Within the Coastal Corridor Strategy Area, the delivery of housing on allocated sites continues to fall behind the targets contained within the monitoring framework. During the 2019/20 monitoring year, a total of 97 housing completions were recorded on allocated sites within the Coastal Corridor. This figure remains significantly lower than the year's target of 518 dwellings.

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**5.1.3** Since the LDP base date (2011), the number of housing completions on allocated sites in the Coastal Corridor totals 1,286 dwellings. Compared against the annual cumulative target of 3,013, this shows that completions have now fallen 1,727 below target and that just 42.7% of the cumulative annual target has been delivered to date.

**5.1.4** Although there is sufficient housing land allocated in the LDP to meet the identified housing requirement, for a variety of reasons (including those that are independent of the planning system), the allocated sites in the Coastal Corridor are not coming forward and progressing as anticipated. In particular, there has been limited progress in regard to the two allocated 'Strategic Regeneration Areas' at Coed Darcy, Neath (refer to Indicator 15) and Harbourside, Port Talbot (refer to Indicator 19).

**5.1.5** Notwithstanding this point, it should be acknowledged that there has been recent progress on a number of allocated sites, with some sites gaining planning permission, or detailed pre-application advice sought. There is an expectation therefore that the rate of delivery could increase in the next monitoring period and beyond.

**5.1.6** Given however that the trigger point of the policy has been reached and that the policy is clearly not achieving its objectives, the policy will be reassessed as part of the review of the LDP.

**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**

Strategic Policy SP 5 Indicator 15				
Indicator	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area.			
Objective	OB5			
Key Policies	SP5	Related Policies	SRA 1, SP7, H1	
Indicator	Target	Outcome		Trigger
The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area.	To provide for the development of <b>2,400</b> new housing units by 2026.	<b>Adoption</b>	2016	The number of new housing units provided within the Coed Darcy SRA falls below the cumulative requirement for 2 consecutive years.
	Annual Targets:	<b>AMR 2017</b>		
	2011/12 - 0	<b>AMR 2018</b>		
	2012/13 - 3	<b>AMR 2019</b>		
	2013/14 - 72			
	2014/15 - 100			
	2015/16 - 125			

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	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			
<b>Action</b>				
Following confirmation the Policy will be subject to a review process.				

### Analysis

**5.1.7** 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	<b>0</b>	0	0	<b>0</b>
2012/13	3	<b>3</b>	3	3	<b>0</b>
2013/14	72	<b>72</b>	75 (+72)	75	<b>0</b>
2014/15	100	<b>76</b>	175 (+100)	151	<b>-24</b>
2015/16	125	<b>62</b>	300 (+125)	213	<b>-87</b>
2016/17	140	<b>53</b>	440 (+140)	266	<b>-214</b>
2017/18	170	<b>23</b>	610 (+170)	289	<b>-321</b>
2018/19	190	<b>2</b>	800 (+190)	291	<b>-509</b>
2019/20	215	<b>0</b>	1,015	291	<b>-724</b>

**5.1.8** The delivery of housing at Coed Darcy continues to fall behind the targets contained within the monitoring framework, with no residential units delivered during the current monitoring period.

## 5 . Area Based Policies

**5.1.9** Since the LDP base date (2011), the number of housing completions at Coed Darcy totals 291 dwellings. When compared against the annual cumulative target of 1,015 units, completions have now fallen 724 units below target and that just 28.7% of the cumulative annual target has been delivered to date.

**5.1.10** Notwithstanding this position, it should be acknowledged that the Council and St Modwen Developments Ltd (SMDL) have continued to work together to renegotiate the S106 Legal Agreement to find a resolution that will enable further residential development in the north of the site, where the initial phase of residential development has commenced, and allow for the commencement of a second front of development in the southern area. The S106 has recently been renegotiated and there is an expectation therefore that the rate of delivery on site could increase in the next monitoring period and beyond.

**5.1.11** Given however that the trigger point of the policy has been reached and that the policy is clearly not achieving its objectives, the policy will be reassessed as part of the review of the LDP.

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

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

Strategic Policy SP 5 Indicator 16			
<b>Indicator</b>	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area.		
<b>Objective</b>	OB5		
<b>Key Policies</b>	SP5	<b>Related Policies</b>	SRA 1, SP11, EC1/3
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area.	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.	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Action</b>			
Following confirmation the Policy will be subject to a review process.			

### Analysis

**5.1.12** To date, since the adoption of the LDP there has been no additional land developed within the Coed Darcy Strategic Regeneration Area for employment uses. The delivery of employment land at Coed Darcy is closely linked to the delivery of housing, with the slower than anticipated rate of housing and infrastructure delivery resulting in a delay in the employment element of the mixed use regeneration scheme.

**5.1.13** Notwithstanding the expectation that the rate of development on site could increase in the next monitoring period and beyond, given that the trigger points of the policy has been reached and that the policy is clearly not achieving its objectives, the policy will be reassessed as part of the review of the LDP.

**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**

Strategic Policy SP 5 Indicator 17			
<b>Indicator</b>	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area.		
<b>Objective</b>	OB21, OB22		
<b>Key Policies</b>	SP5	<b>Related Policies</b>	SRA1; SP20; TR1/2
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
The amount and type of new development permitted and delivered within Coed Darcy Regeneration Area.	To deliver the Coed Darcy Southern Access Road in accordance with the timeframe identified within the S106 agreement.	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Action</b>			
Following confirmation, the Policy will be subject to a review process.			

### Analysis

**5.1.14** In respect of the Coed Darcy Southern Access Road (SAR), discussions are being finalised between the Council and St Modwen Developments Ltd (SMDL) in assessing 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.

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**5.1.15** 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 will allow the development of Coed Darcy on two fronts enabling an increase in the delivery of residential units for occupation.

**5.1.16** 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) as well as linking it to the opening of the primary school. Although the trigger point for this indicator has not yet been reached, given the lack of progress to date, the delivery of the SAR (Policy TR1/2) will therefore be reassessed as part of the review of the LDP.

**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**

Strategic Policy SP 5 Indicator 18			
<b>Indicator</b>	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area.		
<b>Objective</b>	OB2, OB21, OB22		
<b>Key Policies</b>	SP5	<b>Related Policies</b>	SRA1; SP20;TR1/4
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area.	To deliver the J43 (M4) Improvements in a phased manner in accordance with the timeframe identified within the S106 agreement.	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Action</b>			
The Policy will be subject to a review process.			

### Analysis

**5.1.17** Linked to the delivery of the SAR (refer to Indicator 17 above), the existing S106 Agreement is being re-assessed to establish if a series of further improvements to Junction 43 of the M4 is still required and the construction of an additional road connecting the scheme to the road network which is known as the Northern Access Road (NAR). Work has already been completed in regard to the initial phases of improvement works.

**5.1.18** 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

## 5 . Area Based Policies

allowing a greater number of residential dwellings to be constructed prior to the construction of the strategic highway link connecting Coed Darcy 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-timed to accommodate this.

**5.1.19** In due course, a revised phased delivery of the Junction 43 improvements will be agreed and inserted. Although the trigger point for this indicator has not yet been reached, given the lack of progress to date, the delivery of any further J43 Improvements (Policy TR1/4) will therefore be reassessed by a further TIA and as part of the review of the LDP.

**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**

Strategic Policy SP 5 Indicator 19				
Indicator	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area.			
Objective	OB5			
Key Policies	SP5	Related Policies	SRA2 SP7, H1	
Indicator	Target	Outcome	Trigger	
The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area.	To provide <b>385</b> new housing units by 2026.	<b>Adoption</b>	2016	The number of new housing units provided within the Harbourside SRA falls below the cumulative requirement for 2 consecutive years.
	Annual Targets:	<b>AMR 2017</b>		
	2011/12 - 0	<b>AMR 2018</b>		
	2012/13 - 0	<b>AMR 2019</b>		
	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				



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	2022/23 - 50			
	2023/24 - 50			
	2024/25 - 50			
	2025/26 - 30			
<b>Action</b>				
Following confirmation the Policy will be subject to a review process.				

### Analysis

**5.1.20** The delivery of housing at Harbourside has now fallen behind the targets contained within the monitoring framework for more than two consecutive years. Whilst the redevelopment of 'Green Park' was the first residential element of the Strategic Regeneration Area completed in 2016/17 with the site delivering 34 residential units, during the 2019/20 monitoring year, there were no housing completions recorded.

**5.1.21** Since the LDP base date (2011) therefore, the number of housing completions at Harbourside totals 34 dwellings. Compared against the annual cumulative target of 105 just 32.4% of the cumulative annual target has been delivered to date.

**5.1.22** Whilst there is an expectation that the rate of development at Harbourside could increase in the next monitoring period and beyond, given that the trigger point of the policy has been reached and that the policy is not achieving its objectives, the policy will be reassessed as part of the review of the LDP.

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

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

Strategic Policy SP 5 Indicator 20			
<b>Indicator</b>	The amount and type of new development permitted within Harbourside Strategic Regeneration Area.		
<b>Objective</b>	OB5		
<b>Key Policies</b>	SP5	<b>Related Policies</b>	SRA2, SP11, EC1/4
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>

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The amount and type of new development permitted within Harbourside Strategic Regeneration Area.	A minimum of <b>7 hectares</b> 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 <b>0.92 hectares</b> to be developed over any 2 year period.	<b>Adoption</b>	2016	The amount of land developed for employment uses within the Harbourside SRA falls below the cumulative requirement for 2 consecutive years.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>				
Following confirmation the Policy will be subject to a review process.				

### Analysis

**5.1.23** 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 Employment Development at Harbourside**

Year	Employment Land Developed	Cumulative Target	Cumulative Development	Development Against Target
2011/2012	<b>1.72ha</b>	1.7ha	1.7ha	<b>0</b>
2012/2013	<b>0</b>	2.16ha (+0.46ha)	1.7ha	<b>-0.46ha</b>
2013/2014	<b>0</b>	2.62ha (+0.46ha)	1.7ha	<b>-0.92ha</b>
2014/2015	<b>0</b>	3.08ha (+0.46ha)	1.7ha	<b>-1.38ha</b>
2015/2016	<b>0.098ha</b>	3.54ha (+0.46ha)	1.8ha	<b>-1.74ha</b>
2016/2017	<b>0</b>	4ha (+0.46ha)	1.8ha	<b>-2.2ha</b>
2017/2018	<b>0</b>	4.46ha (+0.46ha)	1.8ha	<b>-2.66ha</b>
2018/2019	<b>0</b>	4.92ha (+0.46ha)	1.8ha	<b>-3.12ha</b>
2019/2020	<b>0</b>	5.38	1.8ha	<b>-3.58ha</b>

**5.1.24** 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 two year period. Within the current monitoring period, there has been no development at Harbourside.

**5.1.25** There has now been no land developed for employment uses at Harbourside for four consecutive years. Planning permission had been granted for 7,303sqm of employment floorspace on 2.1ha of land since the LDP basedate, however, these permissions have not yet been implemented.

**5.1.26** Consultants have been engaged to prepare a report and strategic plan for the Harbourside area. The draft report indicates that: *'Without public intervention development across the PTWEZ is expected to be protracted and unlikely to deliver the range and*

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*quality of property opportunities to attract business investment and growth'. The report continues 'There is clear evidence of local market failure with considerable viability gap given the need for land to be de-contaminated from its industrial past and abnormal development costs due to local ground conditions'.*

**5.1.27** Potential flood risk has also been an issue in the Harbourside area, although not affecting all development sites. Funding has now been secured however for a further remediation scheme.

**5.1.28** Further negative influences that are likely to have discouraged development include the general economic climate and uncertainties around Brexit and issues such as the future of the steelworks. However, taking into account the work that is being undertaken and the potential of the area and its excellent regional and national connectivity, it is considered that Harbourside has a positive future as an employment area.

**5.1.29** The strategy and policy for Harbourside will therefore be reassessed as part of the review of the LDP (in discussion with local, regional and national agencies) in order to ensure that the vision for the area is realised.

**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**

Strategic Policy SP 5 Indicator 21				
<b>Indicator</b>	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area.			
<b>Objective</b>	OB5; OB13			
<b>Key Policies</b>	SP5	<b>Related Policies</b>	SRA2; SP12; R1/3	
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger</b>
The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area.	To deliver the retail development at Harbourside SRA in accordance with the Port Talbot Harbourside and Town Centre Development Framework.	<b>Adoption</b>	2016	The retail development at Harbourside SRA is not delivered in accordance with the Port Talbot Harbourside & Town Centre Development Framework.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>				
No further action required. Monitoring to continue.				

### Analysis

**5.1.30** This indicator relates to retail development at Harbourside and there have been no relevant applications during the monitoring period. The existing established business (LBS Builders Merchants off Cramic Way) continues to trade within the overall Harbourside Strategic Regeneration Area allocation in accordance with the development framework. There are therefore no trigger applications for this indicator.

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

**5.1.31** Harbour Way (PDR) was completed in 2014 - no further monitoring or action required.

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

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

Strategic Policy SP 5 Indicator 23			
<b>Indicator</b>	The preparation of SPG relating to Port Talbot Harbourside & Town Centre Development Framework.		
<b>Objective</b>	OB5		
<b>Key Policies</b>	SP5	<b>Related Policies</b>	SRA2
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
The preparation of SPG relating to Port Talbot Harbourside & Town Centre Development Framework.	To prepare the SPG relating to Port Talbot Harbourside & Town Centre Development Framework by October 2016.	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Trigger</b>	The SPG is not prepared by October 2016.		
<b>Action</b>			
Supplementary Planning Guidance may be required.			

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### Analysis

**5.1.32** 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.

**5.1.33** Preparation of the SPG has therefore been further 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 5.1.14 Strategic Policy SP5 - Development in the Coastal Corridor Strategy Area**

Strategic Policy SP 5 Indicator 24			
<b>Indicator</b>	The amount of new development permitted and delivered within Neath Town Centre Mixed Use Regeneration Scheme.		
<b>Objective</b>	OB5		
<b>Key Policies</b>	SP5	<b>Related Policies</b>	CCRS1/1 SP7, H1/7
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
The amount of new development permitted and delivered within Neath Town Centre Mixed Use Regeneration Scheme.	To deliver 50 new housing units with anticipated commencement from 2016/17.	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Trigger</b>	The housing development within Neath Town Centre Mixed Use Regeneration Scheme is not delivered from 2016/17.		
<b>Action</b>			
No further action required. Monitoring to continue.			

### Analysis

**5.1.34** The first phase of the Neath Town Centre Mixed Use Regeneration Scheme, comprising 6 commercial and 12 residential units, is currently under construction and is expected to be completed within the next monitoring period.

**5.1.35** Whilst the trigger point for the policy has been reached there is evidence of real progress in delivering this scheme and as such no action is considered necessary at this time. Progress on the further residential development will be monitored over the next monitoring period and will need to be considered as part of the LDP review.

**Indicator 25: 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**

Strategic Policy SP 5 Indicator 25			
<b>Indicator</b>	The amount of new development permitted and delivered within Neath Town Centre Mixed Use Regeneration Scheme.		
<b>Objective</b>	OB5		
<b>Key Policies</b>	SP5	<b>Related Policies</b>	CCRS1/1; SP12, R1/1
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
The amount of new development permitted and delivered within Neath Town Centre Mixed Use Regeneration Scheme.	To deliver the retail element of the Neath Town Centre Regeneration Scheme: Phase1 by 2016; Phase 2 by 2020.	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Action</b>			
No further action required. Monitoring to continue.			

### Analysis

**5.1.36** In respect of the retail part of the Neath Town Centre Regeneration Scheme, phase 1 comprised a replacement multi-storey car park and a large shop unit which was completed and in use by mid 2016. The first part of the policy target has therefore been complied with.

**5.1.37** Phase 2 of the overall scheme includes the 6 commercial units and 12 residential units referred to above. As indicated, this development is currently under construction and the scheme therefore currently remains on target. Monitoring of progress on delivery of phase 2 will continue.

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

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

Strategic Policy SP 5 Indicator 26				
<b>Indicator</b>	The amount of new development permitted and delivered within Glanafan Comprehensive School Mixed Use Regeneration Scheme.			
<b>Objective</b>	OB5			
<b>Key Policies</b>	SP5	<b>Related Policies</b>	CCRS1/2, SP7, H1/7	
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger</b>
The amount of new development permitted and delivered within Glanafan Comprehensive School Mixed Use Regeneration Scheme.	To deliver 50 housing units with anticipated commencement from 2017/18.	<b>Adoption</b>	2016	The housing development within Glanafan Comprehensive School Mixed Use Regeneration Scheme is not delivered from 2017/18.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>				
Development complete. No further action required				

### Analysis

**5.1.38** The Glanafan School scheme was completed during the 2018-19 monitoring period. As a consequence of changes to the site layout, the number of units delivered on site reduced to 47.

**Indicator 27: 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**

Strategic Policy SP 5 Indicator 27			
<b>Indicator</b>	The amount of new development permitted and delivered within within Glanafan Comprehensive School Mixed use Regeneration Scheme.		
<b>Objective</b>	OB5;		
<b>Key Policies</b>	SP5	<b>Related Policies</b>	CCRS1/2; SP12, R1/2

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Indicator	Target	Outcome		Trigger
The amount of new development permitted and delivered within within Glanafan Comprehensive School Mixed use Regeneration Scheme.	To deliver the retail element of a mixed use development at Glanafan Comprehensive School, Port Talbot by 2020.	Adoption	2016	The retail element of a mixed use development at Glanafan Comprehensive School, Port Talbot is not delivered by 2020.
		AMR 2017		
		AMR 2018		
		AMR 2019		
<b>Action</b>				
Development complete. No further action required.				

### Analysis

**5.1.39** The retail element of the Glanafan School site forms part of the same planning permission and overall development as the residential elements referred to above. As indicated, work is now complete and in accordance with the policy target.

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

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

Strategic Policy SP 5 Indicator 28				
<b>Indicator</b>	The amount of new development permitted and delivered within Afan Lido Mixed-Use Regeneration Scheme.			
<b>Objective</b>	OB5			
<b>Key Policies</b>	SP5	<b>Related Policies</b>	CCRS1/3 SP7, H1/19	
Indicator	Target	Outcome		Trigger
The amount of new development permitted and delivered within Afan Lido Mixed-Use Regeneration Scheme.	To deliver 150 new housing units with anticipated commencement from 2016/2017.	Adoption	2016	The housing development within Afan Lido Mixed Use Regeneration Scheme is not delivered from 2016/17.
		AMR 2017		
		AMR 2018		
		AMR 2019		
<b>Action</b>				
Following confirmation, the policy will be subject to a review process.				



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### Analysis

**5.1.40** The Afan Lido site has been the subject of tender processes during the past two years and a detailed Site Planning Brief has been prepared. However, although there has been further pre-application interest in the site during the latter part of this monitoring period and further technical discussions are currently ongoing, there has been no start made on site to date.

**5.1.41** The site has already been cleared and is ready for redevelopment and is within a popular residential area close to the seafront and its many amenities. Despite the delays experienced therefore, it is anticipated that development of the site will be completed within the next 5 years.

**5.1.42** Although it is anticipated that development of the Afan Lido site could progress in the next monitoring period and beyond, given that the trigger point of the policy has been reached and the policy is not currently achieving its objectives here, the policy will be reassessed as part of the review of the LDP.

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

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

Strategic Policy SP 5 Indicator 29			
<b>Indicator</b>	The amount of new development permitted and delivered within Afan Lido Mixed-Use Regeneration Scheme.		
<b>Objective</b>	OB5		
<b>Key Policies</b>	SP5	<b>Related Policies</b>	CCRS1/3
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
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.	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Action</b>			
Following confirmation, the policy will be subject to a review process			

### Analysis

**5.1.43** The tourism / recreation element of the Afan Lido scheme is to be delivered alongside the residential element of the scheme. As stated in indicator 28, despite delays experienced, the development of the site is expected to be completed within the next 5 years. However, as with indicator 28, the policy objectives are not being achieved on this site and the policy will be reassessed as part of the review of the LDP.

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

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

Strategic Policy SP 5 Indicator 30				
Indicator	The number of applications permitted at the Bay Campus for uses contrary to the policy framework.			
Objective	OB5			
Key Policies	SP5	Related Policies	CCUC1	
Indicator	Target	Outcome	Trigger	
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:	<b>Adoption</b>	2016	One application permitted contrary to the policy framework.
	May 2013 - Work to commence.	<b>AMR 2017</b>		
	May 2014 - The first buildings completed.	<b>AMR 2018</b>		
	May 2015 - All non-residential buildings completed.	<b>AMR 2019</b>		
	September 2015 - Student accommodation completed.			
Action				
No further action required. Monitoring to continue.				

### Analysis

**5.1.44** 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.

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**5.1.45** 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.

**5.1.46** 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.

**5.1.47** Within the monitoring period, there have been four further applications for development at the Bay Campus. These include proposals for a MUGA, another for a Law School Building and a third for a temporary battery store, car charging spaces, PV to the rooves of the existing buildings and associated plant. The fourth sought consent to allow the extension of time for submission of Reserved Matters in relation to the remaining phases of planning permission 2010/222. All of these were acceptable and 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 are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
32	The number of new housing units permitted and delivered within the Pontardawe Strategic Growth Area	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
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	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
37	The number of live work proposals permitted	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
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**

Strategic Policy SP 6 Indicator 31 - To deliver housing development within the Valleys Strategy Area			
<b>Indicator</b>	The number of new housing units permitted and delivered within the Valleys Strategy Area		
<b>Objective</b>	OB6		
<b>Key Policies</b>	SP6	<b>Related Policies</b>	VRS1; SP7; H1
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>

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The number of new housing units permitted and delivered within the Valleys Strategy Area	2011/12: 61	<b>Adoption</b>	2016	The number of new housing units provided within the Valleys Strategy Area falls below the cumulative requirement for 2 consecutive years
	2012/13: 108	<b>AMR 2017</b>		
	2013/14: 44	<b>AMR 2018</b>		
	2014/15: 60	<b>AMR 2019</b>		
	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				
<b>Action</b>				
Following confirmation, the policy will be subject to a review process.				

### Analysis

**5.2.1** The following table illustrates the delivery of housing in the Valleys against the annual targets within the monitoring framework:

**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	<b>64</b>	61	64	<b>3</b>
2012/13	108	<b>108</b>	169 (+108)	172	<b>3</b>
2013/14	44	<b>44</b>	213 (+44)	216	<b>3</b>
2014/15	60	<b>81</b>	273 (+60)	297	<b>24</b>
2015/16	90	<b>85</b>	363 (+90)	382	<b>19</b>
2016/17	112	<b>18</b>	475 (+112)	400	<b>-75</b>
2017/18	92	<b>33</b>	567 (+92)	433	<b>-134</b>

Year	Annual Target	Housing Completions	Cumulative Target	Cumulative Completions	Cumulative Delivery Against Target
2018/19 (1)	75	24	642 (+75)	457	-185
2019/20	122	50	764 (+122)	508	<b>-256</b>

1. There was an error in the annual target in last year's AMR which has been rectified here.

**5.2.2** Within the Valleys Strategy Area, for the last three monitoring years, the delivery of housing on allocated sites has fallen behind the targets contained within the monitoring framework. During the 2019/20 monitoring year, a total of 50 housing completions were recorded on allocated sites within the Valleys. This figure remains significantly lower than the year target of 122 dwellings. It is however significantly more completions than the previous three years.

**5.2.3** Since the LDP base date (2011), the number of housing completions on allocated sites in the Valleys totals 508 dwellings. Compared against the annual cumulative target of 764, this shows that completions have now fallen 256 below target and that 66.5% of the cumulative annual target has been delivered to date.

**5.2.4** Although there is sufficient housing land allocated in the LDP to meet the identified housing requirement, for a variety of reasons (including those that are independent of the planning system), the allocated sites in the Valleys are not coming forward and progressing as anticipated.

**5.2.5** Notwithstanding this point, it should be acknowledged that there has been recent progress on the site at Bryn Brych Farm, Rhos, where construction is now well underway and likely to gather momentum as the site progresses.

**5.2.6** Given however that the trigger point of the policy has been reached and that the policy is clearly not achieving its objectives, the policy will be reassessed as part of the review of the LDP.

**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**

Strategic Policy SP 6 Indicator 32 - Pontardawe Strategic Growth Area			
<b>Indicator</b>	The number of new housing units permitted and delivered within the Pontardawe Strategic Growth Area		
<b>Objective</b>	OB 6		
<b>Key Policies</b>	SP6	<b>Related Policies</b>	SP7, H1
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>

## 5 . Area Based Policies

The number of new housing units permitted and delivered within the Pontardawe Strategic Growth Area	2011/12 - 0	<b>Adoption</b>	2016	The number of of new housing units provided within the Pontardawe Strategic Growth Area falls below the cumulative requirement for 2 consecutive years
	2012/13 - 46	<b>AMR 2017</b>		
	2013/14 - 30	<b>AMR 2018</b>		
	2014/15 - 38	<b>AMR 2019</b>		
	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			
<b>Action</b>				
Following confirmation, the policy will be subject to a review process.				

### Analysis

**5.2.7** The following table illustrates the delivery of housing in the Pontardawe Strategic Growth Area against the annual targets within the monitoring framework:

**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	<b>3</b>	0	3	<b>3</b>
2012/13	46	<b>46</b>	46 (+46)	49	<b>3</b>
2013/14	30	<b>30</b>	76 (+30)	79	<b>3</b>
2014/15	38	<b>43</b>	114 (+38)	122	<b>8</b>
2015/16	65	<b>66</b>	179 (+65)	188	<b>9</b>
2016/17	92	<b>18</b>	271 (+92)	206	<b>-65</b>
2017/18	72	<b>33</b>	343 (+72)	239	<b>-104</b>

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Year	Annual Target	Housing Completions	Cumulative Target	Cumulative Completions	Cumulative Delivery Against Target
2018/19	50	24	393 (+50)	263	-130
2019/20	66	50	459 (+66)	313	-146

**5.2.8** Within the Pontardawe Strategic Growth Area, for the previous three monitoring years, the delivery of housing on allocated sites had fallen behind the targets contained within the monitoring framework. During the 2019/20 monitoring year, a total of 50 housing completions were recorded on allocated sites within the Pontardawe area, which is again behind the annual target of 66 units. Whilst below the annual target, the completion rate is higher than previous years.

**5.2.9** Since the LDP base date, the number of housing completions on allocated sites in the Pontardawe area totals 313 dwellings, compared against the annual cumulative target of 459, this shows that completions have now fallen 146 below target and that 68.2% of the cumulative annual target has been delivered to date.

**5.2.10** As acknowledged above, there has been recent progress on the site at Bryn Brych Farm, Rhos, where construction is progressing, with the site continuing to deliver completions this year and it is anticipated that development will gather momentum as the site progresses.

**5.2.11** Given however that the trigger point of the policy has been reached and that the policy is not achieving its objectives, the policy will be reassessed as part of the review of the LDP.

**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**

Strategic Policy SP 6 Indicator 33 - Upper Neath Valley Strategic Growth area				
Indicator	The number of new housing units permitted and delivered within the Upper Neath Valley Strategic Growth Area.			
Objective	OB6			
Key Policies	SP6	Related Policies	VRS1;SP7; H1	
Indicator	Target	Outcome		Trigger
The number of new housing units permitted and delivered within the Upper Neath Valley Strategic Growth Area.	2011/12 - 5	<b>Adoption</b>	2016	The number of new housing units provided within the Upper Neath Valley Strategic Growth Area falls below the cumulative requirement for 2 consecutive years.
	2012/13 - 0	<b>AMR 2017</b>		
	2013/14 - 9			



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	2014/15 - 2	<b>AMR 2018</b>	
	2015/16 - 0	<b>AMR 2019</b>	
	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		
<b>Action</b>			
No further action required. Monitoring to continue.			

### Analysis

**5.2.12** The following table illustrates the delivery of housing in the Upper Neath Valley Strategic Growth Area against the annual targets within the monitoring framework:

**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
2017/18	0	0	16 (+0)	16	0
2018/19	0	0	16 (+0)	16	0
2019/20	21	0	37 (+21)	16	-21

**5.2.13** Within the Upper Neath Valley Strategic Growth Area, the delivery of housing on allocated sites has now fallen below the targets set out in the monitoring framework for the first time. However, as this is the first year that the target has not been achieved the trigger has not been reached. Planning permission has recently been granted on one of the allocated housing sites in Glynneath and further progress on this site and any other housing completions will continue to be monitored.

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

### Strategic Policy SP6 - Development in the Valleys Strategy Area

Strategic Policy SP 6 Indicator 34 - Park Avenue, Glynneath Mixed Use Regeneration				
<b>Indicator</b>	The amount of new development permitted and delivered within the Park Avenue , Glynneath Mixed Use Regeneration Scheme.			
<b>Objective</b>	OB6			
<b>Key Policies</b>	SP6	<b>Related Policies</b>	VRS1/1; SP7; H1	
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger</b>
The amount of new development permitted and delivered within the Park Avenue , Glynneath Mixed Use Regeneration Scheme.	To provide <b>150</b> new housing units with anticipated commencement from 2020/21.	<b>Adoption</b>	2016	The housing development at Park Avenue Glynneath Mixed Use Regeneration Scheme is not delivered from 2020/21.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>				
No further action required. Monitoring to continue.				

### Analysis

**5.2.14** The anticipated commencement of the development is from 2020/21. To date there has been no development on the Park Avenue site and there is no imminent prospect of development commencing anytime soon. The allocation will be reassessed as part of the review.

**Indicator 35: 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**

Strategic Policy SP 6 Indicator 35
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## 5 . Area Based Policies

<b>Indicator</b>	The amount of new development permitted and delivered within the Park Avenue Glynneath mixed-use regeneration scheme.			
<b>Objective</b>	OB6			
<b>Key Policies</b>	SP6	<b>Related Policies</b>		VRS1/1; SP12; R1/4
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger</b>
The amount of new development permitted and delivered within the Park Avenue Glynneath mixed-use regeneration scheme.	To deliver the retail element of a mixed use development at Park Avenue Glynneath in accordance with the Park Avenue Glynneath SPG.	<b>Adoption</b>	2016	The retail element of a mixed use development at Park Avenue, Glynneath is not delivered in accordance with the Park Avenue, Glynneath SPG.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>				
No further action required. Monitoring to continue.				

### Analysis

**5.2.15** As referenced above, there has been no progress to date on the retail elements of the development of this site and there is no imminent prospect of development commencing anytime soon. In conjunction with Indicator 34, the allocation will be reassessed as part of the review.

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

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

Strategic Policy SP6 Indicator 36				
<b>Indicator</b>	The preparation of Supplementary Planning Guidance relating to Park Avenue, Glynneath.			
<b>Objective</b>	OB6			
<b>Key Policies</b>	SP6	<b>Related Policies</b>		
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger</b>
The preparation of Supplementary Planning Guidance relating to Park Avenue, Glynneath.	To prepare the SPG relating to Park Avenue Glynneath by April 2017.	<b>Adoption</b>	2016	The SPG is not prepared by April 2017.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>				
Following confirmation, the Policy will be subject to a review process.				

### Analysis

**5.2.16** The SPG has not been produced by the trigger point date of April 2017. Whilst the site was expected to deliver within the latter part of the LDP period (i.e. from 2020 onwards), little progress has been made to date. In view of the imminent commencement of work on the Replacement Plan, which will review all allocations which have not been delivered, it is unlikely that the SPG will be produced during the next monitoring period. However this will be kept under close review.

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

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

Strategic Policy SP 6 Indicator 37					
Indicator	The number of live-work proposals permitted.				
Objective	OB6				
Key Policies	SP2 and SP11	Related Policies	SP11, EC5, EC6		
Indicator	Target	Outcome		Trigger	
The number of live-work proposals permitted.	An increase in the number of live-work units permitted.	Adoption	2016		No increase in the number of live-work units permitted for 2 consecutive years.
		AMR 2017			
		AMR 2018			
		AMR 2019			
Action					
Following confirmation, the Policy will be subject to a review process.					

### Analysis

**5.2.17** The live-work policy provides a framework to allow development outside of settlement limits within the Valley Strategy Area, providing a more flexible policy approach to encourage development and contribute to the reinvigoration of the valleys.

**5.2.18** Since LDP adoption, there have been no applications received for live-work units within the County Borough. Further research and investigation is therefore needed to establish the reasons for the lack of live-work proposals. Furthermore, given that the trigger point of the policy has been reached and that the policy is clearly not achieving its objectives, the policy will be reassessed as part of the review of the LDP.

**Indicator 38: The number of applications permitted at Rheola.**

## 5 . Area Based Policies

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

Strategic Policy SP 6 Indicator 38				
<b>Indicator</b>	The number of applications permitted at Rheola.			
<b>Objective</b>	OB6			
<b>Key Policies</b>	SP6	<b>Related Policies</b>	SP13; TO3/1	
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger</b>
The number of applications permitted at Rheola.	The allocation at Rheola will be delivered by 2021.	<b>Adoption</b>	2016	The allocation at Rheola is not delivered by 2021
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>				
No further action required. Monitoring to continue.				

### Analysis

**5.2.19** The site at Rheola remains the subject of 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.

**5.2.20** Discussions have continued in respect of development of the site and there remains interest in, and a clear desire to encourage, tourism development at the site. However, outline approval has not been issued as the S106 has not been signed. The target is for delivery of the allocation by 2021 and there is still time for this site to progress before the trigger date is reached. Progress will continue to be monitored in subsequent AMRs and as part of the Plan Review.

## 6 . Building Healthy & Sustainable Communities

### 6 Building Healthy & Sustainable Communities

#### 6.1 Strategic Policy 7 Housing Requirement

**Table 6.1.1 Monitoring Summary by Indicator**

f	Indicator	Assessment	Action
39	The number of net additional affordable and general market dwellings built in the LPA area	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
40	The housing land supply taken from the current Housing Land Availability Study (TAN 1)	TAN1 Revoked by the Welsh Government	No longer a requirement to report on this indicator

**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**

Strategic Policy SP 7 Indicator 39 - To deliver sufficient housing to meet the economic led growth strategy				
Indicator	The number of net additional affordable and general market dwellings built in the LPA area.			
Objective	OB7			
Key Policies	SP7	Related Policies	SP2, H1	
Indicator	Target	Outcome		Trigger
The number of net additional affordable and general market dwellings built in the LPA area.	A total provision of <b>8,760</b> 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	Adoption	2016	The number of new housing units provided within the County Borough falls below the cumulative requirement for 2 consecutive years.
		AMR 2017		
		AMR 2018		
		AMR 2019		

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	2018/19 - 686			
	2019/20 - 698			
	2020/21 - 676			
	2021/22 - 647			
	2022/23 - 614			
	2023/24 - 553			
	2024/25 - 542			
	2025/26 - 488			
<b>Action</b>				
Following confirmation, the Policy will be subject to a review process.				

### Analysis

**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. The following table illustrates the delivery of housing against the annual targets within the monitoring framework:

**Table 6.1.3 Total Housing Completions by Year**

Year	Annual Target	Actual Housing Completions	Cumulative Target	Cumulative Completions	Cumulative Completions Against Target	Cumulative completions as a %
2011/12	262	<b>262</b>	262	262	<b>0</b>	100%
2012/13	287	<b>287</b>	549	549	<b>0</b>	100%
2013/14	301	<b>301</b>	850	850	<b>0</b>	100%
2014/15	386	<b>401</b>	1,236	1,251	<b>15</b>	101%
2015/16	486	<b>250</b>	1,722	1,501	<b>-221</b>	87%
2016/17	549	<b>178</b>	2,271	1,679	<b>-592</b>	74%
2017/18	625	<b>148</b>	2,896	1,827	<b>-1,069</b>	63%
2018/19	686	<b>299</b>	3,582	2,126	<b>-1,456</b>	59%
2019/20	676	<b>212</b>	4,258	2,338	<b>-1,920</b>	55%

**6.1.2** The above table shows that the delivery of housing across Neath Port Talbot continues to fall behind the targets contained within the monitoring framework. Due to COVID-19 restrictions, it has not been possible to accurately assess housing completions with site visits, as has been done in previous years. Figures have been gathered from discussions with developers and reviewing completion data from the Council's Building Regulations records. Whilst this will not pick up all completions, it is the best estimate that

## 6 . Building Healthy & Sustainable Communities

could be made this year, and should site visits be permitted next year, any missed units will be adjusted in next year's AMR. A total of 212 housing completions were recorded on large and small sites. Whilst lower than last year it is an improvement on the two years between 2016 to 2018. This figure remains significantly lower than the year target of 676 dwellings.

**6.1.3** Since the LDP base date (2011), the number of housing completions totals 2,338 dwellings. Compared against the annual cumulative target of 4,258, this shows that completions have now fallen 1,920 below target and that just 55% of the cumulative annual target has been delivered to date.

**6.1.4** In March 2020, the Welsh Government published the Development Plans Manual (Edition 3), which introduced a requirement for AMRs to produce an up to date Housing Trajectory and compare the actual delivery of housing against the average annual requirement (for plans adopted prior to the publication of the Manual).

**6.1.5** Plans that were adopted prior to the publication of the Manual are required to use the Annual Average Requirement (AAR) method, as earlier plans generally did not have detailed information on the phasing and delivery of housing sites. The AAR for Neath Port Talbot is 520 units and is illustrated by the black line in the graph presented in Figure 6.1 below.

**6.1.6** The trajectory graph (Fig. 6.1) and more detailed table, 'Housing Delivery in Neath Port Talbot' (Fig. 6.2), illustrates the cumulative shortfall of -55% of delivery to date. The actual completions have been plotted for this monitoring period and for previous years, and show that in each year from the LDP base date, housing delivery has been significantly below the AAR line of 520 units.

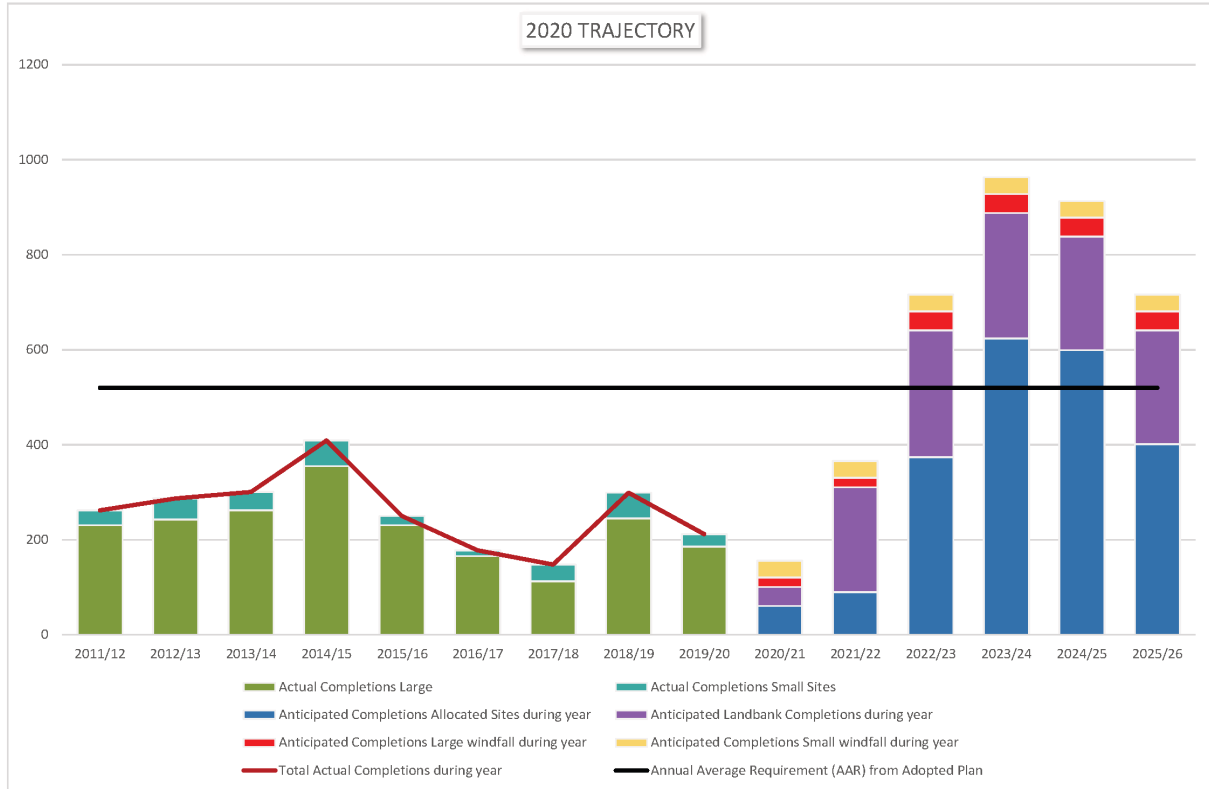
**6.1.7** From the phasing and delivery of sites (provided in Appendix A), the housing supply for the future years has been plotted in the graph for each of the remaining years of the plan. Due to the significant under delivery in each year of the plan to date, it is acknowledged that the LDP will not deliver the full housing need of 7,800, from the supply of 8,760 by the end of the plan period. The housing completions to date and the remaining supply total 6,176, as the plan does not have sufficient housing supply to meet the housing requirement in the adopted plan. Therefore, the new total housing provision in the trajectory is 6,176, approximately 30% less than the original housing provision of 8,760.

**6.1.8** The LDP Review Report, published in July 2020, identified the shortfall in housing delivery as one of the primary issues that would need to be addressed in the Replacement LDP. The Council will therefore address the shortfall as part of the forthcoming review process.



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**Figure 6.1 Housing Trajectory (2020)**



**Figure 6.2 Housing Delivery in Neath Port Talbot**

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Actual completions large	231	243	262	355	231	166	113	245	186						
Actual completions small sites	31	44	39	54	19	12	35	54	26						
Anticipated completions allocated sites during year										61	90	374	624	599	401
Anticipated landbank completions during year										40	221	267	264	239	240
Anticipated completions windfall during year										20	20	40	40	40	40
Anticipated completions small windfall during year										35	35	35	35	35	35
Total Actual completions during year	262	287	301	409	250	178	148	299	212						
Anticipated Annual Build Rate (AABR) from Adopted Plan										156	366	716	963	913	716

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

**6.1.9** The Welsh Government (WG) revoked Technical Advice Note (TAN) 1 in 2020 and therefore this indicator will no longer be reported.

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### 6.2 Strategic Policy 8 Affordable Housing

**Table 6.2.1 Monitoring Summary by Indicator**

f	Indicator	Assessment	Action
41	The number of net additional affordable and general market dwellings built in the LPA area	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
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 are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
43	The number of applications permitted on affordable housing exception sites	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
44	The preparation of Supplementary Planning Guidance relating to Affordable Housing	Completed in 2017 monitoring period	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**

Strategic Policy SP 8 Indicator 41			
Indicator	The number of net additional affordable and general market dwellings built in the LPA area.		
Objective	OB8		
Key Policies	SP8	Related Policies	SP2; AH1
Indicator	Target	Outcome	Trigger
The number of net additional affordable and general market dwellings built in the LPA area.	To deliver <b>1,200</b> affordable housing units by 2026.	<b>Adoption</b> 2016	The number of new affordable housing units provided within the County Borough falls below the cumulative requirement for 2 consecutive years.
	Annual Targets:	<b>AMR 2017</b>	
	2011/12 - 7	<b>AMR 2018</b>	
	2012/13 - 5	<b>AMR 2019</b>	
	2013/14 - 22		
	2014/15 - 37		
	2015/16 - 72		
	2016/17 - 90		

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	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			
<b>Action</b>				
Following confirmation, the policy will be subject to a review process.				

### Analysis

**6.2.1** The following table illustrates the delivery of affordable housing units through the planning system (i.e. via S106 agreements) against the annual targets within the monitoring framework:

**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
2017/18	115	8	348	50	-298
2018/19	130	0	478	50	-428
2019/20	124	18	602	68	-534

**6.2.2** The above table shows that the delivery of affordable housing units through the planning system across Neath Port Talbot continues to fall significantly behind the targets contained within the monitoring framework. During the 2019/20 monitoring year, 18 affordable housing units were delivered through the planning system, against a target of

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124 units. A commuted sum of £15,000 was also received during this period. Whilst the figure is below target, the amount of affordable housing coming through the planning system has increased when compared to previous years.

**6.2.3** Since the LDP base date (2011), the number of affordable housing completions totals 68 units. 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 housing need in Neath Port Talbot, when compared against the annual cumulative target of 602, this shows that completions have now fallen significantly below target and that just 11.3% of the cumulative annual target has been delivered to date.

**6.2.4** The delivery of affordable housing is directly linked to broader housing delivery and the position reflects the fact that LDP allocated sites are not coming through the planning system as originally anticipated.

**6.2.5** Given that the trigger point of the policy has been reached and the policy is clearly not achieving its objectives, the policy will be reassessed as part of the review. All factors which influence housing delivery will be considered, including the level and spatial distribution of growth, site viability and existing site constraints.

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

**Table 6.2.4 Strategic Policy SP8 - Affordable Housing**

Strategic Policy SP 8 Indicator 42				
Indicator	Changes in the residual values across the the 6 sub-market areas			
Objective	OB8			
Key Policies	SP8	Related Policies		SP2; AH1
Indicator	Target	Outcome		Trigger
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	To deliver the maximum level of affordable housing considered viable.	<b>Adoption</b>	2016	An increase or decrease of 5% of residual value in any sub-market housing area in one year
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		

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Action
Following confirmation, the policy will be subject to a review process.

### Analysis

**6.2.6** 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.

**6.2.7** 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 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.

**6.2.8** In previous AMRs, an assessment was carried out using 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 developments.

**6.2.9** Each of the previous AMRs found that there had been a significant change in residual value across all the sub-market areas. The 2019 AMR found that there had been a minor increase in overall sales values over the monitoring period, but that there had been a large increase in build costs. Across the areas that are required to contribute to affordable housing under Policy AH1 the change was -21.46% in Neath, -28.1% in Port Talbot and -23.1% in Pontardawe.

**6.2.10** This substantial decrease in residual value clearly indicates that there have been significant changes since the Affordable Housing Viability Study was undertaken, and a significant and sustained increase in build costs, without a commensurate increase in sales values has had a negative impact on the viability of housing development within Neath Port Talbot as a whole.

**6.2.11** As it can be concluded from previous AMRs that the decrease in residual value is likely to have a detrimental impact on delivering the targets contained within the policy, an assessment has not been carried out for the 2020 AMR, and a new viability study will be undertaken as part of the LDP review.

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

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**Table 6.2.5 Strategic Policy SP8 - Affordable Housing**

Strategic Policy SP 8 Indicator 43				
Indicator	The number of applications permitted on affordable housing exception sites.			
Objective	OB8			
Key Policies	SP8	Related Policies	SP2; AH2	
Indicator	Target	Outcome		Trigger
The number of applications permitted on affordable housing exception sites.	An increase in the number of affordable housing exception sites.	Adoption	2016	No increase in the number of affordable housing exception sites permitted for 2 consecutive years.
		AMR 2017		
		AMR 2018		
		AMR 2019		
Action				
Following confirmation, the policy will be subject to a review process.				

### Analysis

**6.2.12** Over the monitoring period, there continue to be no applications submitted for affordable housing exception sites. This is the third consecutive year where there has been no increase in such sites.

**6.2.13** Although there have been no applications for exception sites, Registered Social Landlords (RSLs) are continuing to develop a number of sites within Neath Port Talbot and are providing affordable housing on sites allocated within the LDP and on windfall sites.

**6.2.14** Given the trigger point for the policy has been reached, the policy will need to be reassessed as part of the review and further research and investigation will be required to establish the reasons for the lack of applications for exception sites coming forward.

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

**6.2.15** The Affordable Housing SPG was completed and published in October 2016. No further monitoring or action required.

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### 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**

Strategic Policy SP 9 Indicator 45			
<b>Indicator</b>	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		
<b>Objective</b>	OB9		
<b>Key Policies</b>	SP9	<b>Related Policies</b>	SP2; GT1 ; GT2
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
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	4 pitches will be provided at Cae Garw by 2017.	<b>Adoption</b>   2016	Failure to deliver the 4 pitches at Cae Garw by 2017.
	7 pitches will be provided at Cae Garw by 2022.	<b>AMR 2017</b>	
	9 pitches will be provided (on an appropriate site/ or Cae Garw) by 2026.	<b>AMR 2018</b>	Failure to deliver the 7 pitches at Cae Garw by 2022.
		<b>AMR 2019</b>	

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Action	
No further action required. Monitoring to continue.	

### Analysis

**6.3.1** The 2012 Gypsy and Traveller Accommodation Assessment (GTAA)<sup>(6)</sup> 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. Therefore, the policy targets of delivering 4 pitches by 2017 and 7 pitches by 2022 have both been met.

**6.3.4** The most recent assessment, the 2016 Gypsy and Traveller Accommodation Assessment, concluded that the 11 pitches provided at Cae Garw was sufficient to meet the needs of the community up to 2021.

**6.3.5** Over the monitoring period, there were 3 unauthorised encampments. Each of the encampments only lasted for a period of a few days and did not require any further action.

### 6.4 Strategic Policy 10 Open Space

**Table 6.4.1 Monitoring Summary by Indicator**

ef	Indicator	Assessment	Action
46	The number of applications permitted for housing development that do not address the open space needs of the occupants	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
47	The number of existing open spaces lost to development contrary to the policy framework	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
48	The preparation of Supplementary Planning Guidance relating to Open Space and Greenspace	Completed in 2018 monitoring period	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.**



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**Table 6.4.2 Strategic Policy SP10 - Open Space**

Strategic Policy SP 10 Indicator 46 - New development and open space provision				
<b>Indicator</b>	The number of applications permitted for housing development that do not address the open space needs of the occupants			
<b>Objective</b>	OB10			
<b>Key Policies</b>	SP10	<b>Related Policies</b>	SP2, OS1	
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger</b>
The number of applications permitted for housing development that do not address the open space needs of the occupants	All new housing developments of 3 or more units should make provision for open space where there is a quantitative deficiency in open space provision	<b>Adoption</b>	2016	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
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>				
No further action required. Monitoring to continue.				

### Analysis

**6.4.1** Over the monitoring period, there have been two applications approved without the provision of the open space requirements (or a commuted sum for off-site provision), even though the proposals reached the threshold set out in Policy OS1. Each of these two applications cited viability as the reason why a S106 financial contribution had not been possible. In both cases there was no potential for on site provision as they were town centre conversions.

**6.4.2** One further application, in Pontardawe, whilst making no provision for the required off site open space provision on viability grounds, has made provision for an innovative communal open space and community building centrally within the development, creating some open space provision for residents.

**6.4.3** 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 scheme. These 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.

**6.4.4** It is considered that during this monitoring period the policy has been working as intended. However, last year's AMR identified that the policy should be reassessed as part of the LDP review process, and this situation still applies.

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

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**Table 6.4.3 Strategic Policy SP10 - Open Space**

Strategic Policy SP 10 Indicator 47 - Protection of existing Open Space			
<b>Indicator</b>	The number of existing open spaces lost to development contrary to the policy framework		
<b>Objective</b>	OB 10		
<b>Key Policies</b>	SP10	<b>Related Policies</b>	SP2, OS2
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
The number of existing open spaces lost to development contrary to the policy framework	No loss of open space contrary to the policy framework	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Trigger</b>	One application permitted resulting in the loss of open space contrary to the policy framework		
<b>Action</b>			
No further action required. Monitoring to continue.			

### Analysis

**6.4.5** Over the monitoring period, there have been 3 applications approved which have affected areas of existing open space (i.e. parcels of land identified in the Council's 'Open Space Assessment'). Full details of these applications are given under Indicator 7 above.

**6.4.6** The applications were all considered to be determined in accordance with the policy framework.

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

**6.4.7** The Open Space and Greenspace SPG was completed and published in July 2017. No further monitoring or action is therefore required.

# 6 . Building Healthy & Sustainable Communities

## 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 are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
50	Employment land permitted on allocated sites as a % of all employment allocations	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
51	The number of applications permitted for employment purposes within Baglan Bay	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
52	The net change in the amount of employment land and floorspace	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
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	Completed in 2017 monitoring period	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**

Strategic Policy SP 11 Indicator 49	
<b>Indicator</b>	<p><u>Local Indicator:</u></p> <p>The level of Workplace employment in Neath Port Talbot.</p> <p><u>Contextual Indicator:</u></p>

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	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.		
<b>Objective</b>	OB2, OB11, OB12		
<b>Key Policies</b>	SP2	<b>Related Policies</b>	EC1, EC2, EC3, EC4, EC5, EC6
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	
<u>Local Indicator:</u> 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.	<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.	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
		The level of jobs growth deviates from the cumulative target of 884 jobs over any 2 year period for 2 consecutive years.	
<b>Action</b>			
Following confirmation, the policy will be subject to a review process.			

### Analysis

**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.

**7.1.2** 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

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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
<b>Original Position</b>	48,200	49,100	46,300	-
<b>Revised Position</b>	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):

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**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)
<b>Jobs at 2026</b>	<b>53,250</b>	<b>53,250</b>
<b>Total Change Over Period</b>	<b>+3,848</b>	<b>+3,846</b>

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

**Table 7.1.5 Workplace Employment in Neath Port Talbot**

	2011	2012	2013	2014	2015	2016	2017	2018
Neath Port Talbot	49,400	50,200	47,100	50,500	50,900	50,200	46,600	49,600

**7.1.8** Between 2017 and 2018, there was an increase of 3,000 jobs, representing a significant increase from the previous year, increasing from 46,600 jobs to 49,600. This is a positive increase in the number of jobs and compensates for the majority of the sharp decline of 3,600 jobs between 2016 and 2017.

**7.1.9** Whilst this is a positive increase, when comparing the 2018 figures with the LDP basedate, a total of 200 jobs have been created, increasing from 49,400 jobs in 2011 to 49,600 in 2018, significantly below the target of 3,850 jobs over the plan period. Although there has been an increase of 3,000 jobs since the last monitoring period, over the last 2 years there has been a reduction of 600 jobs, and therefore the trigger point has been reached and will be considered in the review.

### Contextual Indicators

**7.1.10** 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	2016	2017	2018
Wales	1,346,700	1,337,300	1,365,100	1,394,500	1,403,800	1,408,900	1,422,800	1,452,100
UK	30,137,000	30,381,500	30,824,000	31,465,300	32,144,400	32,434,800	32,914,900	33,143,300

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Source: Annual Population Survey, Office for National Statistics.

**7.1.11** The data shows that since the LDP base date, there has been an increase of 105,400 jobs in Wales, which represents an increase of 7.26%. The UK increase was 3,006,300 jobs equating to an increase of 9.07%.

**7.1.12** 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 2020:

**Table 7.1.7 Employment Rate 2011-2018**

Year Ending	Neath Port Talbot	Wales	UK
31st March 2011	63.4%	66.4%	70.1%
31st March 2012	60.4%	66.7%	69.9%
31st March 2013	65.1%	67.6%	70.7%
31st March 2014	67.2%	69.5%	71.4%
31st March 2015	67%	69.3%	72.6%
31st March 2016	66.7%	71.1%	73.6%
31st March 2017	70.7%	71.5%	74.0%
31st March 2018	67.5%	72.8%	74.8%
31st March 2019	71.8%	73.1%	75.2%
31st March 2020	73.1%	73.7%	75.9%

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

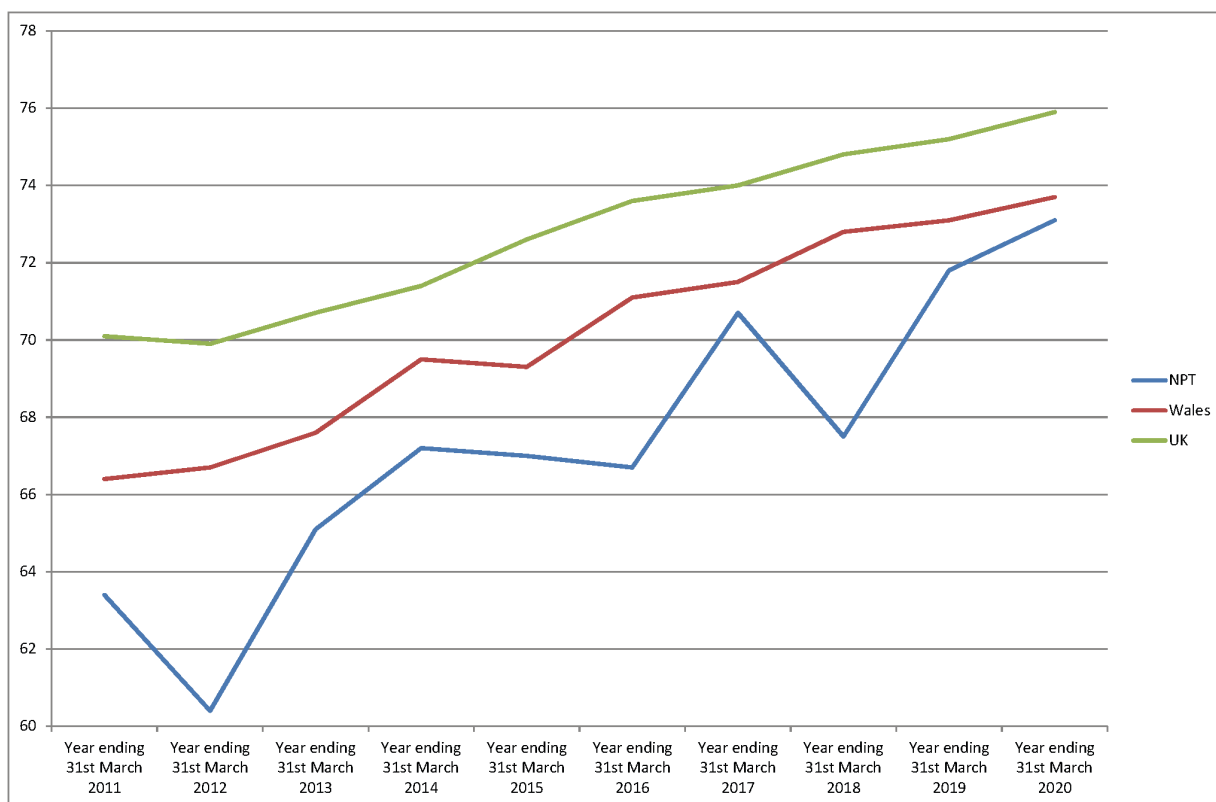
**7.1.13** The rate of employment has increased in Neath Port Talbot by 1.3% between 2019 and 2020. Over the same period, the employment rate of the UK also rose, but at a slower rate of 0.7%, whilst the rate in Wales increased by 0.6%. Looking back to the base-date (2011) of the plan there has been an 9.7% increase, from 63.4% in 2011 to 73.1% in 2020.

**7.1.14** The following graph illustrates the changes in the employment rate in Neath Port Talbot. The rate of employment for the UK and Wales has been fairly consistent, experiencing a steady rise over the last 8 years. With the rate in Neath Port Talbot seeing far greater fluctuations over the same period. Over the last monitoring period, the employment rate in NPT has increased by 1.3%, with the gap between NPT and the Welsh average reducing, with NPT now only 0.6% behind the Welsh average compared to 3% behind in 2011. The gap between NPT and the UK has also reduced, from NPT being 6.7% behind the UK in 2011 to just 2.8% in 2020.



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**Figure 7.1 Employment rate NPT Wales and UK 2020 position**



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

**Table 7.1.8 Strategic Policy SP11 - Employment Growth**

Strategic Policy SP 11 Indicator 50				
Indicator	Employment land permitted on allocated sites as a % of all employment allocations.			
Objective	OB2, OB11, OB12			
Key Policies	SP2	Related Policies	EC1	
Indicator	Target	Outcome	Trigger	
Employment land permitted on allocated sites as a % of all employment allocations.	<u>Principle Target:</u> To develop a minimum of 32 hectares of land on the following sites allocated for employment purposes up to 2026:  Baglan Bay: 15ha	<b>Adoption</b>	2016	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.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		

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	<p>Junction 38: 6ha</p> <p>Coed Darcy SRA: 4ha</p> <p>Harbourside SRA: 7ha</p> <p><u>Interim Targets:</u></p> <p>2011/14: 1.7ha (actual)</p> <p>2014/17: 7.6ha</p> <p>2017/20: 7.6ha</p> <p>2020/23: 7.6ha</p> <p>2023/26: 7.6ha</p> <p><u>Annual Targets:</u></p> <p>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.</p>		
<b>Action</b>			
Following confirmation, the policy will be subject to a review process.			

### Analysis

**7.1.15** The monitoring framework sets a target of 2.5 hectares (ha) of employment development per annum on the allocated employment sites, with the interim targets being to develop 7.6ha over each three year period, as set out in the table above.

**7.1.16** Over the current monitoring period there have been no applications for development at any of the sites allocated in Policy EC1. The policy aims to develop an average of 2.5ha of land for employment purposes on the four allocated employment sites per annum, with a cumulative target of 5ha over any two year period. As there has also been no development over the last two years, the trigger point for the policy has been reached.

**7.1.17** Further research and investigation will now be undertaken to establish the reasons why development has fallen below target and the policy will be reassessed as part of the review of the LDP.

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

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**Table 7.1.9 Strategic Policy SP11 - Employment Growth**

Strategic Policy SP 11 Indicator 51				
Indicator	The number of applications permitted for employment purposes within Baglan Bay.			
Objective	OB2; OB11; OB12			
Key Policies	SP11	Related Policies		EC1
Indicator	Target	Outcome		Trigger
The number of applications permitted for employment purposes within Baglan Bay.	<u>Principle Target:</u>	<b>Adoption</b>	2016	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.
	To develop a minimum of <b>15ha</b> of land at Baglan Bay for employment purposes	<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<u>Interim Targets:</u>				
	2011/14: 0			
	2014/17: 2.7ha			
	2017/20: 4.1ha			
	2020/23: 4.1ha			
	2023/26: 4.1ha			
<u>Annual Targets:</u>				
	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.			
Action				
Following confirmation, the policy will be subject to a review process.				

### Analysis

**7.1.18** The target for the amount of development at Baglan Bay (allocation EC1/1) over the period 2017-2020 is 4.1ha. Over the current monitoring period there has been no development for employment uses at Baglan Bay.

**7.1.19** The redevelopment of Baglan Bay is a long term aspiration that is likely to take several years to deliver, 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

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therefore Baglan Bay provides adequate space and infrastructure to allow for their expansion. The site has also received enterprise zone status which should encourage investment to the area.

**7.1.20** The policy target is to develop an average of 1.35ha of land at Baglan Bay for employment purposes annually, with a cumulative target of 2.7ha of land to be developed over any two year period. There has now been no development at Baglan Bay for the last three years and the trigger point for the policy has been reached.

**7.1.21** Further research and investigation will now be undertaken to establish the reasons why development has fallen below target and the policy, and future requirements for employment land will be reassessed as part of the review of the LDP.

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

**Table 7.1.10 Strategic Policy SP11 - Employment Growth**

Strategic Policy SP 11 Indicator 52			
Indicator	The net change in the amount of employment land and floorspace		
Objective	OB2; OB11; OB12		
Key Policies	SP2	Related Policies	EC1
Indicator	Target	Outcome	Trigger
The net change in the amount of employment land and floorspace	<u>Principle Target:</u> To make provision for a net gain of approximately 34,000 square metres of employment floorspace within the County Borough by 2026.	<b>Adoption</b> 2016	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.
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
	<u>Interim Targets:</u> 2011/14: 7,000sqm 2014/17: 7,000sqm 2017/20: 7,000sqm 2020/23: 7,000sqm 2023/26: 7,000sqm		
	<u>Annual Targets:</u> To develop an average of 2,250sqm of employment floorspace per annum with		

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	a cumulative target of 4,500 sqm to be developed over any 2 year period			
<b>Action</b>				
Following confirmation, the policy will be subject to a review process.				

### Analysis

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

**7.1.23** The following table illustrates the losses and gains of employment floorspace since the LDP base date, and provides the overall net increase of employment floorspace by interim period.

**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
2017/20	5,251.4	3,422.6	1,828.8

**7.1.24** During this monitoring period there has been a total of 3,245.5sqm of employment floorspace developed in Neath Port Talbot, and a loss of 800sqm, equating to a net gain of 2445.5sqm floorspace, which is above the annual target of 2,250sqm. However, the cumulative increase for the 2 year period is 3,387.4sqm, below the target of 4,500sqm.

**7.1.25** A number of demolitions occurred in the earlier interim periods, which 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 therefore, may not have had a negative impact on the overall availability of employment premises.

**7.1.26** The trigger point for the policy is the amount of floorspace falling below the cumulative requirement of 4,500 sqm of employment floorspace over any 2 year period for 2 consecutive years. As the cumulative target for the last 3 years has fallen behind target, the trigger point for the policy has been reached and it will be reassessed as part of the review of the LDP.

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

**Table 7.1.12 Strategic Policy SP11 - Employment Growth**

Strategic Policy SP 11 Indicator 53			
<b>Indicator</b>	<u>Local Indicator:</u> The rate of economic activity for Neath Port Talbot.		
	<u>Contextual Indicator:</u> The rate of economic activity for Wales and UK.		
<b>Objective</b>	OB2; OB11; OB12		
<b>Key Policies</b>	SP2	<b>Related Policies</b>	SP11
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
<u>Local Indicator:</u> The rate of economic activity for Neath Port Talbot.  <u>Contextual Indicator:</u> The rate of economic activity for Wales and UK.	To achieve an increase in the rate of economic activity to 76% by 2026	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Trigger</b>	The rate of economic activity declines for 2 consecutive years.		
<b>Action</b>			
No further action required. Monitoring to continue.			

### Analysis

**7.1.27** At the base date of the LDP, the economic activity rate in Neath Port Talbot was 69.7%, which was 3% lower than the Welsh average of 72.7%. One of the objectives of the LDP is to increase the economic activity rate to 76% by 2026 and align with the Welsh average.

**7.1.28** 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 69.7%. 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:

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**Table 7.1.13 Economic Activity 2011-2020**

Year Ending	Neath Port Talbot	Wales	UK
31st March 2011 (Base Date)	69.7%	72.7%	76%
31st March 2012	67.9%	73%	76.2%
31st March 2013	70.4%	73.9%	76.8%
31st March 2014	74.3%	75.3%	77.1%
31st March 2015	71.1%	74.4%	77.3%
31st March 2016	71.8%	75.3%	77.7%
31st March 2017	74.9%	74.8%	77.8%
31st March 2018	72.5%	76.5%	78.3%
31st March 2019	74.0%	76.7%	78.5%
31st March 2020	76.9%	76.6%	79%

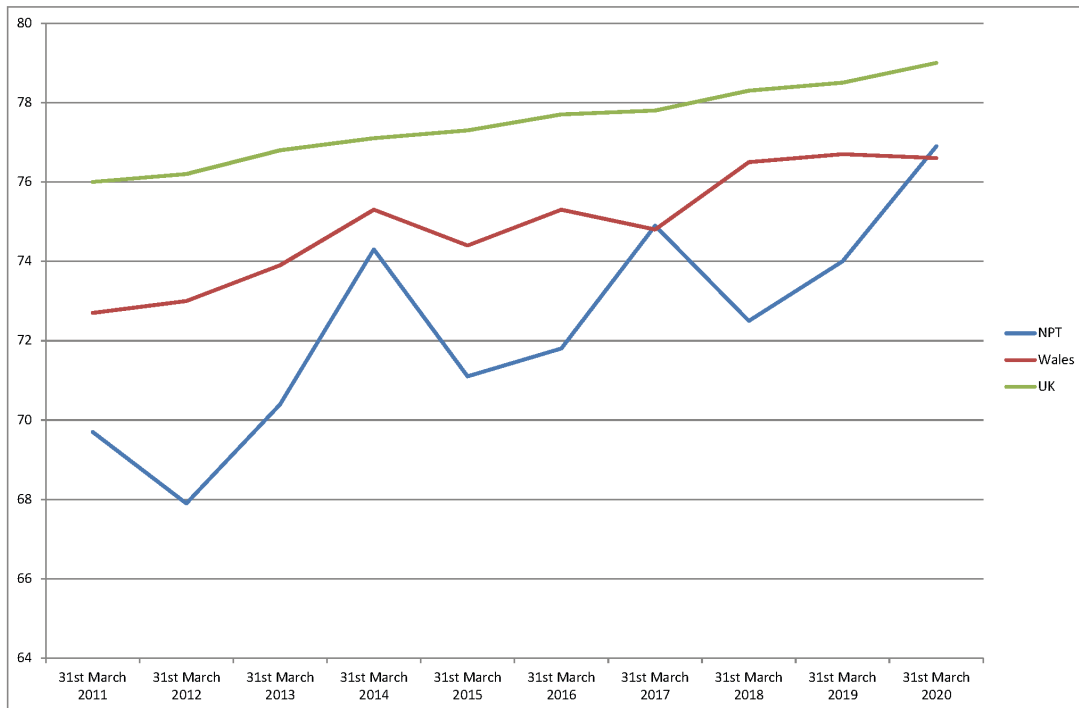
Source: Annual Populations Survey / Local Labour Force Survey, Office for National Statistics.

**7.1.29** Over the current monitoring period, the economic activity rate in Neath Port Talbot has increased by 2.9%, rising from 74% in 2018/19 to 76.9% in 2019/20. Over the same period, the economic activity rate for Wales has seen a marginal decline of 0.1%, with the UK average increasing by 0.5%.

**7.1.30** One of the LDP's objectives is to align the economic activity rate with the Welsh average. Whilst there have been fluctuations since the LDP base date, within the current monitoring period, the rate of economic activity in Neath Port Talbot is 0.3% above the Welsh average and the gap between Neath Port Talbot and the UK average has reduced to -2.1%, compared to -6.3% at the base date, as illustrated in the graph below.

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Figure 7.2 Economic Activity Rates



**7.1.31** It is acknowledged however that the annual economic activity rates are subject to fluctuations, so the position will continue to be closely monitored over the next year.

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

Table 7.1.14 Strategic Policy SP11 - Employment Growth

Strategic Policy SP 11 Indicator 54			
<b>Indicator</b>	<u>Local Indicator:</u> The rate of unemployment for Neath Port Talbot		
	<u>Contextual Indicator:</u> The rate of unemployment for Wales and UK		
<b>Objective</b>	OB2; OB11; OB12		
<b>Key Policies</b>	SP11	<b>Related Policies</b>	SP2



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Indicator	Target	Outcome		Trigger
<u>Local Indicator:</u> The rate of unemployment for Neath Port Talbot  <u>Contextual Indicator:</u> The rate of unemployment for Wales and UK	To achieve a decrease in the unemployment rate to 6.9% by 2026	Adoption	2016	The rate of unemployment increases for 2 consecutive years.
		AMR 2017		
		AMR 2018		
		AMR 2019		
<b>Action</b>				
No further action required. Monitoring to continue.				

### Analysis

**7.1.32** 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%. The following table identifies the comparative rate of unemployment for Neath Port Talbot, Wales and the UK respectively since the LDP base date:

**Table 7.1.15 Comparative Rates of Unemployment by Year**

Year Ending	Neath Port Talbot	Wales	UK
31st March 2012	10.8%	8.4%	8.1%
31st March 2013	7.4%	8.3%	7.8%
31st March 2014	9.3%	7.4%	7.2%
31st March 2015	5.6%	6.7%	5.9%
31st March 2016	6.9%	5.4%	5.1%
31st March 2017	5.5%	4.4%	4.7%
31st March 2018	6.6%	4.9%	4.3%
31st March 2019	3.0%	4.5%	4.1%
31st March 2020	4.8%	3.7%	3.8%

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

**7.1.33** Since the LDP base date, the rate of unemployment for the UK has been gradually reducing each year, while the rate for Wales has also seen an annual decrease with the exception of 2017 where there was a slight increase of 0.5%.

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**7.1.34** In Neath Port Talbot, the rate of unemployment has seen more fluctuations since the LDP base date and has not followed the same pattern of gradual decline as seen for the averages for Wales and the UK. Over the current monitoring period, the unemployment rate increased from 3% to 4.8%. By contrast, the unemployment rates for Wales and the UK have decreased by 0.8% and 0.3% respectively.

**7.1.35** Whilst there has been an increase this year, it should be noted figures used on the 2019 AMR should be treated with some caution as the 'Office for National Statistics' has categorised the data as being of 'low quality' given that it is based on between 10-25 survey responses. Only estimates based on 40 responses or more are categorised as robust, with data items based on between 25-40 responses are categorised as being of limited quality.

**7.1.36** Despite this, the current rate of 4.8% is significantly lower than at the start of the LDP period, with the LDP objective of achieving a reduction of the unemployment rate to 6.9% by 2026 is currently being met.

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

**7.1.37** The Baglan Bay Development Framework SPG was completed and published in October 2016. No further monitoring or action is required.

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

**Table 7.1.16 Strategic Policy SP11 - Employment Growth**

Strategic Policy SP 11 Indicator 56			
<b>Indicator</b>	The number of applications permitted on safeguarded sites contrary to the policy framework.		
<b>Objective</b>	6,11,12		
<b>Key Policies</b>	SP2	<b>Related Policies</b>	EC2, EC3, EC4, EC5
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
The number of applications permitted on safeguarded sites contrary to the policy framework.	No applications permitted contrary to the policy framework.	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Action</b>			

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No further action required. Monitoring to continue.

### Analysis

**7.1.38** 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.

**7.1.39** Over the monitoring period, there have been no applications within a safeguarded employment area that could potentially be considered contrary to the policy framework.

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### 7.2 Strategic Policy 12 Retail

**Table 7.2.1 Monitoring Summary by Indicator**

	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**

Strategic Policy SP 12 Indicator 57				
<b>Indicator</b>	The number of applications permitted for retail development contrary to the defined retail hierarchy.			
<b>Objective</b>	OB13			
<b>Key Policies</b>	SP12	<b>Related Policies</b>	SP2; R2; R3	
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger</b>
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.	<b>Adoption</b>	2016	One application permitted for retail development contrary to the policy framework.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>				
No further action required. Monitoring to continue.				

### Analysis

**7.2.1** Two planning applications relating to the provision of new retail premises (Use Class A1) were approved during the monitoring period.

**7.2.2** One application was for the restoration, partial rebuilding and re-use of the former Plaza Cinema in Port Talbot. This relates to the provision within the partly reconstructed building of a cafe, gym, hall and two retail units (A1, A2 or A3). Although outside the designated retail centre, the proposed retail uses are to be within two original shop units and the building is close to the retail centre. The proposal was considered to be in accordance with the policy framework.

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**7.2.3** The second application was to regularise the establishment of a hair salon in Seven Sisters, which was within the size limit to be in accordance with the provisions of Policy R3 and was therefore in accordance with the policy framework. There are therefore no trigger applications for this indicator.

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

**Table 7.2.3 Strategic Policy SP12 - Retail**

Strategic Policy SP 12 Indicator 58			
<b>Indicator</b>	The number of applications for small scale retail development permitted.		
<b>Objective</b>	OB13		
<b>Key Policies</b>	SP12	<b>Related Policies</b>	SP2; R3
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
The number of applications for small scale retail development permitted.	An increase in the number of small scale retail proposals permitted.	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Trigger</b>	No increase in the number of small scale retail proposals permitted for 2 consecutive years.		
<b>Action</b>			
No further action required. Monitoring to continue.			

### Analysis

**7.2.4** 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 100m<sup>2</sup> gross floorspace in the Coastal Corridor Strategy Area and 200m<sup>2</sup> in the Valleys Strategy Area. These thresholds therefore define the size of 'small scale' premises for the two areas.

**7.2.5** As indicated above, there has been one application for a proposal in use class A1 (retail) during the monitoring period that fell within the above definition of small scale. This is an increase since the last monitoring period (2018/19) when no applications met the definition.

**7.2.6** It is therefore considered that no further action is required at present and the indicator will continue to be monitored over the next year.

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### 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.	Completed in 2017 monitoring period	No further action required.

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

**Table 7.3.2 Strategic Policy SP13 - Tourism**

Strategic Policy SP 13 Indicator 59				
Indicator	The number of applications permitted contrary to the policy framework.			
Objective	OB14			
Key Policies	SP13	Related Policies	T01	
Indicator	Target	Outcome	Trigger	
The number of applications permitted contrary to the policy framework.	No tourism proposals to be permitted contrary to the policy framework.	<b>Adoption</b>	2016	One application permitted for tourism proposals contrary to the policy framework.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
Action	No further action required, monitoring to continue			

### Analysis

**7.3.1** Two planning applications relating to the provision of new tourism facilities were approved during the monitoring period. The applications related to the provision of possible tourist holiday accommodation, and a small campsite.

**7.3.2** Both applications were in accordance with the policy framework and will support the tourism sector within the County Borough. There are therefore no trigger applications for this indicator.

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

**Table 7.3.3 Strategic Policy SP13 - Tourism**

Strategic Policy SP 13 Indicator 60				
<b>Indicator</b>	The number of tourism facilities lost contrary to the policy framework			
<b>Objective</b>	OB14			
<b>Key Policies</b>	SP13	<b>Related Policies</b>		T02
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger</b>
The number of tourism facilities lost contrary to the policy framework	No loss of tourism facilities contrary to the policy framework.	<b>Adoption</b>	2016	One application permitted resulting in the loss of tourism facilities contrary to the policy framework.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>				
No further action required, monitoring to continue				

### Analysis

**7.3.3** There was one planning application approved within the monitoring period that resulted in the loss of tourism facilities, relating to the change of use of a bed and breakfast establishment to a care home. This was considered to be in accordance with the policy framework.

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

**7.3.4** The walking and cycling routes were completed in the 2017 monitoring period - no further monitoring/action required.

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### 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 are suggesting that the strategic policy is not being implemented	Following confirmation, the Policy will be subject to a review process
63	The preparation of Supplementary Planning Guidance relating to Landscape and Seascape	SPG Published 2018	No further action 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 Undeveloped Coast**

Strategic Policy SP 14 Indicator 62			
<b>Indicator</b>	The number of applications permitted within the undeveloped coast, special landscape areas and green wedges contrary to the policy framework.		
<b>Objective</b>	OB15		
<b>Key Policies</b>	SP14	<b>Related Policies</b>	EN1, EN2, EN3
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
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.	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Action</b>	Following confirmation, the Policy will be subject to a review process		

### Analysis

**8.1.1** A total of 6 applications for developments relevant to this indicator were approved during the monitoring period. Four of the applications were for proposals sited within Special Landscape Areas (SLAs) (Policy EN2), while one was for a proposal within a Green Wedge (Policy EN3) and one was for a development partly within the designated Undeveloped Coast (Policy EN1).



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**8.1.2** The applications within SLAs were all for new buildings or changes to buildings that were considered acceptable in landscape terms. The proposal within the designated Undeveloped Coast was for works to the sea defences at Aberafan Beach, one of the very limited categories of development that are acceptable under the policy (EN1).

**8.1.3** The other application was of more significance and related to replacement buildings for Cefn Saeson Comprehensive School, Cimla. The new buildings are to be constructed on the school playing fields but this involves development within the Neath/Tonna/Cimla/Efail Fach Green Wedge, contrary to Policy EN3. This was acknowledged in the Officer Report concerning the decision, but it was resolved that exceptional circumstances (including the need for the new school and the particular constraints restricting the options available in this case) outweighed LDP policy and the harm caused. The application was therefore approved contrary to Policy EN3 and the decision therefore constitutes a trigger application for this indicator.

**8.1.4** Last year's AMR also identified trigger applications for this indicator (policies EN2 and EN3). The above decision is therefore a further trigger application for indicator 62, and Policies SP14, EN2 and EN3 will therefore need to be reassessed as part of the review of the LDP.

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

**8.1.5** The Landscape and Seascape SPG was completed and published in May 2018. No further monitoring or action required.

### 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	SPG Published 2018	No further action 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**

Strategic Policy SP 15 Indicator 64				
<b>Indicator</b>	The number of applications permitted on nationally and internationally designated sites, regionally important biodiversity and geodiversity sites contrary to the policy framework.			
<b>Objective</b>	OB15			
<b>Key Policies</b>	SP15	<b>Related Policies</b>	EN6	
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger</b>
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.	<b>Adoption</b>	2016	One application permitted contrary to the policy framework.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>				
No further action required. Monitoring to continue.				

### Analysis

**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.**

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**8.2.2** The Biodiversity and Geodiversity SPG was completed and published in May 2018. No further monitoring or action required.

### 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	Completed in 2017 monitoring period	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**

Strategic Policy SP 16 Indicator 66			
<b>Indicator</b>	The number of applications permitted within the AQMA contrary to the Policy framework.		
<b>Objective</b>	OB16; OB17		
<b>Key Policies</b>	SP16	<b>Related Policies</b>	SP2; EN8
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
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.	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Action</b>	No further action required. Monitoring to continue.		

### Analysis

**8.3.1** Two significant applications have been approved on sites within the Port Talbot Air Quality Management Area (AQMA) during the monitoring period. These were for the reconstruction and re-use of the former Plaza Cinema and for the construction of a dwelling within the garden of an existing property.

**8.3.2** Both developments were considered to comply with the policy framework including Policy EN8 and no further action is therefore required in relation to this indicator.

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

**Table 8.3.3 Strategic Policy SP16 - Environmental Protection**

Strategic Policy SP 16 Indicator 67			
<b>Indicator</b>	The number of applications permitted not accompanied by a Construction Management Plan.		
<b>Objective</b>	OB16; OB17		
<b>Key Policies</b>	SP16	<b>Related Policies</b>	SP2; EN9
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
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.	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Trigger</b>	One or more breaches of air quality occurring during the construction phase contrary to the submitted and agreed Construction Management Plan.		
<b>Action</b>			
No further action required. Monitoring to continue.			

### Analysis

**8.3.3** The two applications relevant for indicator 66 above are also relevant for indicator 67 (i.e. proposals within the Port Talbot AQMA, or within 500m of the boundary) although one was for a single dwelling on a small plot when Construction Management Plans (CMPs) would not be required under Policy EN9 in accordance with the adopted Pollution SPG. A number of other applications were approved on sites located within 500m of the boundary of the AQMA, but these were all for changes of use where again CMPs would not be required.

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**8.3.4** The remaining application (for the reconstruction of the Plaza Cinema) was approved subject to a condition requiring the submission and approval of a CMP prior to the commencement of any work on site. This proposal therefore does not constitute an indicator application for this topic and no applications have therefore been submitted or approved relevant to this indicator.

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

**8.3.5** The Pollution SPG was completed and published in October 2016. No further monitoring or action required.

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

**Table 8.3.4 Strategic Policy SP16 - Environmental Protection**

Strategic Policy SP 16 Indicator 69				
Indicator	The number of applications permitted within designated Quiet Areas.			
Objective	OB2;			
Key Policies	SP16; EN10	Related Policies		
Indicator	Target	Outcome		Trigger
The number of applications permitted within designated Quiet Areas.	No applications permitted contrary to the policy framework.	<b>Adoption</b>	2016	One application permitted contrary to the policy framework.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
Action				
No further action required. Monitoring to continue.				

### Analysis

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

### 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	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
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 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**

Strategic Policy SP 17 Indicator 70				
<b>Indicator</b>	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)			
<b>Objective</b>	OB18			
<b>Key Policies</b>	SP17	<b>Related Policies</b>		
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger</b>
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)	A 10 year landbank of crushed rock to be retained throughout the Plan period.	<b>Adoption</b>	2016	A 10 year landbank is not retained throughout the Plan period.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>				

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No further action. Monitoring to continue

### Analysis

**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 been published in the South Wales Regional Aggregate Working Party (SWRAWP) Annual Report 2018 (published July 2019).

**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 greater than 50 years based on 3 year average sales (2016-2018).

**8.4.3** The Regional Technical Statement (RTS) 1<sup>st</sup> 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 41 years based on 10 year sales average (2009-2018).

**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**

Strategic Policy SP 17 Indicator 71			
<b>Indicator</b>	The number of applications permitted that would sterilise a mineral resource.		
<b>Objective</b>	OB18		
<b>Key Policies</b>	SP17	<b>Related Policies</b>	M1
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
The number of applications permitted that would sterilise a mineral resource.	No applications permitted contrary to the policy framework.	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Trigger</b>	One application permitted contrary to the policy framework.		
<b>Action</b>			
No further action required. Monitoring to continue.			

### Analysis

**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 (going forward, this will not include coal).

**8.4.6** A total of 12 applications were permitted within mineral safeguarding areas (Policy M1) over the monitoring period. A review of these applications has shown that one permission was given having specifically considered its effect on the mineral resource below and deemed to be minimal. In all other cases none of the proposals were of a scale and location that would have a significant impact on the future working of the mineral (i.e. the vast majority of proposals were located within existing buildings or building complexes).

**8.4.7** All the approvals were therefore considered to be in accordance with the policy framework and there are no trigger applications for this indicator.

**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**

Strategic Policy SP 17 Indicator 72			
<b>Indicator</b>	The number of planning applications for extraction of minerals not in line with Policy M2.		
<b>Objective</b>	OB18		
<b>Key Policies</b>	SP17	<b>Related Policies</b>	M2
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
The number of planning applications for extraction of minerals not in line with Policy M2.	No application permitted contrary to the Policy framework.	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Action</b>			
No further action. Monitoring to continue.			

### Analysis

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



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

**Table 8.4.5 Strategic Policy SP17 - Minerals**

Strategic Policy SP 17 Indicator 73				
<b>Indicator</b>	The number of planning applications permitted within Mineral Buffer Zones.			
<b>Objective</b>	OB18			
<b>Key Policies</b>	SP17	<b>Related Policies</b>		M3
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger</b>
The number of planning applications permitted within Mineral Buffer Zones.	No application permitted contrary to the policy framework.	<b>Adoption</b>	2016	One application permitted contrary to the Policy framework.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>				
No further action. Monitoring to continue.				

### Analysis

**8.4.9** 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.

**8.4.10** No applications were received within the monitoring period for proposals within a buffer zone, therefore there were no applications relevant to this indicator.

### 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	Further research and investigation required
75	The number of applications permitted accompanied by an Renewable Energy Assessment	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
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**

Strategic Policy SP 18 Indicator 74				
<b>Indicator</b>	The number of applications permitted for renewable energy and low carbon technology development.			
<b>Objective</b>	OB 19			
<b>Key Policies</b>	SP18; RE1	<b>Related Policies</b>		
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger</b>
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.	<b>Adoption</b>	2016	No increase in the number of renewable energy schemes permitted is recorded.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>	Further research and investigation required			

### Analysis

**8.5.1** Two applications were approved in the monitoring period for renewable/low carbon developments. These were for a bio-mass power generation plant and for a scheme of photo voltaic panels with a storage battery installation. A further application for a wind farm of 11 turbines was approved in principle, subject to the signing of a Section 106 Legal Agreement, but this was not finalised within the monitoring period.

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**8.5.2** During the 2018/19 monitoring period there were three applications permitted for renewable energy/low carbon developments, and the above proposals therefore constitute a reduction in the number of schemes permitted. There has therefore been no increase in the number of renewable energy schemes permitted, and this constitutes a trigger point for this indicator.

**8.5.3** This is likely to be due at least in part to factors outside the control of LDP policy and the planning system, but further research and investigation will be required to assess whether changes to LDP policy would be effective or appropriate in order to try to encourage more renewable / low carbon energy proposals to come forward.

**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**

Strategic Policy SP 18 Indicator 75			
<b>Indicator</b>	The number of applications permitted accompanied by a Renewable Energy Assessment.		
<b>Objective</b>	OB19		
<b>Key Policies</b>	SP18;	<b>Related Policies</b>	RE2
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
The number of applications permitted accompanied by a Renewable Energy Assessment.	No applications permitted contrary to the policy framework.	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Trigger</b>	One application permitted contrary to the policy framework.		
<b>Action</b>			
No further action required. Monitoring to continue.			

### Analysis

**8.5.4** Six developments reaching the thresholds in Policy RE2 for requiring the submission of a Renewable Energy Assessment (REA) received permissions during the monitoring period. These included the Plaza Cinema scheme, the new housing development at Heritage Gate Llandarcy, new school developments and new buildings at Swansea University Bay Campus. In all cases, REAs were submitted or were made the subject of conditions. In the case of the Bay Campus developments, the renewable energy schemes formed part of the overall provision agreed for the site.

**8.5.5** The requirements of this indicator have therefore been met.

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

**8.5.6** The Renewable and Low Carbon Energy SPG was completed and published in July 2017. No further monitoring or action required.

## 8 . Valuing Our Environment

### 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**

Strategic Policy SP 19 Indicator 77			
<b>Indicator</b>	The number of applications permitted accompanied by a Site Waste Management Plan.		
<b>Objective</b>	OB20		
<b>Key Policies</b>	SP19	<b>Related Policies</b>	W3
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
The number of applications permitted accompanied by a Site Waste Management Plan.	All new development proposals falling within the terms of Policy W3 should produce Site Waste Management Plans.	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Action</b>	No further action. Monitoring to continue.		

### Analysis

**8.6.1** Over the monitoring period there were 7 applications that met the threshold for requiring a Site Waste Management Plan (SWMP). In accordance with Policy W3 all of these applications were accompanied by a SWMP that addressed both the construction phase as well as the subsequent occupation/operation of the site. The requirements of this indicator have therefore been met.

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

**Table 8.6.3 Strategic Policy SP19 - Waste Management**

Strategic Policy SP 19 Indicator 78				
Indicator	The number of waste facilities permitted and refused on employment sites			
Objective	OB20			
Key Policies	SP19	Related Policies		
Indicator	Target	Outcome		Trigger
The number of waste facilities permitted and refused on employment sites	To ensure the appropriate supply of employment sites for waste	Adoption	2016	One application refused on an employment site considered suitable for waste.
		AMR 2017		
		AMR 2018		
		AMR 2019		
Action				
No further action. Monitoring to continue.				

## Analysis

**8.6.2** The target and trigger points for this indicator relate to waste management related applications on employment sites. No waste related applications were received or 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**

Strategic Policy SP 19 Indicator 79				
Indicator	The amount of land to cater for waste in Neath Port Talbot			
Objective	OB20			
Key Policies	SP19	Related Policies		
Indicator	Target	Outcome		Trigger
The amount of land to cater for waste in Neath Port Talbot	To maintain sufficient land and facilities to cater for waste in Neath Port Talbot	Adoption	2016	Trigger is established at a Regional level in accordance with TAN 21
		AMR 2017		

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		AMR 2018		
		AMR 2019		
<b>Action</b>				
No further action. Monitoring to continue.				

### Analysis

**8.6.3** 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 indicates that regional collaboration is needed to establish an integrated and adequate network of facilities for the disposal and recovery of waste and for joint monitoring arrangements across the region.

**8.6.4** Waste management facilities currently in operation in Neath Port Talbot include the Materials Recovery and Energy Centre (MREC) at Crymlyn Burrows, a number of Household Waste Recycling Centres and a number of other privately run facilities, including Pwllfawatkin Landfill Site at Cwmgors.

**8.6.5** In terms of remaining landfill capacity, the most up to date information has been published in the 'Waste Planning Monitoring Report (WPMR) 2019' for the South West Wales region. Currently, the predicted landfill capacity for the region amounts to 11.2 years. Whilst this remains above the thresholds set out in TAN 21, whereby action may be necessary to facilitate future provision, it should be noted that this figure is dependent upon several assumptions, such as the individual circumstances of the landfill facilities currently operating (e.g. potential contracts coming to an end), new landfills or alternative residual treatment plants becoming operational, and the reduction in actual quantities of residual waste produced.

**8.6.6** In respect of in-building waste treatment facilities, the take-up of employment land is specifically monitored by Indicators 50, 51, 52 and 56 respectively. Based on the results of the monitoring to date, coupled with the existing network of facilities that are currently operational, it is considered that there is sufficient land and facilities across the County Borough to deal with waste arisings in Neath Port Talbot.

**8.6.7** 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 future WPMRs for the South West Wales region.

## 9 . Achieving Sustainable Accessibility

### 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 are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
81	To deliver the Integrated Transport Hub, Port Talbot	The indicators point to the successful implementation of the Policy	No further action required
82	The completion of the Amman Valley Cycle Way Project and the Afan Valley Trail (Port Talbot to Afan Valley)	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
83	To deliver a Park and Share facility at Junction 38 (M4) Margam	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
84	The preparation of Supplementary Planning Guidance relating to Parking Standards	Completed in 2017 monitoring period	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**

Strategic Policy SP 20 Indicator 80				
Indicator	The delivery of the Baglan Energy Park Link Road, Coed Darcy Southern Access Road, Ffordd Amazon (Phase 2); Junction 43 Improvements: and Harbour Way.			
Objective	OB21; OB22			
Key Policies	SP20	Related Policies	SP2; TR1	
Indicator	Target	Outcome	Trigger	
The delivery of the Baglan Energy Park Link Road, Coed Darcy Southern Access Road, Ffordd Amazon (Phase 2); Junction 43 Improvements: and Harbour Way.	1. The Baglan Energy Park Link Road is delivered by 2015. 2. The Coed Darcy Southern Access Road is delivered in accordance with terms of the S106 Agreement. 3. Ffordd Amazon (Phase 2) is delivered by 2014. 4. The	Adoption	2016	1.COMPLETE.
		AMR 2017		2.The Coed Darcy Southern Access Road is not complete before the occupation of the 501st house or by July 2017 whichever is sooner.
		AMR 2018		
		AMR 2019		



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	Junction 43 (M4) Improvements are delivered in accordance with the terms of the S106 Agreement. 5. The Harbour Way (PDR) is delivered by 2014.			3. COMPLETE. 4. The Junction 43 (M4) Improvements are not delivered in accordance with the terms of the S106 Agreement (under construction 2015). 5. COMPLETE.
<b>Action</b>				
Following confirmation, the Policy will be subject to a review process.				

### Analysis

**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** Given that the *Coed Darcy Southern Access Road (SAR)* has yet to be completed, this constitutes a trigger for this indicator. 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** 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.

**9.1.5** Agreement in principle has also been reached between the Council and SMDL to incorporate revised timescales for the phasing of works to Junction 43 to be completed. 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. It is likely that a further Traffic Impact Assessment will be carried out in the future to determine if further works to J43 should be carried out.

## 9 . Achieving Sustainable Accessibility

**9.1.6** The delivery of the Coed Darcy Southern Access Road (Policy TR1/2) and Junction 43, M4 Improvements (Policy TR1/4) will therefore be reassessed as part of the review of the LDP.

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

**Table 9.1.3 Strategic Policy SP20 - Transport Network**

Strategic Policy SP 20 Indicator 81			
<b>Indicator</b>	To deliver the Integrated Transport Hub, Port Talbot.		
<b>Objective</b>	OB6		
<b>Key Policies</b>	SP20	<b>Related Policies</b>	SP2; TR1
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
To deliver the Integrated Transport Hub, Port Talbot.	To deliver the project by 2018.	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Trigger</b>	The Integrated Transport Hub is not delivered by 2018.		
<b>Action</b>			
COMPLETED - no further action is required.			

### Analysis

**9.1.7** Completed in 2018 monitoring period - no further monitoring or action required.

**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**

Strategic Policy SP 20 Indicator 82			
<b>Indicator</b>	1. The completion of the Amman Valley Cycle Way project. 2. The completion of the Afan Valley Trail (Port Talbot to the Afan Valley)		
<b>Objective</b>	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.		
<b>Key Policies</b>	SP20	<b>Related Policies</b>	Sp2; TR1
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>

## 9 . Achieving Sustainable Accessibility

1. The completion of the Amman Valley Cycle Way project. 2. The completion of the Afan Valley Trail (Port Talbot to the Afan Valley)	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.	<b>Adoption</b>	2016	1. PART COMPLETE. 2. COMPLETE.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>				
Following confirmation, the policy will be subject to a review process				

### Analysis

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

**9.1.9** 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 with discussions underway with landowners.

**9.1.10** 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 continuing with the landowner. The 'Cwmlllynfell to Cwmtwrch' section has also been progressed with preliminary design complete and initial discussions with landowners underway.

**9.1.11** Given that the Amman Valley Cycle Way has yet to be completed however, this constitutes a trigger for this indicator. The delivery of the Amman Valley Cycle Way (Policy TR1/7) will therefore be reassessed as part of the review of the LDP.

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

**Table 9.1.5 Strategic Policy SP20 - Transport Network**

Strategic Policy SP 20 Indicator 83				
Indicator	To deliver a Park and Share facility at Junction 38 (M4) Margam.			
Objective	OB21; OB22			
Key Policies	SP20	Related Policies	SP2 and TR1	
Indicator	Target	Outcome	Trigger	
To deliver a Park and Share facility at Junction 38 (M4) Margam.	To deliver the project by 2020.	<b>Adoption</b>	2016	The Park and Share Facility at Junction 38 (M4) is not delivered by 2020.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		

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		AMR 2019		
<b>Action</b>				
<b>Analysis</b> : The Policy will be the subject of a review process.				

### Analysis

**9.1.12** There has been a lack of progress to date in respect of this scheme. It is considered unlikely that the facility will be delivered in accordance with the monitoring framework and will be reassessed as part of the review of the LDP.

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

**9.1.13** The Parking Standards SPG was completed and published in October 2016. No further monitoring or action required.

# 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	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
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**

Strategic Policy SP 21 Indicator 85				
<b>Indicator</b>	The number of applications permitted impacting upon features of local, architectural or cultural importance.			
<b>Objective</b>	OB23; OB24			
<b>Key Policies</b>	SP21	<b>Related Policies</b>	BE2; BE3	
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger</b>
The number of applications permitted impacting upon features of local, architectural or cultural importance.	No applications permitted contrary to the policy framework.	<b>Adoption</b>	2016	One application for development contrary to the policy framework.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>				
No further action required. Monitoring to continue.				

## 10 . Respecting Distinctiveness

### Analysis

**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). The list of Buildings of Local Importance (BLIs) was formally adopted as part of the Historic Environment SPG in April 2019 (see Indicator 86 below). Six significant proposals affecting BLIs were approved in the monitoring period, with none involving any of the canals.

**10.1.2** All six applications relate to changes of use / conversion of existing buildings, four of them involving no changes to the external appearance. The other two involved minor external changes but did not significantly affect the external appearance of the buildings.

**10.1.3** All the 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.**

**10.1.4** The Historic Environment SPG was completed and published in April 2019. No further monitoring or action required.

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

**Table 10.1.3 Strategic Policy SP21 - Built Environment and Historic Heritage**

Strategic Policy SP 21 Indicator 87			
<b>Indicator</b>	The number of applications permitted within Conservation Areas and other designated sites.		
<b>Objective</b>	OB23; OB24		
<b>Key Policies</b>	SP21	<b>Related Policies</b>	BE1
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger</b>
The number of applications permitted within Conservation Areas and other designated sites.	No application permitted contrary to the policy framework.	<b>Adoption</b>	2016
		<b>AMR 2017</b>	
		<b>AMR 2018</b>	
		<b>AMR 2019</b>	
<b>Trigger</b>	One application permitted for development contrary to the policy framework.		
<b>Action</b>			
No further action required. Monitoring to continue.			

### Analysis

**10.1.5** Seven development proposals were approved within Conservation Areas during the monitoring period, all but one being proposals within Neath Town Centre Conservation Area. The six applications in Neath town centre were all for changes of use, while the seventh proposal was for a housing development at Heritage Gate, part of which is within the boundary of the Llandarcy Conservation Area.

**10.1.6** All the proposals were considered to be appropriate in terms of the character and appearance of the Conservation Areas concerned 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	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue.
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 Strategic Policy SP22 - Welsh Language**

Strategic Policy SP 22 Indicator 88 - Development in Language Sensitive Areas				
<b>Indicator</b>	The number of planning applications permitted accompanied by a Language Action Plan.			
<b>Objective</b>	OB6; OB25			
<b>Key Policies</b>	SP22	<b>Related Policies</b>	WL1	
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger</b>
The number of planning applications permitted accompanied by a Language Action Plan.	No applications permitted within the Language Sensitive Areas without addressing Welsh language issues.	<b>Adoption</b>	2016	One application permitted within the Language Sensitive Areas without addressing Welsh language issues.
		<b>AMR 2017</b>		
		<b>AMR 2018</b>		
		<b>AMR 2019</b>		
<b>Action</b>				
No further action required. Monitoring to continue.				

### Analysis

**10.2.1** One application was approved during the monitoring period which required the submission of a Language Action Plan. This was for a residential development in Pontardawe and the submitted WLAP indicated no negative impact on Welsh Language schools and that the Welsh street name for the development and the provision of welcome packs for residents with details of Welsh Language services locally would help to address Welsh Language issues. In addition, the proposed community building on the site is considered to have the potential to draw the community together and have a positive effect on the Welsh Language.

## 10 . Respecting Distinctiveness

**10.2.2** There are therefore no trigger applications for this indicator. Monitoring will continue over the next year.

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

**10.2.3** The Development and the Welsh Language SPG was completed and published in July 2017. No further monitoring or action required.

# 10 . Respecting Distinctiveness

## **PART 3 - 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. The SA incorporated the SEA requirements, and all references to SA in this document should be taken to include SEA. The SA appraised the 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<sup>(7)</sup> 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
<b>0</b>	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 without meeting the relevant tests.	

7 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	Two applications were permitted for developments within DAM flood zone C2.	
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 6 approvals within the relevant designated areas, one of which was contrary to LDP policy	

### Analysis

#### **Indicators 5 and 6: Developments within flood risk areas**

**11.1.1** An increasing risk of more extreme weather and greater and more severe flooding events are two predicted outcomes likely to result from climate change. Consequently it is important that the planning process should prevent the introduction of new development or further vulnerable uses into flood risk areas unless this can be fully justified in accordance with national policy.

**11.1.2** During the last monitoring period, 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. This means 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. However, two applications were approved contrary to this framework (as set out in Section 4 above)

**11.1.3** Although the two developments in question were within the University Bay Campus site which is an established scheme, allowing further building within undefended flood plain areas indicates a lack of consideration for likely future changes from climate change and therefore results in the LDP being assessed as having mixed impacts during this monitoring period in terms of Indicator 6.

#### **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.

**11.1.5** A total of 6 applications for developments relevant to this indicator were approved during the monitoring period. Four were for proposals sited within Special Landscape Areas, one was for a proposal within a Green Wedge and one was for a development partly within the designated Undeveloped Coast.

## 11 . Sustainability Appraisal Monitoring

**11.1.6** Five of the applications were considered to be justified and acceptable in these locations, but one application for development within a Green Wedge was approved contrary to LDP policy. This was for a replacement school to be built on the school playing fields which formed part of the green wedge designation

**11.1.7** In respect of the SA objectives, this relates to objective 1A concerning adaptation to the effects of climate change and it was judged that the need for and benefits of a replacement school outweighed any detrimental impacts on the green wedge and the purposes for which it was designated.

**11.1.8** In respect of the sustainability and environmental aspects of the proposal, the development will have some negative impacts and overall in respect of indicator 62, the impact of the LDP is therefore assessed as being mixed.

### 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 21 approvals for residential development within the CCSA, 5 complied with the LDP density requirement (24% 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 14 approvals for residential development within the VSA, 3 complied with the LDP density requirements (21% compliance)	
3	Amount of greenfield land lost not allocated in the LDP	No greenfield land lost contrary to the policy framework	Of 19 approvals for development on greenfield land, 13 were on unallocated sites. These were all justifiable in policy terms 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	No applications were approved at any safeguarded freight location	
75	The number of applications permitted accompanied by a Renewable Energy Assessment	No applications permitted contrary to the policy framework	6 applications met the requirements for submission of a REA. Renewable energy issues were addressed in these cases.	



## 11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
SA1	NPT Carbon Footprint (tCO2 per capita)	Annual reduction	45.5 tCO2 per capita (2018) <sup>(8)</sup>	
SA2	NPT Gas consumption	Annual reduction	143.2 ktCO2 (Domestic 2018) <sup>(9)</sup>	
SA3	NPT Electricity consumption	Annual reduction	48.3 ktCO2 (Domestic 2018) <sup>(10)</sup>	

### Analysis

#### **Indicators 1 and 2: Residential density**

**11.1.9** 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.

**11.1.10** While the LDP monitoring targets for these indicators relates to developments on *allocated* sites<sup>(11)</sup>, for the SA the density achieved on *all* residential sites is assessed. The overall densities achieved on all residential sites are set out in the table above, split by LDP Strategy Area. The density requirement was achieved in 24% of cases in the CCSA and 21% of cases in the VSA. These outcomes for both Strategy Areas indicate a slightly higher rate of compliance with the policy requirement than was achieved in 2018/19 although that was lower than in 2017/18 and 2016/17.

**11.1.11** In terms of the implications for the SA objective, the figures achieved show a significant and continuing shortfall in residential densities compared to the policy requirement. As indicated in Section 4.1, the density policy will be reviewed as part of the LDP review, and this process will be informed by an iterative process of sustainability assessment to fully evaluate its impacts and the relative impacts of higher density development compared to lower densities with the aim of ensuring that the LDP delivers developments that are as sustainable as possible and meet the SA objectives.

#### **Indicator 3: Development on greenfield land**

**11.1.12** 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. Such sites have an important role to play in mitigating the effects of climate change through temperature moderation and carbon absorption among other factors.

8 <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2018>

9 <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2018>

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

11 The outcomes in relation to these targets are analysed in Section 4.1.

**11.1.13** The extent of greenfield site development during the monitoring period is set out in the table above, with more detail given in Section 4. Where greenfield land has been developed, this has been in accordance either with the LDP allocations or with the national and local policy framework. There has been a further slight reduction in the number of applications approved on greenfield sites since 2018/19 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***

**11.1.14** 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 LDP policy in relation to safeguarded freight facilities.

### ***Indicator 75: Applications accompanied by a Renewable Energy Assessment***

**11.1.15** 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 amount of greenhouse gas production in accordance with this objective.

**11.1.16** The policy was implemented in respect of six cases that met the relevant threshold. This was an increase since last year, but the majority of developments still have not been required to provide any renewable energy provision. As last year therefore, this indicator is again assessed as having mixed impacts during this monitoring period and it is recommended that the policy should be reassessed as part of the LDP review to establish whether it would be appropriate to amend the policy requirements or thresholds in order to better meet the SA objectives.

### ***Indicator SA1: NPT carbon footprint***

**11.1.17** The carbon footprint describes the physical quantity of greenhouse gases emitted to atmosphere. In previous AMRs, the quoted figure related to per capita emissions for NPT in 2011 and included six greenhouse gases subject to the Kyoto Protocol expressed as tonnes of carbon dioxide equivalent (tCO<sub>2</sub>e). However, this figure has not been updated.

**11.1.18** In June 2020, the Department of Business, Energy and Industrial Strategy published per capita CO<sub>2</sub> emissions figures for all UK authority areas for all years from 2005 to 2018. The figures for NPT, (including 2015, the last full year prior to the adoption of the LDP) are (tCO<sub>2</sub> per capita):

- 2015: 58.2
- 2016: 51.8

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- 2017: 53.2
- 2018: 45.5

**11.1.19** These figures indicate a general reduction in emissions since the LDP's introduction, showing that the target of Indicator SA1 is broadly being met.

### **Indicators SA2 and SA3: NPT gas and electricity consumption**

**11.1.20** The available figures for per capita gas and electricity consumption have not been updated since 2013. However, the figures published in June 2020 and quoted for SA1 also include kilo tonnes CO2 emitted as a result of domestic gas and electricity consumption, and this gives two further measures of the impacts of the population of Neath Port Talbot on greenhouse gas emissions.

**11.1.21** SA2 (kt CO2 domestic gas consumption):

- 2015: 139.5
- 2016: 143.3
- 2017: 140.4
- 2018: 143.2

**11.1.22** This indicates no clear trend in gas consumption since the adoption of the LDP, showing mixed impacts in respect of this indicator.

**11.1.23** SA3 (kt CO2 domestic electricity consumption):

- 2015: 77.0
- 2016: 61.4
- 2017: 53.1
- 2018: 48.3

**11.1.24** This shows a clearly reducing trend, meeting the target for this indicator.

### **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	Two renewable/low carbon developments were approved in the monitoring period. This is one less than in 2018/19.	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
75	The number of applications permitted accompanied by a Renewable Energy Assessment	No applications permitted contrary to the policy framework	6 application met the requirements for submission of a REA. Renewable energy issues were addressed in these cases.	

### Analysis

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

**11.1.25** Two relatively small scale applications were approved in the monitoring period for renewable/low carbon developments. These were for a small bio-mass power generation plant to supply offices at Milland Road and a scheme of photo voltaic panels with a storage battery installation within the university Bay Campus. An application for a wind farm of 11 turbines was also approved in principle but this was subject to the signing of a Section 106 Legal Agreement and was not finalised within the monitoring period.

**11.1.26** Although this is a reduction from the number of schemes approved in 2018-19, the proposals when implemented will contribute towards the production of renewable/low carbon energy in the County Borough and are therefore assessed as having an overall positive effect in terms of the SA objective.

#### **Indicator 75: Applications accompanied by a Renewable Energy Assessment**

**11.1.27** Refer to Objective 1B above. As with objective 1B, the low number of cases where REAs have been required over the past monitoring periods suggests that the LDP policy is not having the positive impact anticipated in respect of SA objective 1C and the indicator is therefore assessed as having mixed impacts during this monitoring period.

**11.1.28** It is therefore recommended that LDP Policy RE2 should be reassessed as part of the LDP review to establish whether it would be appropriate to amend the policy thresholds in order to better meet the SA objectives.

### 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 21 approvals for residential development within the CCSA, 5 complied with the LDP density requirement (24% compliance)	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
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 14 approvals for residential development within the VSA, 3 complied with the LDP density requirements (21% compliance)	
3	Amount of greenfield land lost not allocated in the LDP	No greenfield land lost contrary to the policy framework	Of 19 approvals for development on greenfield land, 13 were on unallocated sites. These were all justifiable in policy terms 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	There were 12 approvals outside settlement limits, but none were contrary to 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	One application led to the requirement for the creation of replacement SINC habitat in compensation for losses caused.	
62	The number of applications permitted within the undeveloped coast, special landscape areas (SLAs) and green wedges contrary to the policy framework	No applications permitted contrary to the policy framework	There were 6 approvals within the relevant designated areas, one of which was contrary to 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	
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 were 2 approvals within the AQMA, but all complied with the policy framework	
70	<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)	A 10 year landbank of crushed rock to be retained throughout the plan period	Neath Port Talbot has a landbank figure of greater than 50 years based on 3-year sales average (2016-2018) and 41 years based on 10-year average sales (2009-2018) (refer to Section 8.4). The requirements of this indicator have been met.	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
	<i>Local Indicator:</i> Aggregates land supply			
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 aggregate minerals 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	There were no applications for development on high quality agricultural 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** As covered under SA Objective 1B above, the density requirements were achieved in 24% of cases in the CCSA and 21% of cases in the VSA which is a slightly higher compliance with the policy requirement than was achieved in 2018/19, although that was itself lower than in 2017/18 and 2016/17.

**11.2.3** Within the LDP monitoring (refer to Section 4.1) it is indicated that the policy will now be reassessed as part of the review of the LDP. In tandem, it is recommended that residential density impacts should be considered in detail in relation to the review of the SA objectives and that the effects of density on the SA objectives are fully considered in any amendments made to LDP policy.

#### **Indicator 62: Developments in designated areas**

**11.2.4** As set out in Sections 8.1 and 11.1, six applications have been approved in designated areas, one of which was contrary to the policy framework and the policy will be reassessed as part of the review of LDP policy. This indicator is therefore assessed as having mixed impacts in respect to the loss/degradation of natural resources and the policy's effects on the SA objectives will also be fully considered in any amendments made to LDP policy.

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### 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	There were 12 approvals outside settlement limits, 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	
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) <sup>(12)</sup>	0

### Analysis

#### *Indicator SA5: NRW classification status of water bodies*

**11.2.5** 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.



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### 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	Seven applications met the policy threshold and were accompanied by a SWMP that addressed both the construction phase as well as the subsequent occupation of the site.	
78	The number of waste facilities permitted and refused on employment sites	To ensure appropriate supply of employment sites for waste	No applications were received during the monitoring period therefore the policy framework was maintained.	
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)	There is 11.2 years of landfill voidspace available therefore there is sufficient land and facilities across the County Borough to deal with waste arisings. (Monitoring Report 2019)	
SA6	% LACW <sup>(13)</sup> reused / recycled / composted	Annual increase	60.8% of NPT LACW was reused, recycled or composted during 2018/19. <sup>(14)</sup> This is a slight increase compared to the figure for 2017/18, there have been successive increases since recording started in 2006.	

### Analysis

**11.2.6** 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**

**11.2.7** The available LACW figures indicate that there was a steady increase in waste reuse / recycling / composting from 2006 until 2016/17, with the figure for 2018/19 showing a slight increase (to 60.8%) from 2017/18 (60.5%). Despite a small drop (from 62.8% in 2016/17), it is now close to the overall target for the region of 64% for 2019/20.

<sup>14</sup> [Stats Wales: Annual management of waste by management method \(tonnes\)](#)

<sup>13</sup> Local Authority Collected Waste



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## 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	One application was approved that included part of a SINC designation within the site for a housing development. This case was determined in accord with Policy EN6.	
SA8	The number of applications permitted which would result in a residual <sup>(1)</sup> loss of important habitat or residual impact on important species <sup>(2)</sup>	No residual losses of important habitats or species	SINC habitat was lost in one case through approval of a housing development but this was subject to a requirement to provide compensation, resulting in no residual loss.	

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, the above Indicators this year suggest that the plan is having a generally positive impact. The indicators will continue to be monitored.

**Indicators SA7 and SA8: Applications on designated SINC's or resulting in a residual loss of important habitat or residual impact on important species**

**11.3.2** This year is the second time that figures have been recorded in relation to these indicators. One application approved in the monitoring period was located on a designated Site of Interest for Nature Conservation (SINC) on a site that was also allocated for housing. Compensation was required for the habitat loss caused by the development through a legal agreement (S106). All applications this year are therefore assessed as not resulting in a residual loss of important habitats or species.

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### 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	New development will address the impact on communities through the provision of new or improved infrastructure where appropriate	One application led to the requirement for the creation of replacement SINC habitat in compensation for losses caused.	
SA9	Area of S7/SINC habitat created and secured through planning decisions	Annual increase	As above, one application led to the requirement for the creation of replacement SINC habitat in compensation for losses caused.	

#### 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 (a housing development at Waun Sterw, Rhos) funding was secured through S106 agreements to address impacts on biodiversity.

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

**11.3.4** Last year was the first for which figures were recorded for this indicator, when no S7/SINC habitat was created. This year, as indicated above, funding was agreed in one case for the creation of SINC habitat in order to compensate for losses caused by the development.

### 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	

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### 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	3 significant applications were refused for reasons that included design grounds with none approved contrary to the design policy framework.	
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 6 approvals within the relevant designated areas, one of which was contrary to LDP 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	Six proposals affecting BLIs have been approved during the monitoring period, all in accordance with the policy framework	
87	The number of applications permitted within Conservation Areas and other designated sites	No applications permitted contrary to the Policy framework	Seven significant proposals were permitted within Conservation Areas, all in accordance with the policy framework	

### Analysis

#### *Indicator 62: Developments in designated areas*

**11.4.1** As set out in Sections 8.1 and 11.1, one application has been approved in a designated area (Green Wedge) contrary to the policy framework and the policy will be reassessed as part of the review of LDP policy. This indicator is therefore assessed as having mixed impacts in respect of the protection/enhancement of the landscape and townscape and the policy's effects on the SA objectives will also be fully considered in any amendments made to LDP policy.

**11.4.2** The other indicators relevant to this objective show that the LDP policies are being implemented and should be having a generally positive impact.

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### 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, architectural or cultural importance	No applications permitted contrary to the Policy framework	Six proposals affecting BLIs have been approved during the monitoring period, all in accordance with the policy framework	
87	The number of applications permitted within Conservation Areas and other designated sites	No applications permitted contrary to the Policy framework	Seven significant proposals were permitted within Conservation Areas, all in accordance with the policy framework	

#### Analysis

**11.4.3** 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 were 2 relevant approvals within the AQMA, both 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 permitted within the AQMA required a CMP: this was dealt with by condition.	
81	To deliver the Integrated Transport Hub, Port Talbot	To deliver the project by 2018	The integrated transport hub at Port Talbot was delivered on schedule (March 2018).	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
83	To deliver a Park and Share facility at Junction 38 (M4) Margam	To deliver the project by 2020	Not yet started.	0
SA10	Breaches of Air Quality objectives	No breaches of Air Quality Objectives	The Air Quality report for 2019 has been delayed due to the Covid-19 pandemic	0
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, with no increase since adoption of the LDP	

### 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: Air quality objectives**

**11.5.2** Monitoring information for air quality is published annually and relates to the preceding calendar year<sup>(15)</sup>. The 2017 AMR therefore included information for 2016 and provided a baseline situation to which future results can be compared. In 2016 across the majority of the County Borough, air quality objectives were met for all types of air pollution monitored, with the exception of ozone levels and polyaromatic hydrocarbons concentrations which breached the UK objective but complied with the EU target and nickel concentrations which breached the EU target in two locations.

**11.5.3** For 2017, objectives were again met for all types of air pollution, the only exceptions now being for ozone levels and polyaromatic hydrocarbons concentrations which again breached the UK objective but complied with the EU target. However, the increasing trend observed in recent years was reversed in 2017 with a reduction of approximately 30% compared to the previous year. In addition, in 2017 nickel concentrations complied with EU targets at all locations after having been breached in two locations in 2016. There were therefore improvements in relation to this objective in 2017.

**11.5.4** 2018 was a relatively poor year for ozone pollution, being the first year since 2011 when the EU target value was breached. However, the long-term trend is downwards. As trans-boundary pollution can have a significant effect upon local results, ozone is not covered by Local Air Quality Management (LAQM) and the impacts of LDP policy also cannot be fully assessed.

**11.5.5** The concentration of polyaromatic hydrocarbons at Port Talbot still exceeded the Air Quality Objective of 0.25 ng/m<sup>3</sup> in 2018 but it has never exceeded the EU target value of 1 ng/m<sup>3</sup>. The 2018 annual average concentration of 0.69 ng/m<sup>3</sup> was slightly up

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on that measured in the previous year. Nickel concentrations exceeded targets in two locations in Pontardawe, considered to be linked to problems with specific abatement plant at the Wall Colmonoy plant.

**11.5.6** Neath Port Talbot's air quality report for 2019 has currently been delayed due to delays in data compilation as a result of the Covid-19 pandemic. The 2019 and 2020 data will be reported together in next year's AMR.

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

**11.5.7** The Taibach/Margam Air Quality Management Area (AQMA) was declared by the Council in 2000 in relation to concerns about PM<sub>10</sub> (fine particulates). The AQMA currently remains in force and has not changed in extent, but there have been no additional AQMAs declared.

### **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 designations in NPT	No increase in number or extent of NAPPAs	There are 11 Priority Areas for roads and 3 for railways within NPT	

### **Analysis**

**11.5.8** 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 Priority Area designations**

**11.5.9** Priority Areas 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<sup>(16)</sup>. The information given above relates to the 2018-2023 Noise and Soundscape Action Plan.

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## 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	There were no significant losses of community facilities or open space as a result of planning approvals during the monitoring period	
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	Three major proposals were approved relevant to this indicator, all in accordance with the policy framework.	
11	The number of applications permitted outside settlement limits	No applications permitted outside settlement limits contrary to the policy framework	There were 12 approvals outside settlement limits, but none were contrary to policy	
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 significantly behind the targets (see section 5.1). This policy will therefore be reassessed as part of the review of the LDP. Any significant prolonged reduction in new housing delivery could have negative impacts for social inclusion and the policy has therefore not had the positive impacts that could be expected in relation to social cohesion	
29	The amount of new development permitted and delivered within Afan	To deliver a tourism / recreation development at Afan Lido by 2020	The development at Afan Lido has been subject to delays. Anticipated additional local employment has not yet been delivered.	0



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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
	Lido Mixed-Use Regeneration Scheme			
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>	The delivery of H1 allocations within the valleys strategy area has now fallen behind the targets for four consecutive years (see section 5.2). Further research and investigation will be undertaken to analyse this. Any significant prolonged reduction in new housing delivery could have negative impacts for social inclusion	
32	The number of new housing units permitted and delivered within the Pontardawe Strategic Growth Area	<p>Sites have been allocated within Policy H1 for the provision of 664 new housing units over the Plan period</p> <p>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</p>	The delivery of H1 allocations within the Pontardawe strategic growth area fell behind targets for three consecutive years up to 2018-19. In the last monitoring period (2019-20) however, it exceeded its target (see section 5.2 above). Despite this, however, overall the targets have not been met and further research and investigation will be undertaken to analyse this. Any significant prolonged reduction in new housing delivery could have negative impacts for social inclusion	
33	The number of new housing units permitted and delivered within the Upper Neath Valley Strategic Growth Area	<p>Sites have been allocated within Policy H1 for the provision of 264 new housing units over the Plan period</p> <p>Annual Targets:            2011/12: 5            2012/13: 0            2013/14: 9</p>	Housing completions failed to meet the targets for the first time in 2019-20, however, this does not constitute a trigger for review of the policy and the situation will continue to be monitored. Any significant prolonged reduction in	



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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
		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	new housing delivery could have negative impacts for social inclusion	
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 target date for delivery has not yet been reached. If delivered, new tourism jobs in the area would be positive for social inclusion.	0
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	Housing completions during the monitoring period were significantly lower than the annual target, the fourth year that there has been a shortfall. This level of new housing delivery will still have positive impacts for the local economy and consequently for social inclusion in general terms, but is falling short of the targets and effects that were envisaged	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
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	Affordable housing delivery has been below target for the past four years, with 18 affordable units delivered through the planning system during the latest monitoring period. The lack of new provision means that LDP affordable housing policy is not currently having the positive effects anticipated in relation to social exclusion.	
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 although there are mitigating circumstances (see Section 6.4). 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 impacts on existing open spaces associated with 3 applications (See section 6.4). However, the losses were generally small scale and limited and the policy is having a positive effect overall	
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	The level of new employment floorspace provision has now fallen below the target for three consecutive years, suggesting a negative impact on the availability of employment premises. This issue will now be considered as part of the wider review of the LDP.	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
58	The number of applications for small scale retail development permitted	An increase in the number of small scale retail proposals permitted	There has been one application that fits the definition of small scale retail development during the monitoring period. This is an increase from last year and is likely to have a small positive impact on 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	One application required a Welsh Language Action Plan during the monitoring period. It was considered that Welsh language issues were addressed in this case.	

### Analysis

**11.6.1** One indicator (relating to the redevelopment of the Afan Lido site) has changed from positive to neutral impact since last year. This may suggest a general further reduction in economic activity reducing the number of developments being pursued. Indicators that show an uncertain, mixed or negative impact or that have changed in relation to SA Objective 6A are considered in more detail below.

#### ***Indicators 14, 31, 32, 39 and 41: New housing developments permitted and delivered***

**11.6.2** The delivery of housing developments on H1 allocations in both the coastal corridor and the valleys strategy areas has fallen behind the LDP targets. Depending on the circumstances of the settlement in question, this could have detrimental impacts on the local economy, levels of affordable housing and consequently on general sustainability and in particular (for this SA objective) on community cohesion. Depending on the community concerned these trends could lead to stagnation or decline within the community, although this will not necessarily be true for all communities.

**11.6.3** This issue has been identified in the LDP monitoring and the relevant policies will now be reviewed with the reasons for the shortfall and its implications assessed and consideration given to changes to the policy approach. This issue will continue to be monitored.

#### ***Indicator 29: Delivery of a tourism / recreation development at Afan Lido***

**11.6.4** The proposed development at the Afan Lido site has not yet progressed, and has now failed to meet the LDP monitoring target. This suggests that the LDP is not yet having the anticipated positive impact on this SA objective.

#### ***Indicator 46: Delivery of open space for new developments***

**11.6.5** Overall, although Policy OS1 requiring the provision of new open space for new developments is generally being implemented, in some cases no provision is provided (often for viability reasons). The availability of open space locally plays an important part in fostering social inclusion through providing space within the community for recreation

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and interaction. A lack of open space provision for new developments is therefore likely to have negative implications for local social inclusion. This indicator has previously been identified as a concern and it is now proposed to assess the reasons for the lack of provision and the implications of this and consideration will be given to possible changes to the policy approach. The indicator will continue to be monitored.

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

**11.6.6** The level of new employment floorspace provision has now fallen below the target for the past three years, suggesting a negative impact on the availability of employment premises and consequently on social cohesion. This issue will now be considered as part of the wider review of the LDP.

### **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 were approved in the monitoring period, 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	One application was submitted with a Welsh Language Action Plan.	

### **Analysis**

**11.6.7** The targets set out for Indicators 85, 87 and 88 are currently all being met, suggesting a positive impact in relation to effects on the culture and character of communities.

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## 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	There were no significant losses of community facilities or open space as a result of planning approvals during the monitoring period	
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 although there are mitigating circumstances (see Section 6.4). 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 impacts on existing open spaces associated with 3 applications (See section 6.4). However, the losses were generally small scale and limited and the policy is having a positive effect overall	
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>	The target set in the LDP has become outdated due to newer statistical releases. The most recent figures show a significant increase in the number of jobs in NPT since the last monitoring period (refer to Section 7.1). Increasing employment levels should have an overall positive impact on health and well-being.	
53	<i>Local Indicator:</i> The rate of economic activity for NPT	To achieve an increase in the rate of economic activity to 76% by 2026	The NPT rate of economic activity has fluctuated over recent years (see section 7.1). In the most recent monitoring period it has continued to increase (by 2.9%),	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
	<i>Contextual Indicator:</i> The rate of economic activity for Wales and UK		resulting in NPT now having a rate slightly above the Welsh average. Improved economic activity rates would be expected to be generally positive in terms of 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	The statistics indicate that the NPT unemployment rate has increased in the last year (following a decrease the year before) and now stands at 4.8% although this figure may not be reliable (see Section 7.1). Increases in unemployment are likely to have a generally negative effect on 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 were 2 relevant approvals within the AQMA, both complying with the policy framework	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 proposal permitted within the AQMA required a CMP: this was dealt with by condition.	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	

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### Analysis

**11.7.1** In general, the plan is assessed as having a positive or neutral impact in relation to most of the indicators. Some indicators however have shown a negative or mixed outcome either this monitoring period or in past years and these are discussed below.

#### ***Indicator 46: Delivery of open space for new developments***

**11.7.2** Overall, the target for open space provision in association with new development has not been fully met. Ensuring that there is an appropriate level of open space to meet the needs of the community is likely to 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.

**11.7.3** The ongoing shortfall in 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 reassess the policy as part of the LDP review. The indicator will continue to be monitored.

#### ***Indicator 49: The level of workplace employment in the context of Wales and UK employment levels***

**11.7.4** The most recent employment figures (see section 7.1) show a increase of 3000 jobs in NPT in the most recent period for which figures are available (2018), making up for a large part of the decline reported in the previous year. On the face of it, increasing employment levels are likely to have an overall positive impact on health and well-being. However, as this follows a period of two years of decline it constitutes a 'trigger' in the LDP monitoring, as a result of which the policy will be part of a review process.

**11.7.5** In terms of SA objective 7A, the figures indicate a likely positive impact on physical and mental health outcomes, but this has to be weighed against the negative effects of previous losses. The indicator will continue to be monitored, and this issue will be considered as part of the LDP Review process.

#### ***Indicator 54: The rate of unemployment for NPT***

**11.7.6** In Neath Port Talbot, the rate of unemployment has fluctuated since the LDP base date and figures used on the 2019 AMR should be treated with some caution as the 'Office for National Statistics' has categorised the data as being of 'low quality' given that it is based on between 10-25 survey responses (see Section 7.1 above).

**11.7.7** However, the current rate of 4.8% constitutes an increase since last year which is likely to have a generally negative impact on physical and mental health outcomes. Overall, the impact of the LDP on this indicator is currently considered to be mixed.



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### 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	There were no significant losses of community facilities or open space as a result of planning approvals during the monitoring period	
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 although there are mitigating circumstances (see Section 6.4). 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 impacts on existing open spaces associated with 3 applications (See section 6.4). However, the losses were generally small scale and limited and the policy is having a positive effect overall	
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>	The target set in the LDP has become outdated due to newer statistical releases. The most recent figures show a significant increase in the number of jobs in NPT since the last monitoring period (refer to Section 7.1). Increasing employment levels should have an overall positive impact on health and well-being.	
53	<i>Local Indicator:</i> The rate of economic activity for NPT	To achieve an increase in the rate of economic activity to 76% by 2026	The NPT rate of economic activity has fluctuated over recent years (see section 7.1). In the most recent monitoring period it has continued to increase (by 2.9%),	



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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
	<i>Contextual Indicator:</i> The rate of economic activity for Wales and UK		resulting in NPT now having a rate slightly above the Welsh average. Improved economic activity rates would be expected to be generally positive in terms of 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	The statistics indicate that the NPT unemployment rate has increased in the last year (following a decrease the year before) and now stands at 4.8% although this figure may not be reliable (see Section 7.1). Increases in unemployment are likely to have a generally negative effect on 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	
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 were 2 relevant approvals within the AQMA, both complying with the policy framework	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 proposal permitted within the AQMA required a CMP: this was dealt with by condition.	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	

### Analysis

**11.7.8** In general, the plan is assessed as having a positive or neutral impact in relation to most of the indicators. Some indicators however have shown a negative or mixed outcome either this monitoring period or in past years and these are discussed below.

#### ***Indicator 46: Delivery of open space for new developments***

**11.7.9** Overall, the target for open space provision in association with new development has not been fully met. Ensuring that there is an appropriate level of open space to meet the needs of the community is likely to 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 ill health, health inequalities and poor well-being.

**11.7.10** The ongoing shortfall in provision raises concern in relation to SA Objective 7B. 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 reassess the policy as part of the LDP review. The indicator will continue to be monitored.

#### ***Indicator 49: The level of workplace employment in the context of Wales and UK employment levels***

**11.7.11** The most recent employment figures (see section 7.1) show an increase of 3000 jobs in NPT in the most recent period for which figures are available (2018), making up for a large part of the decline reported in the previous year. On the face of it, increasing employment levels are likely to have an overall positive impact on health and well-being. However, as this follows a period of two years of decline it constitutes a 'trigger' in the LDP monitoring, as a result of which the policy will be part of a review process.

**11.7.12** In terms of SA objective 7B, the figures indicate a likely positive impact on ill health, health inequalities and poor well-being, but this has to be weighed against the negative effects of previous losses. The indicator will continue to be monitored, and this issue will be considered as part of the LDP Review process.

#### ***Indicator 54: The rate of unemployment for NPT***

**11.7.13** In rate of unemployment has fluctuated in NPT since the LDP base date and figures used on the 2019 AMR should be treated with some caution as the 'Office for National Statistics' has categorised the data as being of 'low quality' given that it is based on between 10-25 survey responses (see Section 7.1 above).

**11.7.14** However, the current rate of 4.8% constitutes an increase since last year which is likely to have a generally negative impact on ill health, health inequalities and poor well-being. Overall, the impact of the LDP on this indicator is currently considered to be mixed.

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### 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:</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. The most recent figures show a significant increase in the number of jobs in NPT since the last monitoring period (refer to Section 7.1). Increasing employment levels should have an overall positive impact on poverty.</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>The NPT rate of economic activity has fluctuated over recent years (see section 7.1). In the most recent monitoring period it has continued to increase (by 2.9%), resulting in NPT now having a rate slightly above the Welsh average. Improved economic activity rates should be positive in terms of 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>The statistics indicate that the NPT unemployment rate has increased in the last year (following a decrease the year before) and now stands at 4.8% although this figure may not be reliable (see Section 7.1). Increases in unemployment are likely to have a generally negative effect on poverty levels.</p>	

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## Analysis

**11.7.15** 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.

**11.7.16** The indicators relating to economic activity generally show a mixed picture, including those that relate to impacts on poverty. The most recent employment figures (see section 7.1) show an increase of 3000 jobs in NPT in the most recent period for which figures are available (2018), making up for a large part of the decline reported in the previous year. On the face of it, increasing employment levels are likely to have an overall positive impact on poverty levels. However, as this follows a period of two years of decline it constitutes a 'trigger' in the LDP monitoring, as a result of which the policy will be part of a review process.

**11.7.17** The mixed overall picture with decreasing employment levels and economic activity rates are likely to have an overall negative impact on poverty levels. The indicators will continue to be monitored, with the workplace employment indicator being considered as part of the LDP Review process.

## 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	New development will address the impact on communities through the provision of new or improved infrastructure where appropriate	Full details for this indicator are set out in section 4.4. 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, S106 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	Sites have been allocated within Policy H1 for the provision of 5,690 new housing	The delivery of H1 allocations within the coastal corridor has fallen significantly behind the targets (see	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
	permitted and delivered within the Coastal Corridor Strategy Area	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 2018/19: 553 2019/20: 518 2020/21: 513 2021/22: 502 2022/23: 468 2023/24: 412 2024/25: 387 2025/26: 375	section 5.1). This policy will therefore be reviewed as part of the review of the LDP. Any significant prolonged reduction in new housing delivery would not positively support local economic infrastructure and could have negative impacts in respect of SA objective 8A	
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	The delivery of H1 allocations within the valleys strategy area has now fallen behind the targets for four consecutive years (see section 5.2). Further research and investigation will be undertaken to analyse this. The development of new residential sites will generally support the local economy and local economic infrastructure and any significant prolonged reduction in new housing delivery could have negative impacts	
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

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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	Housing completions during the monitoring period were significantly lower than the annual target, the fourth year that there has been a shortfall. This level of new housing delivery will still have some positive impacts for the local economy, but is falling short of the targets and effects that were envisaged	
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	Affordable housing delivery has been below target for the past four years, with 18 affordable units delivered through the planning system during the latest monitoring period. The lack of new provision means that LDP affordable housing policy is not currently having the positive effects anticipated in relation to the local economy.	
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:	The level of new employment floorspace provision has now fallen below the target for three consecutive years, suggesting a negative impact on the availability of employment premises. This issue will now be considered as part of the wider review of the LDP.	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
		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		
56	The number of applications permitted on safeguarded sites contrary to the policy framework	No applications permitted contrary to the policy framework	Over the monitoring period, there have been no applications within any safeguarded employment area contrary to the policy framework.	
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	Two relevant retail applications were permitted both in accordance with the retail hierarchy and policy framework	
58	The number of applications for small scale retail development permitted	An increase in the number of small scale retail proposals permitted	There has been one application that fits the definition of small scale retail development during the monitoring period. This is an increase from last year and is likely to have a small positive impact on community cohesion.	
59	The number of tourism applications permitted contrary to the policy framework	No tourism proposals to be permitted contrary to the policy framework	Two applications were permitted, both of which complied with the policy framework and will help to support 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	There were no applications approved that resulted in the loss of tourism facilities contrary to the policy framework.	

### 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



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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** A number of the indicators for this objective continue to show mixed results and these are considered in more detail below.

### **Indicators 14, 31, 39 and 41: Housing and Affordable Housing Delivery**

**11.8.4** The delivery of new housing will generally support and help the development of local economies. The effects will be felt during the construction phase through job creation, through additional support for and provision of new local infrastructure (including road improvements and public amenities and facilities) and through making communities generally more sustainable and viable. General housing development will help to support additional affordable housing provision, further supporting local communities and the local economy and hence supporting and encouraging existing and new local businesses and the economy generally.

**11.8.5** The slowdown over the past few years and continuing apparent shortfalls in meeting the LDP targets therefore imply a reduction in the economic benefits available from house building, with a less positive and more mixed impact on this objective.

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

**11.8.6** The level of new employment floorspace provision has now fallen below the target for three consecutive years, implying a negative impact on the economic infrastructure of the local area. The LDP policies will be reviewed as part of the wider LDP review in order to assess what measures could be taken to address this issue.

### **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	No housing units were delivered within Coed Darcy during the monitoring period and the number of new housing units provided is significantly below the cumulative target. The project still has positive	



## 11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
		2019/20: 215 2020/21: 215 2021/22: 215 2022/23: 225 2023/24: 235 2024/25: 245 2025/26: 250	economic impacts in terms of local resources and assets but the lack of recent development means that its effects overall remain mixed	
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 again been no new employment developments at Coed Darcy within the monitoring period. This lack of progress means that the effects of the policy remain mixed	
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: 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	There have been no new housing developments at Harbourside for two consecutive years. The development still has the potential for positive economic impacts in terms of local resources and assets but the lack of recent progress means that its effects overall remain mixed	
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	There has now been no land developed for employment uses at Harbourside for 4 consecutive years. As with housing development (Indicator 19), the development is still considered to have the potential for positive economic impacts in terms of local resources and assets but the lack of recent progress means that its effects overall remain mixed	
21	The amount and type of new development permitted and delivered	To deliver the retail development at Harbourside SRA in accordance with the Port	There have been no new retail developments approved at Harbourside in the last four years, reflecting the same economic	

## 11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
	within Harbourside Strategic Regeneration Area (retail)	Talbot Harbourside & Town Centre Development Framework	circumstances noted in Indicators 19 and 20 above. Although the retail part of the allocation represents a significant opportunity in economic terms, the impacts of this have been mixed	
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	Although there has been no new housing development completed within the Neath town centre regeneration scheme site during the last monitoring period, the site is currently under construction. 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	Phase 1 has been completed and Phase 2 is currently under construction. Overall the development should continue to 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	Work on the residential element of the scheme is now complete, delivering a slightly lower total of 47 units. Overall the development should have a positive impact on the investment in and use of local resources	
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	The retail element of this development is also now complete and overall the development should have a positive impact on 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	There have been delays with this scheme (see 5.1), and to date no development has taken place. If delivered, the development would be positive for the investment in and use of local resources.	0
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 (to be constructed alongside the residential development above) have also not yet been delivered.	0

## 11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
30	The number of applications permitted at the Bay Campus for uses contrary to the policy framework	<p>The Swansea University Science and Innovation Campus to be delivered by 2015:</p> <p>Work to commence May 2013</p> <p>First buildings completed May 2014</p> <p>All non-residential buildings completed May 2015</p> <p>Student accommodation completed September 2015</p>	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	Although no development has been approved to date, the target date for delivery has not yet been reached. If delivered, new tourism jobs in the area would be positive for the investment in and use of local resources.	0
58	The number of applications for small scale retail development permitted	An increase in the number of small scale retail proposals permitted	There has been one application that fits the definition of small scale retail development during the monitoring period. This is an increase from last year and is likely to have a small positive impact in respect of 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	Two applications were permitted, both of which complied with the policy framework and will help to support 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	There were no applications approved that resulted in the loss of tourism facilities contrary to the policy framework.	
70	<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	A 10 year landbank of crushed rock to be retained throughout the Plan period	Neath Port Talbot has a landbank figure of greater than 50 years based on 3-year sales average (2016-2018) and 41 years based on 10-year average sales (2009-2018) (refer to Section 8.4). This should help to ensure that these local resources can be extracted where necessary in a sustainable way	

## 11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
	identified in the Regional Technical Statement (MTAN)  <i>Local Indicator:</i> Aggregates land supply			
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 aggregate minerals 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

**11.8.7** As outlined above, 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 benefit from being used to deliver this is considered in this SA objective.

**11.8.8** 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.

**11.8.9** There has been little development at Coed Darcy, Harbourside or the Afan Lido site in recent years, meaning that these schemes have had mixed impacts or no benefits for local resources and environmental assets this year. This issue will be assessed and addressed as necessary in the forthcoming review of the LDP. The other monitored brownfield sites are considered to be progressing satisfactorily.

## 11 . Sustainability Appraisal Monitoring

### 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. This lack of progress means that the effects of the policy are mixed	
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	There has now been no land developed for employment uses at Harbourside for 4 consecutive years. As with housing development (Indicator 19), the development is still considered to have the potential for positive economic impacts in terms of local resources and assets but the lack of recent progress means that its effects overall remain mixed	
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 currently show little progress towards delivery.	0
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 this objective	
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

## 11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
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 target date for delivery has not yet been reached. If delivered, new tourism jobs in the area would be positive for the investment in and use of local resources.	0
58	The number of applications for small scale retail development permitted	An increase in the number of small scale retail proposals permitted	There has been one application that fits the definition of small scale retail development during the monitoring period. This is an increase from last year and is likely to have a small positive impact in respect of 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	Two applications were permitted, both of which complied with the policy framework and will help to support 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	There were no applications approved that resulted in the loss of tourism facilities contrary to the policy framework.	

### Analysis

**11.8.10** The LDP employment led growth model 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** There has been little development at Coed Darcy, Harbourside or the Afan Lido site in recent years, meaning that these schemes have had mixed impacts or no benefits for local resources and environmental assets this year. This issue will be assessed and addressed as necessary in the forthcoming review of the LDP. The other monitored brownfield sites are considered to be progressing satisfactorily.

# 11 . Sustainability Appraisal Monitoring

## **PART 4 - Conclusion & Recommendations**





### 12 Conclusion & Recommendations

**12.0.1** This is the forth 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** 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	59
LDP Policies are not being implemented in the intended manner	Officer and/or Member training may be required	0
Indicators suggest the need for further guidance in addition to those identified in the Plan	Supplementary Planning Guidance may be required	1
The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected	Further research and investigation required	1
The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process	27
The indicators are suggesting that the LDP strategy is not being implemented	Following confirmation, the LDP will be subject to a review process	0

**12.0.3** The majority of indicators continue to show positive policy implementation. There are however, several key policy indicator targets and monitoring outcomes relating primarily to housing delivery and employment related development that continue to not be achieved. This indicates that these policies are not functioning as intended, and in these instances the monitoring has confirmed that these policy issues will need to be addressed as part of the review of the LDP.

**12.0.4** Where there are outstanding SPG documents to be produced, these will be considered and prepared as soon as is practicable.

#### Conclusion

**12.0.5** This phase of monitoring has shown that in broad terms the objectives of the LDP continue to be largely achieved. The majority of indicators continue to show positive policy implementation, thereby providing an indication that the LDP is delivering many significant benefits to communities across Neath Port Talbot.

## 12 . Conclusion & Recommendations

**12.0.6** Furthermore, both the economic activity and unemployment rates have improved since the base date of the Plan and whilst these figures are subject to annual fluctuations, this indicates a much more positive economic profile for the area and that progress is being made towards achieving the objectives of the economic-led strategy.

**12.0.7** There are however, several key policy indicator targets and monitoring outcomes relating primarily to housing delivery and employment related development that continue to not be achieved. This indicates that these policies are not functioning as intended and as a consequence, this is undermining the ability of the LDP to fully deliver upon the aspirational strategy.

### Recommendation

**12.0.8** In order to ensure that the LDP is kept up to date, the Council has a statutory obligation to undertake a full review of the adopted Plan at intervals not longer than every four years from initial adoption.

**12.0.9** In the case of Neath Port Talbot therefore, the LDP is now the subject of the statutory four year full review cycle and as such all aspects of the Plan will need to be assessed to consider if they remain sound and fit for purpose. This will include the key issues, vision and objectives, the strategy (i.e. the level and distribution of growth), policies, land use allocations and designations.

**12.0.10** The Council published the LDP Review Report in July 2020 and work will commence on the Replacement LDP in the next monitoring period.

## Appendix A

**A.1** In March 2020, Julie James, Minister for Housing and Local Government announced a number of revisions to National Policy, in particular the delivery and monitoring of housing.

**A.1** The revisions to Planning Policy Wales (PPW) focused on the introduction of housing trajectories to be used as the basis for monitoring the delivery of housing against a Local Development Plan's (LDP) housing target. The revisions to paragraph 4.2.11 of PPW states, *'Planning authorities must use the housing trajectory in their adopted development plan as the basis for monitoring the delivery of their housing requirement. Accurate information on housing delivery assessed against the trajectory is necessary to form part of the evidence base for development plan Annual Monitoring Reports (AMRs) and for subsequent plan review. Under delivery against the trajectory may require a specific early review of the development plan. The monitoring of housing delivery for AMRs must be undertaken by planning authorities in accordance with the guidance set out in the Development Plans Manual.'*

**A.2** The Development Plans Manual (Edition 3), published at the same time, introduced a requirement for AMR's to produce an up to date Housing Trajectory and compare the actual delivery of housing against the Local Development Plan's targets. The requirement to report and monitor housing delivery through the AMR replaced the former Joint Housing Land Availability Study, when Technical Advice Note 1 was revoked in March 2020. The Trajectory is included within Indicator 39 of this report.

**A.3** In producing a trajectory, tables 19 and 20 from the Manual need to be completed and included within the AMR, these are detailed below and show the projected future delivery rates on sites allocated within the LDP.

## Figure .1 The Timing and Phasing of Sites without Planning Permission

LDP Ref.	Allocated Site Name	Total Site Capacity	Time lag to construction start in months			Phasing of Development (remaining years of plan)								
			Time period for pre-application discussion/PAC consultation	Time between submission of planning application & determination	Time taken from planning consent to discharge relevant conditions to enable site construction	Completions	U/C	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Units beyond the plan period
H1/1	Gorffwysfa Care Home, Bryncoch	15	6 months	3 months	6-9 months	0	0	0	0	3	4	5	0	0
H1/2	Leiros Park Extension, Neath	200	Extensive pre-app under taken	3 months	9-12 months	0	0	0	0	30	50	50	50	20
H1/5	Dwr Y Felin	20	6 months	6 months	9-12 months	0	0	0	0	0	0	0	20	0
H1/9	Crymlyn Grove (Ph3)	150	6 months	6 months	6 months	0	0	0	0	30	40	40	40	0
H1/12	Blaenbagan School (land to the rear of), Baglan	141	6 months	6 months	6-12 months	0	0	0	10	30	40	40	21	0
H1/13	Hawthorn Close, Cwmafan	100	6 months	6 months	9-12 months	0	0	0	0	10	30	30	30	0
H1/14	Western Logs, Cwmafan	130	6 months	6 months	9-12 months	0	0	0	0	20	35	35	40	0
H1/15	Neath Port Talbot College (Margam Campus)	80	6 months	6 months	9-12 months	0	0	0	0	10	30	30	0	0
H1/17	Habourside, Port Talbot	385	6 months	6 months	9-12 months	34	0	0	0	40	40	40	40	187
H1/18	Afan Lido and land to the rear of Tywyn School	150	Extensive pre-app under taken	6 months	6 months	0	0	0	10	45	45	50	0	0
H1/20	Purcell Avenue, Port Talbot	115	n/a	Current application undetermined	6-9 months	0	0	0	10	35	35	35	0	0
H1/22	Tir Morfa Road, Port Talbot	75	6 months	6 months	6-9 months	0	0	0	0	0	0	35	40	0
H1/23	Park Avenue, Glynneath	150	6 months	6 months	12 months	0	0	0	0	0	30	35	35	50
H1/25	Ynysymond Road	50	6 months	6 months	12 months	0	0	0	0	25	25	0	0	0
H1/29	Parc Ynysydw	50	6 months	6 months	9-12 months	0	0	0	0	25	25	0	0	0
H1/30	Compair / GMF	70	n/a	Current application undetermined	9-12 months	0	0	0	0	10	30	30	0	0
H1/31	Tirbach Washery	160	6 months	6 months	12 months	0	0	0	0	10	40	40	40	30
H1/LB/3	Elba Crescent	50	Consent recently lapsed	6 months	12 months	0	0	0	25	25	0	0	0	0
H1/LB/6	Eaglesbush, Melyncryddan	50	Consent recently lapsed	6 months	12 months	0	0	0	5	20	25	0	0	0
H1/LB/13	Blaenbagan Farm, Baglan	160	6 months	6 months	12 months	0	0	0	0	0	15	35	40	70
H1/LB/17	Farteg Fawr, Bryn	25	6 months	6 months	12 months	0	0	3	3	3	4	4	0	0
H1/LB/19	Forest Lodge Lane, Cwmafan	15	6 months	6 months	12 months	0	0	2	3	3	0	0	0	0
H1/LB/26	Heol Y Waun, Seven Sisters	68	6 months	6 months	12 months	0	0	0	0	0	0	0	0	6
H1/LB/27	Heol Y Glyn, Glynneath	81	6 months	6 months	12 months	0	0	0	0	0	0	0	0	81
H1/LB/32	Holly St, Pontardawe	45	Previous consent lapsed	6 months	12 months	0	0	0	0	20	25	0	0	0
H1/LB/33	Waun Penlan, Rhydyfro	19	6 months	6 months	9-12 months	0	0	0	0	0	19	0	0	0

**Figure .2 The Timing and Phasing of Sites with Planning Permission**

The timing and phasing of sites with planning permissions

LDP Ref.	Site Name	Total Site Capacity	Completions	U/C	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Units beyond plan period
H1/LB/4	Area 1, Coed Darcy Urban Village	195	65	0	10	40	40	20	0	0	
H1/LB/5	Coed Darcy Urban Village	4,000	291	0	20	130	150	150	200	200	2,859
H1/LB/25	Glyn Dulais Care Home, Crynant	22	0	0	5	5	6	6	0	0	
H1/LB/28	Welfare Hall, Glynneath	10	0	0	0	10	0	0	0	0	
H1/7*	Neath Town Centre	50	0	0	12	0	0	14	24	0	0
H1/11*	Neath Rd / Fairyland Rd	300	113	25	25	25	5	40	45	45	27
H1/27*	Waun Sterw/ Waun Penlan, Rhydyfro	115	0	0	0	35	10	35	35	0	0
H1/28*	Bryn Brych Farm	150	54	24	24	0	36	36	0	0	0

\* Part of site has planning consent

**A.4** The Manual states that prior to the publication of the AMR, a Housing Stakeholder Group should be consulted on the revised trajectory and information on future delivery. The Housing Stakeholder Group was consulted between 11<sup>th</sup> August and 1<sup>st</sup> September 2020.

**A.5** During the consultation, comments were submitted by the Home Builders Federation (HBF) who made the following representations:

- No justification for reducing the housing requirement of the plan and then use this lower figure to base the trajectory on.
- Unsure of the benefit of the 'Timing and phasing of allocations' table as the same standard figures are used for most sites. In reality the actual time taken on sites varies greatly from site to site and many sites take much longer than the suggested time periods.
- The Council trajectory is still heavily reliant on the Coed Darcy site even though it has failed to deliver homes for the last few years.

**A.6** The comments made by HBF are acknowledged, however, due to the significant under delivery of housing since adoption of the LDP, the LDP does not have sufficient supply to be able to deliver the full housing requirement in the remaining years of the plan period. Therefore the trajectory has been based on the number of housing units that could be delivered in the remaining years, representing a reduction to 6,176 units, compared to the original housing provision of 8,760, with lead in times based on the best information that is available at this time. With regard to the LDP's reliance on Coed Darcy, the LDP Review Report published in July 2020, identified that the site has delivered significantly below the original trajectory and therefore Coed Darcy, along with all other existing allocations, will need to be reassessed as part of the review process.

# Appendix A







Neath Port Talbot  
Castell-nedd Port Talbot  
County Borough Council Cyngor Bwrdeistref Sirol



[www.npt.gov.uk/ldp](http://www.npt.gov.uk/ldp)



Local Development Plan  
Cynllun Datblygu Lleol