



Neath Port Talbot County Borough Council

Local Development Plan 2011 - 2026

Annual Monitoring Report (October 2018)



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Executive Summary

1 The Neath Port Talbot Local Development Plan (LDP) was adopted on 27th January 2016. As part of the statutory development plan process, the Council is required to prepare an Annual Monitoring Report (AMR). The AMR will provide the basis for monitoring the progress of the delivery of the LDP, the Plan's sustainability credentials and identify any significant contextual changes that might influence implementation.

2 This is the second 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 1st April 2017 to 31st March 2018 and is required to be submitted to the Welsh Government by 31st October 2018.

3 The AMR contains a total of 89 indicators which are used to monitor the effectiveness of the Plan and its policies. A brief summary of the outcome of this year's monitoring is provided in the following table:

LDP Monitoring Framework

Assessment	Action	Number of Indicators Within Category
The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue	67
LDP Policies are not being implemented in the intended manner	Officer and/or Member training may be required	4
Indicators suggest the need for further guidance in addition to those identified in the Plan	Supplementary Planning Guidance may be required	3
The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected	Further research and investigation required	15
The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process	0
The indicators are suggesting that the LDP strategy is not being implemented	Following confirmation, the LDP will be subject to a review process	0

4 Whilst the vast majority of indicators continue to show positive policy implementation over this second monitoring period, there are a relatively small number of indicators which suggest that certain policies are not proving to be as effective as originally expected. In these instances, further research and investigation will be undertaken to assess the reason(s) for the missed targets and whether there are broader implications as far as the successful implementation of the LDP is concerned.

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5 In addition, a small number of indicators continue to show that certain policies are not being implemented in the intended manner. In these instances further discussion with Development Management colleagues will be undertaken to resolve such matters. 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 4 indicators that require further discussion with Development Management colleagues include:

Indicators for Discussion with Development Management

Ref:	Indicator
7	The net change, type and spatial distribution of open space and community facilities
12	The number of applications permitted where new or improved infrastructure has been secured through developer contributions
46	The number of applications permitted for housing development that do not address the open space needs of the occupants
71	The number of applications permitted that would sterilise a mineral resource

7 The 3 indicators that require the consideration / preparation of SPG include:

Indicators Relating to SPG

Ref:	Indicator
23	SPG relating to Port Talbot Harbourside & Town Centre Development Framework
36	SPG relating to Park Avenue, Glynneath
86	SPG relating to the Historic Environment

8 The 15 indicators that require further research and investigation include:

Indicators Requiring Research & Investigation

Ref:	Indicator
14	The number of new housing units permitted and delivered within the Coastal Corridor Strategy Area
15 & 16	The amount and type of new development permitted and delivered within Coed Darcy SRA
20	The amount and type of new development permitted and delivered within Harbourside SRA
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
37	The number of live-work proposals permitted

Ref:	Indicator
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	The changes in residual values across the 6 sub-market areas
43	The number of applications permitted on affordable housing exception sites
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
74	The number of applications permitted for renewable energy and low carbon technology development

Key Findings of the AMR

9 The following provides an overview of the key findings from the initial two monitoring periods (2017 and 2018):

- A 5 year land supply continues to be demonstrated: 5.0 years (2016), 5.3 years (2017) and 5.0 years (2018).
- 1,827 new homes have been delivered since the LDP basedate (which equates to 65% of the cumulative annual target to date). Although currently below target, the rate of delivery of housing (including affordable) is anticipated to increase.
- Workplace employment has increased from 49,400 jobs in 2011 to 49,800 jobs in 2016 (this figure is however subject to annual fluctuations).
- The rate of economic activity has increased from 69.7% in 2011 to 72.5% in 2018, an increase of 2.8%.
- The unemployment rate has reduced from 9.9% in 2011 to 6.6% in 2018, a decrease of 3.3%.
- A number of major infrastructure schemes have been completed since the LDP basedate, including Harbour Way (PDR), road improvements to Junction 43, 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 programmed.

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- A relatively small number of renewable / low carbon energy schemes have been approved with a total generating capacity of 5.56 MW. This figure is in addition to the circa 398 MW already being delivered through renewable sources across the County Borough.
- Since LDP adoption, a total of 11 SPG documents have been published including those relating to Planning Obligations; Affordable Housing; Open Space and Greenspace; Baglan Energy Park Development Framework; Landscape and Seascape; Biodiversity and Geodiversity; Pollution; Renewable and Low Carbon Energy; Parking Standards; Design; and Development and the Welsh Language.

Conclusion & Recommendation

10 This second phase of monitoring has shown that in broad terms the objectives of the LDP continue to be largely achieved. The vast majority of indicators continue to show positive policy implementation, and whilst both the economic activity and unemployment rates show annual fluctuations, both rates have improved since the basedate of the Plan. This provides an indication that progress is being made towards achieving the aspirational objectives of the economic-led strategy.

11 The monitoring has however highlighted that progress in some areas, particularly in respect of housing delivery and employment related development, continues to be much slower than anticipated. Whilst this is disappointing, the Authority notes that the challenges associated with housing delivery is being widely experienced across Wales and is not a problem unique to any one Local Planning Authority. Furthermore, given that the Authority continues to demonstrate an adequate supply of land for housing, it is nevertheless anticipated that the rate of delivery will increase over the next 5 years.

12 When considering this broader picture therefore, the Council considers that there are no factors at present to suggest that changes are required to the plan or that an early review (either partial or full) is necessary at this time. There is however an identified need for further research and investigation to be undertaken to assess the reason(s) for the missed targets and whether there are broader implications as far as the successful implementation of the LDP is concerned.

PART 1 - Introduction & Background

1 Introduction

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

1.0.2 Section 76 of the Planning and Compulsory Purchase Act 2004 requires the Council to produce an Annual Monitoring Report (AMR) for submission to the Welsh Government. This is the second AMR since adoption of the Plan and covers the period between the 1st April 2017 and 31st March 2018.

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

What is the AMR?

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

Indicators

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

Table 1.0.1 Indicators Prescribed in Regulation 37

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

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

2 Regulation 37(4)(a) The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015.

3 Regulation 37(4)(b) The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015.

1 . Introduction

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

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

1.0.8 The first AMR (2017) identified that the 7 indicators and their associated targets listed below had been completed by the end of the monitoring period (i.e. 31st March 2017). 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 AMR 2017 - Completed LDP Monitoring Indicators / Targets

Policy	Indicator	Target
SP4	13	The preparation of Supplementary Planning Guidance relating to Planning Obligations.
SP5	22	To deliver Harbour Way (PDR).
SP8	44	The preparation of SPG relating to Affordable Housing.
SP11	55	The preparation of Supplementary Planning Guidance relating to Baglan Bay Development Framework.
SP13	61	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.
SP16	68	The preparation of Supplementary Planning Guidance relating to Pollution.
SP20	84	The preparation of Supplementary Planning Guidance relating to Parking Standards.

Targets

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

- **Numerical Targets** could relate to the scale of development being proposed (e.g. the level of anticipated housing development) and could be expressed as a number or as a percentage. Some policies (e.g. the provision of new housing), identify a series of interim targets over the Plan period ensuring that progress towards meeting the overall target at the end of the Plan period can be measured.

- **Outcome Targets** relate to a particular outcome that the policy or policies in question either aim to bring about or prevent from happening; and
- **Specific Targets** relate to specific development proposals (e.g. a proposed new highway scheme) where the target will be to deliver the proposal within a specified time period.

Triggers

1.0.10 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

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

1.0.12 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	Green
LDP Policies are not being implemented in the intended manner	Officer and/or Member training may be required	Purple
Indicators suggest the need for further guidance in addition to those identified in the Plan	Supplementary Planning Guidance may be required	Blue
The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected	Further research and investigation required	Yellow
The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process	Orange

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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	

Review of the Plan

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

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

Structure and Content

1.0.14 The AMR is structured into the following four parts:

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

2 Contextual Change

2.1 National Context

2.1.1 Over the monitoring period, there have been a number of new, updated planning policy / guidance documents published and legislation introduced.

Design and Access Statements in Wales (June'17) [Design and Access Statements in Wales \(June 2017\)](#)

2.1.2 This guidance highlights good practice in the production of Design and Access Statements (DAS) in Wales. The aim of the guidance is to:

- Outline the benefits of undertaking a DAS;
- Provide advice on what should and should not be included in a DAS;
- Suggest a structure for the document; and
- Highlight the issues it should address.

2.1.3 The document also contains advice for local planning authority officers, when receiving a DAS to assess, on the questions to ask to ascertain if a robust design process has been undertaken and whether design quality is evident.

Technical Advice Note 20: Planning and the Welsh Language (Oct'17) [TAN 20 \(Oct 2017\)](#)

2.1.4 TAN20 provides guidance on the consideration of the Welsh language as part of the plan preparation process. The TAN provides advice on incorporating the Welsh language in development plans through Sustainability Appraisals, procedures for windfall development in areas where the language is particularly significant, and signs and advertisements.

Technical Advice Note 24: The Historic Environment (Oct'17) [TAN 24 \(Oct 2017\)](#)

2.1.5 TAN24 provides guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and listed building applications. This includes the introduction of Heritage Impact Assessments, new advice on Historic Assets of Special Local Interest and consolidation of advice previously contained in a range of documents including government circulars.

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Notable Consultations

Planning Law in Wales Consultation Paper (Nov'17) [Planning Law in Wales Consultation \(2017\)](#)

2.1.6 The Law Commission has been invited by the Welsh Government to review the possibility of simplifying and consolidating planning law as it applies in Wales, and in particular to make proposals for technical reforms. The result of this exercise will contribute to the emergence in due course of a Planning Bill that will replace all or part of more than 25 Acts of Parliament and of the Assembly. That in turn will form the principal element of a new Planning Code, which will also contain associated secondary legislation (regulations) and Government guidance.

Draft Planning Policy Wales: Edition 10 (Feb'18) [Draft PPW 10 \(2018\)](#)

2.1.7 Published for consultation in February 2018, the document has been restructured into policy themes around the well-being goals and policy updated to reflect new Welsh Government strategies and policies. As drafted, the document has significant implications for the planning system in Wales. It has the 7 well-being goals at its heart and identifies that the planning system is one of the main tools to create sustainable places, and place making principles are a tool to achieving this through both plan making and the decision making process.

2.1.8 Four main thematic headings are identified within which a range of topic areas sit. The thematic headings include: Place making, Active and Social Places, Productive and Enterprising Places, Distinctive and Natural Places. The revisions to PPW will have an impact on the future development and delivery of SDPs, LDPs and Place Plans.

Implementation of Sustainable Drainage Systems on New Development: Draft Regulations and National Standards (Nov'17) [Draft Regulations](#)

2.1.9 Consultations were undertaken in summer 2017 seeking views on improving the uptake of sustainable drainage systems (SuDS) on new developments. This was followed by a consultation on the draft statutory instruments and statutory SuDS standards which provide the framework for the introduction of new regulations and standards in November, with the aim of introducing a new approval process and standards for surface water drainage management in January 2019.

Draft Welsh National Marine Plan (Dec'17) [Draft National Marine Plan \(2017\)](#)

2.1.10 The draft Welsh National Marine Plan 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, how various users of the seas should interact and consider each other's activities and future plans. Consultation on the draft plan was undertaken between December 2017 and April 2018.

Draft Circular for the Planning of Gypsy, Traveller and Show People Sites (Consultation Feb-May'17) [Draft Circular Gypsy, Traveller and Show People sites \(2017\)](#)

2.1.11 The draft guidance will:

- Update the current planning guidance on Gypsies, Travellers and travelling showpeople;
- Address how data from local authority Gypsy and Traveller accommodation assessments should inform the allocation of Gypsy and Traveller sites in local development plans; and
- Address how regional working could be of use in determining local authority provision for Gypsy and Traveller sites.

Enabling Gypsies, Roma and Travellers (Consultation Sept-Dec'17) [Enabling Gypsies, Roma and Travellers Consultation \(2017\)](#)

2.1.12 This consultation document seeks to replace the Travelling to a Better future Framework for Action and Delivery Plan (2011) and includes proposals for Gypsies, Roma and Travellers that help to:

- Improve social inclusion;
- Allow access to culturally-appropriate and good quality accommodation;
- Reduce the incidence and impact of unauthorised encampments and homelessness;
- Narrow the gap in educational and health outcomes;
- Help them understand their rights and participate in decision-making;
- Support equal access to the labour market; and
- Improve their relationship with criminal justice and social care agencies.

2.1.13 A number of Chief Planning Officer (CPO) letters have been issued since the last AMR:

Letter from the Cabinet Secretary for Environment and Rural Affairs regarding Decarbonising our Energy System (Oct'17) [Decarbonising our Energy System \(Oct 2017\)](#)

2.1.14 The Cabinet Secretary for Environment and Rural Affairs has written to local planning authorities to advise them about the intention to consult on the appropriateness or otherwise of amendments to planning policy and whether planning policy should no longer be supportive of the following forms of fossil fuel extraction:

2 . Contextual Change

- Unconventional oil and gas extraction, including shale gas or coal bed methane extraction and underground coal gasification; and
- The extraction of coal.

Local Authority Powers to Manage Houses in Multiple Occupation (HMOs) (Feb'18) [Powers to manage HMOs \(2018\)](#)

2.1.15 A letter from the Cabinet Secretary for Energy, Planning and Rural Affairs reminding Local Planning Authorities of the extensive powers they currently possess to manage HMO development and the adverse environmental effects which can arise. It outlines that the Welsh Government has made the necessary legislative changes in February 2016 and published good practice guidance to assist Local Authorities.

European Protected Species Licencing - Notice of Revised Procedure (March'18) [European Protected Species Licencing Revised Procedure \(2018\)](#)

2.1.16 This letter concerns the change in a notification procedure from Natural Resources Wales regarding the issuing of a European Protected Species Licence.

Brexit

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

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

2.2 Regional Context

South West Wales Regional Planning Group

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

2.2.2 Discussions continue to take place in respect of the future role of authorities and the potential for future collaboration initiatives and studies. Neath Port Talbot took the lead / secretariat role for the South West Wales region in 2017/18.

Swansea Bay City Deal

2.2.3 Since the adoption date of the LDP, the key change at the regional level was the signing of the City Deal on 20th March 2017, which covers Neath Port Talbot, Swansea, Carmarthen and Pembrokeshire Local Authorities together with Abertawe Bro Morgannwg

and Hywel Dda University Health Boards, Swansea University and the University of Wales Trinity St David's and private sector companies. It includes a significant investment package involving the UK and Welsh Governments and the public and private sectors which will transform the economic landscape of the area and boost the local economy.

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

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

1. **A new Centre of Excellence for Next Generation Digital Services (CENGs)**, based in Baglan will be at the heart of the regional digital hub. The project will increase the number of technology business ideas that can be commercialised, help the start up and growth of new technology businesses across the region and turn new ideas into commercial opportunities. This will be achieved as the Centre will offer a range of office space and laboratories to both industry and the scientific community, bringing together a range of commercial and technical experts bridging the gap between research and the application of ideas to industry. This will help turn innovations into new products and services.
2. **The Homes as Power Stations Project** led by Neath Port Talbot Council, on behalf of the region, will target both new build housing and the retrofit of existing supply and deliver innovative low carbon homes. A major aim will be the reduction of fuel poverty and its impact on health and well being. It will support carbon reduction targets, reducing demand on electricity and gas and the security of housing supply in the region. A new pilot housing development will be constructed in Neath and the concept rolled across the region. The project will create a new industry in the region, developing and building innovative energy technologies, making homes more energy efficient and reducing energy costs. It will help generate sustainable and affordable homes and address fuel poverty and focus on smart technologies in relation to energy demand management.
3. Based in Neath Port Talbot, building on regional excellence, the **Steel Science Centre** would provide an open access innovation centre for the British Steel Industry and its supply chains, focusing on providing commercial R&D. The centre will enable steel technologists, academic and research staff to work together to find solutions to problems facing the steel sector, develop innovative ways where the steel industry can use local waste products to create carbon positive steel products, reducing carbon impact. It builds on regional strengths in steel production and strong partnerships between business and academia to develop research and supply chains. The project aims to ensure that there is a long term future for the steel sector by making the City Region the UK's natural centre for research and development in steel science.

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Swansea Bay Tidal Lagoon

2.2.6 Covering parts of Neath Port Talbot and Swansea's administrative area, this regional project would create the world's first tidal lagoon Energy Generating Station. This Nationally Significant Infrastructure project was granted Development Consent by the Secretary of State in 2015.

2.2.7 The UK Government considered the recommendations of the Hendry Review and on 25th June 2018 the Business and Energy Secretary Greg Clark provided a statement to Parliament rejecting the scheme, citing that *'The inescapable conclusion of an extensive analysis is that however novel and appealing the proposal that has been made is, even with these factors taken into account, the costs that would be incurred by consumers and taxpayers would be so much higher than alternative sources of low carbon power, that it would be irresponsible to enter into a contract with the provider'*.

2.2.8 The UK Government's decision is extremely disappointing as the lagoon would have been a pioneering project for the region offering significant investment in the local Swansea Bay economy along with providing a valuable recreational and tourism asset for residents and visitors alike. Whilst not impacting on this AMR, any longer term impacts will be fully considered as part of a review of the Plan.

2.3 Local Context

2.3.1 Since the last AMR, a further 4 Supplementary Planning Guidance (SPG) documents have been adopted (taking the total number of SPG published since LDP adoption to 9) and a public consultation commenced in respect of a further 2 (refer below).

2.3.2 The Council has also published a 'Well-Being Assessment Plan' as required by the Well-Being of Future Generations Act (Wales) 2015 .

Supplementary Planning Guidance

2.3.3 In July 2017, the Council adopted SPG relating to the following⁽⁴⁾:

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

2.3.4 Cabinet Board approval was also received on 26th January 2018 to consult in March/April'18 on the following SPG⁽⁵⁾:

- Biodiversity & Geodiversity; and

4 [Link to adopted SPG](#)

5 The 2 SPG were subsequently adopted in May 2018.

- Landscape and Seascape.

Neath Port Talbot Well-Being Plan 2018-2023 (The Neath Port Talbot We Want) [NPT Well being Plan 2018-2023](#)

2.3.5 Neath Port Talbot Public Service Board published its first Well-Being Assessment in 2017; the Plan was subsequently published in early May 2018.

TATA Steel

2.3.6 Since the previous AMR, agreement has been reached in respect of a merger between TATA and ThyssenKrupp.

2 . Contextual Change

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 plan's policies are delivering the strategy. It should be noted however that over this monitoring period (1st April'17 to 31st March'18), the Authority has seen a downturn in the number of applications that have been received 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 Plan's basedate 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 mid-year estimates; released in June 2018 they estimate the population of Neath Port Talbot in mid 2017 to have increased to 142,090, an increase of 2,278 people since the basedate 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 key issues of the County Borough, wealth creation through job growth is fundamental to achieving the LDP

3 . Strategy

vision. This method has enabled the Authority to forecast how economic changes over the plan period equate to the requirements for employment land and the number of new homes needed to accommodate the projected total population and required labour supply. The strategy seeks to increase economic activity rates and reduce unemployment levels in line with the Welsh average.

3.1.7 The economic activity rate in Neath Port Talbot was 69% at the basedate of the LDP, which was 4% lower than the Welsh average of 73%. One of the objectives of the LDP is to increase the economic activity rate to 76% by 2026 and align with the Welsh average. Last year the economic activity rate was 74.9%, falling to 72.5% this year. Over the same period, the economic activity rate for Wales has risen by 1.7%, with the UK average also rising, although at a slower rate than Wales at 0.5%. However, even though the rate in NPT has fallen by 2.4% in this monitoring period, it still remains 3.5% higher than the rate at the basedate of the plan (69%).

3.1.8 This year has seen an increase in the unemployment rate for Neath Port Talbot, however when compared with the rate of unemployment at the LDP basedate (10.8%), the overall reduction over the period has been 4.2%. This total reduction over the period indicates a more positive economic profile for the area. One of the LDP objectives is to reduce the unemployment rate in line with the long term Welsh average of 6.9%. Whilst the increase between 2017 and 2018 is disappointing, the current rate of unemployment at 6.6% is lower than the long term Welsh average and shows the LDP objectives are being met.

3.1.9 In respect of implementation, some progress is being made with the delivery of housing allocations, although it is acknowledged that delivery is at a slower rate than anticipated. To date the LDP has delivered approximately 65% of the cumulative target. Whilst the housing completions are lower than anticipated, a number of sites within the Policy H1 portfolio have either had planning consent granted during the monitoring period (e.g. Bryn Brych Farm, Rhos) or have made substantial progress on undetermined applications or pre-application discussions.

3.1.10 It should be noted however that 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.

3.1.11 Within the Coastal Corridor Strategy Area work is progressing on developments at Glanafan School and Neath Town Centre Regeneration Scheme, and the Integrated Transport Hub has been completed in Port Talbot. The Swansea University Science and Innovation Bay Campus has opened with a further three applications approved over the monitoring period; two of which were for the development of academic buildings, with the other application for temporary offices.

3.1.12 Within the Valleys Strategy Area, housing delivery is a little behind target, but this is considered to be a short term issue, with progress anticipated in accordance with the Plan targets. In addition a number of windfall sites have been approved, which will

supplement the allocated sites in this area. It is important to note that many of the larger schemes in the valleys (e.g. Park Avenue, Glynneath and Rheola) are longer term aspirations which are not expected to be delivered in the short term.

3.1.13 Notwithstanding the current disappointing rates of housing delivery across the County Borough, the Council continues to demonstrate a 5 year housing land supply. On this basis therefore, it is considered that the rate of delivery could potentially increase significantly over the next 5 year period and the delivery of housing will continue to be closely monitored over the next 12 months and within subsequent Joint Housing Land Availability Studies (JHLAS).

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 ⁽⁶⁾ showed that in 2016, tourism contributed £110.28 million to the Neath Port Talbot economy, an increase of £18.28 million since the basedate of the Plan (2011). Four tourism related applications were approved over the monitoring period, allowing holiday accommodation (two of which were on farms) in the area.

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 point to the successful implementation of the Policy	No further action required. Monitoring to continue
2	The number of applications permitted below 30 dwellings per hectare within the Valleys Strategy Area (VSA)	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
3	The amount of greenfield land lost not allocated in the LDP	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
4	The number of applications permitted within safeguarded freight facility locations	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
5	The number of applications permitted within C1 floodplain areas	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
6	The number of applications permitted within C2 floodplain areas	The indicators point to the successful implementation of the Policy	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

Addressing the causes of climate change through more cohesive and efficient settlements and settlement patterns	
Local Indicator	The number of applications permitted below 35 dwellings per hectare within the Coastal Corridor Strategy Area (CCSA).
Policy Target	An average density of 35 dwellings per hectare on allocated sites within the CCSA should be achieved.
Trigger Point	The average density permitted on sites allocated within Policy H1 falls below 35 units per hectare, unless it aligns with the policy framework
Performance	
Action	No further action required. Monitoring to continue

4 . Overarching Policies

Analysis of Results

4.1.1 The target and trigger points for this indicator relate to developments on allocated sites. In total, there have been nine applications for residential developments on allocated sites within the Coastal Corridor Strategy Area (CCSA) during the monitoring period. Seven of these are for individual dwellings within larger allocations. Overall, the average development density achieved across all these applications is 20 dwellings per hectare (dph). Seven 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 For one of the seven applications that do not meet the density requirement, the density issue is covered in the officer report. In this case, justification was provided for the lower density in accordance with the LDP requirements set out above and this case is therefore considered to be in accordance with the policy framework and is not a 'trigger' application. However, in the other cases the officer report does not give any specific justification for the lower density allowed.

4.1.4 Five of these cases relate to one LDP allocation (H1/LB/19 Forest Lodge Lane, Cwmafan), while one is Farteg Fawr, Bryn (H1/LB/17). Whilst the officer reports for these developments do not specifically cover the development density issue, both developments have long planning histories and their low density characters have been established from the start under previous development plan policy. It is considered that this point and the need to ensure that the proposed new dwellings will be in keeping with the character of the sites justify the lower densities and mean that the decisions were in accordance with Policy BE1, although this was not specifically covered in the application reports.

4.1.5 Overall, it is considered that the requirements of indicator 1 have effectively been achieved, although this is not specifically documented in all the application decisions. On this basis, it is not considered that any action is required at this time and the indicator will continue to be monitored over the next year.

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

Table 4.1.3 Strategic Policy SP1 - Climate Change

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

Analysis of Results

4.1.6 As with Indicator 1, the target and trigger points for this indicator relate to developments on allocated sites within the Valleys Strategy Area (VSA). There was one application for residential development on an allocated site within the VSA (H1/LB/25 Former Bryndulais Nursing Home, Crynant). The overall density of the proposed development on this site is some 26 dph, which falls below the VSA target of 30 dph.

4.1.7 The officer report for the application addresses the density issue, indicating that there are constraints in the form of existing utilities present on the site preventing development in some areas and that the proposal is for a mixture of family housing which reflects the general character and density of housing within the vicinity. It is considered that these points justify the lower density and that the decision was therefore in accord with Policy BE1.

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

Table 4.1.4 Strategic Policy SP1 - Climate Change

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

4 . Overarching Policies

Addressing the causes of climate change through more cohesive and efficient settlements and settlement patterns (See also Policy SP16 and BE1)	
Trigger Point	The loss of greenfield land contrary to the Policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

4.1.8 Greenfield sites are defined as sites that do not meet the definition of previously developed land given in PPW⁽⁷⁾. 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 20 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 Three of the applications are for one or two dwellings on small sites where no alternative brownfield option would have been available and six are for equestrian facilities where the buildings/facilities could not readily be relocated to any brownfield area. Similarly, there are two applications for buildings on allotments, one for a barn on a farm and one for a renewable energy installation, none of which could reasonably be located elsewhere. Three applications relate to plots at Nant Celyn in Crynant where the overall development area principle has been established for a number of years and was originally agreed under previous development plan policy.

4.1.11 The remaining three applications relate to three new small housing developments of between eight and ten units, all of which are within settlement limits where development is normally acceptable in principle. While the issue of the availability of alternative brownfield (or previously developed land) sites was not directly addressed in the officer reports (or inspector's decision letter), it is considered that such alternative 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.

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

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

Table 4.1.5 Strategic Policy SP1 - Climate Change

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

Analysis of Results

4.1.13 There 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

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

Analysis of Results

4.1.14 A total of 13 applications were approved within the monitoring period for developments within or partly within DAM Zone C1. 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 . Overarching Policies

4.1.15 Six of the applications related to *highly vulnerable* types of development, (mainly being proposals for residential schemes of various types). In five of the cases, flooding issues were addressed through the submission of Flood Consequences Assessments (FCAs) and liaison and agreement with Natural Resources Wales. These cases are considered to comply with the requirements of TAN15. One case, relating to the change of a single residential dwelling (class C3) to a House in Multiple Occupation (Class C4) was not subject to an FCA, but this did not involve the provision of any additional residential accommodation over and above what already existed.

4.1.16 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

Addressing the consequences of climate change by guiding development away from land that is at risk from flooding.	
Local Indicator	The number of applications permitted within C2 floodplain areas.
Policy Target	No applications permitted for highly vulnerable development within C2 floodplain areas.
Trigger Point	One application permitted for highly vulnerable development.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

4.1.17 A total of 11 applications were approved within the monitoring period for developments within or partly within DAM Zone C2. In relation to Indicator 6, the target and trigger points are concerned with *highly vulnerable* developments (as defined in TAN15) within C2. TAN 15 indicates that *highly vulnerable* development should not be permitted within zone C2.

4.1.18 Of the 11 applications approved within zone C2 during the monitoring period, only one related to a *highly vulnerable* development. This was for the change of use of a chapel to a dwelling and the officer report covers the flooding issues including the submission of a Flood Consequences Assessment (FCA) and agreement with Natural Resources Wales (NRW). The application was approved on the basis that the site benefits from a flood alleviation scheme and the DAM zones are therefore inaccurate in this location.

4.1.19 There are therefore considered to be no trigger applications for this indicator.

4.2 Strategic Policy 2 Health

Table 4.2.1 Monitoring Summary by Indicator

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

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

Table 4.2.2 Strategic Policy SP2 - Health

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

Analysis of Results

Community Facilities

4.2.1 Over the monitoring period there have been a number of applications which have resulted in the 'loss' of a community facility. In the majority of cases the officer report has referred to Policy SC2 and provided a justification for the approach taken. There have however been 3 proposals which made no reference to Policy SC2 in the officer report, these included the following 3 change of use (COU) applications: COU from a church to a dwelling, COU from a club to an employment use and a COU from a youth club to residential. These three decisions therefore raise concerns that LDP Policy SP2 is not being consistently implemented in all cases.

Open Space

4 . Overarching Policies

4.2.2 Over the monitoring period there have been 5 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 One application for a residential development (Heol Llwyn Celyn, Caewern) was allowed on appeal where the Inspector concluded that the need for affordable housing weighed heavily against the modest loss of informal open space. An application for a storage building within the site of the allotments at Glynneath was approved on the basis that the parcel of land in question was an area of hardstanding used for parking and did not form part of the allotment.

4.2.4 The officer reports for two further applications at Skewen Park and Windsor Gardens respectively, considered the loss of open space and provided reasoned justification for the proposals, and a proposal for a new care home in Hunter Street, Briton Ferry included an area of informal open space which demonstrated that equivalent and enhanced facilities would be provided which would serve the local community equally well.

4.2.5 Overall therefore the policy appears to be operating relatively well, albeit there have been a limited number of instances where the policy requirements have not been fully addressed in the decision making process. It is considered however that this matter can be addressed through further discussions with colleagues in Development Management to raise awareness of the types of proposals which may trigger this policy and to ensure requirements are met when considering future applications.

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

Table 4.2.3 Strategic Policy SP2 - Health

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

Analysis of Results

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

4.2.7 The indicator is the number of applications refused on design grounds, while the target and trigger point refer to permissions contrary to the design policy framework. A total of 13 significant applications (not including householder and small scale proposals) were refused for reasons that included design grounds during the monitoring period, with two subsequently allowed on appeal. It is considered that no applications were approved contrary to the design policy framework. There are therefore no trigger applications relating to this indicator.

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

Table 4.2.4 Strategic Policy SP2 - Health

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

Analysis of Results

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

4 . Overarching Policies

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

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

Analysis of Results

4.3.1 Out of a total of 10 applications relating to retail, office and leisure developments in the monitoring period, four related to major developments (over 1,000m²). Three of these related to existing buildings in edge of centre locations, two being applications for change of use to offices and one for a gym in an existing industrial building. One application was for a new retail development in an out of centre location.

4.3.2 The three change of use applications were determined in accordance with the planning policy framework, all being the re-use of existing buildings that were suitable for the proposed uses. The retail application was for a new Iceland 'Food Warehouse' store at Baglan retail park. This is not located within any designated retail centre and detailed retail assessments were prepared to assess whether the requirements of LDP Policy R3 (Out of Centre Retail Proposals) would be complied with. It was concluded that the proposal broadly complied with R3 and that its economic benefits and the provisions of a legal agreement would ensure that it would not unacceptably undermine the economic viability of Port Talbot Town Centre or other designated retail centres.

4.3.3 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

Promoting sustainable and cohesive communities by resisting inappropriate development outside settlement limits (See also Policy SC1)	
Local Indicator	The number of applications permitted outside settlement limits.
Policy Target	No applications permitted outside settlement limits contrary to the policy framework.
Trigger Point	One application permitted outside settlement limits contrary to the policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

4.3.4 A total of 26 applications were approved outside settlement limits over the monitoring period, all of which were in accordance with Policy SC1. There are therefore no trigger applications for this indicator.

4 . Overarching Policies

4.4 Strategic Policy 4 Infrastructure

Table 4.4.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
12	The number of applications permitted where new or improved infrastructure has been secured through developer contributions	LDP Policies are not being implemented in the intended manner	Officer and/or Member training may be required
13	The preparation of Supplementary Planning Guidance relating to Planning Obligations	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

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

Analysis of Results

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

Application Ref	Site Location	Site Ref	Open Space	Highways	Welsh Language	Education	Biodiversity
P2014/0393	Bryn Brych Farm Rhos	H1/28	£108,578		£30,500		
P2015/0336	Plot 7 & 8 Landsdown Court, Old Road, Neath						£10,843

4 . Overarching Policies

Application Ref	Site Location	Site Ref	Open Space	Highways	Welsh Language	Education	Biodiversity
P2016/0090	Glyndulais Care Home, Crynant	H1/LB/25	£29,964		£11,000		
P2016/0896	Maes Ty Canol, Baglan		£22,170				
P2016/0928	Commercial Road Rhydyfro		£7,984				
P2017/0025	Main Road Dyffryn Cellwen		£6,468				
P2017/0036	Gwrhyd Quarry			£30,000			
P2017/0217	Land off A4107 Cymmer		£19,953				
P2017/0325	9 Wern Road Ystalyfera		£8,172				
P2017/0491	Former Pontrhydyfen Primary School		£17,736				
P2017/1145	Park Row, Cwmafan		£5,448				

4.4.2 In regard to affordable housing contributions, seven applications were triggered by Policy AH1 (and therefore Policy I1). The S106 agreements relating to planning applications P2014/0393 'Bryn Brych Farm, Rhos', P2017/0890 '13, Old Market Street, Neath, and P2017/1094 'Tabernacle Terrace, Cwmafan', included provision for affordable housing, whereas three applications: P2016/0928 'Commercial Road, Rhydyfro', P2017/0491 'Former Pontrhydyfen Primary School' and P2017/0307 '5 Wind Street, Neath' were deemed unviable to provide contributions. Additionally, four applications P2017/1145, P2016/0881, P2017/0637 and P2017/0835 related to 100% affordable housing schemes.

4.4.3 Two applications have been approved during the reporting period where developer contributions towards open space were not sought, one of which related to an appeal decision. Several others were considered not viable to make contributions. This is addressed in more detail within Section 6.4 (Indicator 46).

4.4.4 In respect of all 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.

4.4.5 Overall therefore the policy is generally being consistently implemented, albeit there have been a limited number of instances where the policy requirements have not been fully addressed in the decision making process. Ongoing discussion with colleagues in Development Management is therefore necessary to assist and provide further clarity to the process.

4 . Overarching Policies

4.4.6 Whilst 'viability' being cited as the reason why provision or S106 contributions have not been possible 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.

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

4.4.7 Completed in 2017 monitoring period - no further monitoring/action 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 LDP strategic policy is not proving to be as effective as originally expected	Further research and investigation required
15	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area	The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected	Further research and investigation required
16	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area	The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected	Further research and investigation required
17	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
18	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
19	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
20	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area	The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected	Further research and investigation required
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

5 . Area Based Policies

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

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

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

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

The make provision for the majority of new housing development within the Coastal Corridor Strategy Area (See also Policies SP7, H1)	
	2019/20 - 518 2020/21 - 513 2021/22 - 502 2022/23 - 468 2023/24 - 412 2024/25 - 387 2025/26 - 375
Trigger Point	The number of new housing units provided within the Coastal Corridor Strategy Area falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	Further research and investigation required.

Analysis of Results

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

Table 5.1.3 Housing Delivery in the Coastal Corridor

Year	Annual Target	Housing Completions	Cumulative Target	Cumulative Completions	Delivery Against Target
2011/12	152	152	152	152	0
2012/13	134	134	286 (+134)	286	0
2013/14	216	217	502 (+216)	503	+1
2014/15	268	235	770 (+268)	738	-32
2015/16	318	130	1088 (+318)	868	-220
2016/17	379	113	1467 (+379)	981	-486
2017/18	495	78	1846 (+495)	1059	-787

5.1.2 Within the Coastal Corridor Strategy Area, the delivery of housing on allocated sites has fallen behind the targets contained within the monitoring framework for the current monitoring period. During 2017/18, a total of 78 units were delivered on allocated sites within the Coastal Corridor, against a target of 495 units. The cumulative delivery has also fallen significantly below target at -787 units.

5 . Area Based Policies

5.1.3 The delivery of allocations within the H1 portfolio has been slower than expected, in particular the rate of delivery within the Coed Darcy Strategic Regeneration Area (refer to indicator 15). There has been recent progress on a number of allocated sites, with some sites gaining planning permission, or detailed pre-application advice sought, and it is therefore expected that the rate of delivery will increase in the next monitoring period. However, as the delivery of units has fallen below the cumulative requirement for 2 consecutive years, the trigger point of the policy has been reached.

5.1.4 Notwithstanding the current disappointing rates of housing delivery, it should be noted that the Council has continued to demonstrate a 5 year land supply (refer to indicator 40). On this basis therefore, it is considered that the rate of delivery could potentially increase significantly over the next 5 year period.

5.1.5 Whilst no direct action is considered necessary at this time, further research and investigation will be undertaken to establish the likely rate of housing delivery over the remaining years of the plan period. The delivery of housing in Neath Port Talbot will continue to be closely monitored over the next 12 months and within subsequent TAN1 studies.

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

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

The allocation of a Strategic Regeneration Area at Coed Darcy (See also Policy SP7, SRA1, H1)	
Local Indicator	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area.
Policy Target	To provide for the development of 2,400 new housing units by 2026. Annual Targets: 2011/12 - 0 2012/13 - 3 2013/14 - 72 2014/15 - 100 2015/16 - 125 2016/17 - 140 2017/18 - 170 2018/19 - 190

The allocation of a Strategic Regeneration Area at Coed Darcy (See also Policy SP7, SRA1, H1)	
	2019/20 - 215 2020/21 - 215 2021/22 - 215 2022/23 - 225 2023/24 - 235 2024/25 - 245 2025/26 - 250
Trigger Point	The number of new housing units provided within the Coed Darcy SRA falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	Further research and investigation required.

Analysis of Results

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

Table 5.1.5 Housing Delivery at Coed Darcy

Year	Annual Target	Housing Completions	Cumulative Target	Cumulative Completions	Delivery Against Target
2011/12	0	0	0	0	0
2012/13	3	3	3	3	0
2013/14	72	72	75 (+72)	75	0
2014/15	100	76	175 (+100)	151	-24
2015/16	125	62	300 (+125)	213	-87
2016/17	140	53	440 (+140)	266	-214
2017/18	170	23	610 (+170)	289	-321

5.1.7 Within the current monitoring period, only 23 units have been delivered at Coed Darcy, compared to a target of 170 units. The low rate of delivery during 2017/18 has seen the cumulative delivery against target reduce to -321 units since the LDP basedate. The number of new housing units provided has now fallen below the cumulative requirement for 2 consecutive years and the trigger point for the policy has been reached.

5 . Area Based Policies

5.1.8 Whilst the delivery rates at Coed Darcy are lower than originally anticipated, the Council and St Modwen Developments Ltd (SMDL) are continuing to work together to revise the Section 106 agreement and accelerate progress on site. There is therefore potential for the build rates to accelerate in forthcoming years, with the delivery of housing expected to increase significantly over the next 5 year period.

5.1.9 Whilst no direct action is considered necessary at this time, further research and investigation will be undertaken to establish the likely rate of housing delivery over the remaining years of the plan period. The delivery of housing at Coed Darcy will continue to be closely monitored over the next 12 months and within subsequent TAN1 studies.

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

The allocation of a Strategic Regeneration Area at Coed Darcy (See also Policies SP11, SRA1, EC1/3)	
Local Indicator	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area.
Policy Target	A minimum of 4ha of land will be developed during the Plan period for employment uses, with a minimum of 0.33ha developed per annum for the remaining years of the Plan Period with a cumulative target of 0.66ha to be developed over any 2 year period.
Trigger Point	The amount of land developed for employment uses within the Coed Darcy SRA falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	Further research and investigation required.

Analysis of Results

5.1.10 To date, there has been no 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.

5.1.11 As the cumulative requirement has fallen below target for 2 consecutive years, the trigger point for the policy has been reached. Given that there is the potential for the development at Coed Darcy to increase substantially over forthcoming years, no direct action is considered necessary at this time. Further research and investigation will however be undertaken to establish the likely rate of development over the remaining years of the plan period.

5.1.12 Development at Coed Darcy will continue to be closely monitored over the next 12 months.

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

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

The allocation of a Strategic Regeneration Area at Coed Darcy (See also Policy TR1/2)	
Local Indicator	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area.
Policy Target	To deliver the Coed Darcy Southern Access road in accordance with the timeframe identified within the S106 agreement.
Trigger Point	The Coed Darcy Southern Access Road is not delivered in accordance with the timeframe identified in the S106 agreement.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

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

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

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

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

5 . Area Based Policies

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

The allocation of a Strategic Regeneration Area at Coed Darcy (See also Policy TR1/4)	
Local Indicator	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area.
Policy Target	To deliver the Junction 43 (M4) Improvements in a phased manner in accordance with the timeframe identified within the S106 agreement.
Trigger Point	The Junction 43 (M4) is not delivered in accordance with the timeframe identified within the S106 agreement.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

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

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

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

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

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

The allocation of a Strategic Regeneration Area at Harbourside (See also Policies SP7, SRA2, H1)	
Local Indicator	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area.
Policy Target	To provide 385 new housing units by 2026. Annual Targets: 2011/12 - 0 2012/13 - 0 2013/14 - 0 2014/15 - 0 2015/16 - 35 2016/17 - 0 2017/18 - 10 2018/19 - 30 2019/20 - 30 2020/21 - 50 2021/22 - 50 2022/23 - 50 2023/24 - 50 2024/25 - 50 2025/26 - 30
Trigger Point	The number of new housing units provided within the Harbourside SRA falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.1.19 The redevelopment of 'Green Park' was the first residential element of the Harbourside Strategic Regeneration Area and was completed in 2016/17.

5 . Area Based Policies

5.1.20 The monitoring framework sets a target of 10 units in the current monitoring period. This has not been achieved this year, however it is expected that substantial residential development will take place at Harbourside in coming years and it is therefore anticipated that the units that have not been delivered this year will be developed in future years.

5.1.21 The framework specifies 35 units to be delivered in 2015/16 and 0 units in 2016/17. The actual delivery rates were 0 units in 2015/16 and 34 units in 2016/17, and therefore prior to this monitoring period, the total number of units delivered at Harbourside was in accordance with the monitoring framework. This monitoring period is therefore the first year that delivery has fallen below the target, and any progress will be monitored over the next monitoring period.

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

The allocation of a Strategic Regeneration Area at Harbourside (See also Policies SP11, SRA2, EC1/4)	
Local Indicator	The amount and type of new development permitted within Harbourside Strategic Regeneration Area.
Policy Target	A minimum of 7 hectares of land will be developed during the plan period for employment uses with a minimum of 0.46ha developed per annum for the remaining years of the Plan period with a cumulative target of 0.92 hectares to be developed over any 2 year period.
Trigger Point	The amount of land developed for employment uses within the Harbourside SRA falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	Further research and investigation required.

Analysis of Results

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

Table 5.1.11

Year	Employment Land Developed	Cumulative Target	Cumulative Development	Development Against Target
2011/2012	1.72ha	1.7ha	1.7ha	0
2012/2013	0	2.16ha (+0.46ha)	1.7ha	-0.46ha

Year	Employment Land Developed	Cumulative Target	Cumulative Development	Development Against Target
2013/2014	0	2.62ha (+0.46ha)	1.7ha	-0.92ha
2014/2015	0	3.08ha (+0.46ha)	1.7ha	-1.38ha
2015/2016	0.098ha	3.54ha (+0.46ha)	1.8ha	-1.74ha
2016/2017	0	4ha (+0.46ha)	1.8ha	-2.2ha
2017/2018	0	4.46ha (+0.46ha)	1.8ha	-2.66ha

5.1.23 The policy target is to develop a minimum of 0.46ha per annum over the plan period, with a cumulative target of 0.92ha to be developed over any 2 year period. Within the current monitoring period, there has been no development at Harbourside. Whilst an application for 1,252sqm of B1 floorspace was approved over the period, this is yet to be developed.

5.1.24 There has been no land developed for employment uses at Harbourside over the last 2 consecutive years, and therefore the trigger point for the policy has been reached, with the cumulative delivery against target currently -2.66ha. Whilst this is disappointing, since the LDP basedate planning permission has been granted for 7,303sqm of employment floorspace on 2.1ha of land. These permissions however have yet to be implemented and therefore further research and investigation is required to establish the reasons why such these developments have not yet progressed. The site, and development of the permitted applications will be closely monitored over the next year.

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

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

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

5 . Area Based Policies

Analysis of Results

5.1.25 One application (relevant to this indicator) has been determined for a proposal within the Harbourside SRA during the monitoring period. This related to the change of use of the existing Magistrates Court building to B1 (Offices) (P2017/0826). This use would not prejudice the overall Harbourside development framework and would not affect the retail element of the scheme. 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.

5.1.26 Harbour Way (PDR) was completed in 2014 - no further monitoring/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

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

Analysis of Results

5.1.27 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.

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

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

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

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

Analysis of Results

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

5.1.30 The first phase will be developed by Coastal Housing Group, who are due to start work on site shortly. This phase is expected to be completed in 2019/20. Monitoring of the site development will continue through the TAN1 process and will be reported in the next AMR.

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

To promote mixed use regeneration schemes - Neath Town Centre (See also Policies SP12, CCRS1/1, R1/1)	
Local Indicator	The amount of new development permitted and delivered within Neath Town Centre Mixed Use Regeneration Scheme.
Policy Target	To deliver the retail element of the Neath Town Centre Regeneration Scheme: Phase1 by 2016; Phase 2 by 2020.

5 . Area Based Policies

To promote mixed use regeneration schemes - Neath Town Centre (See also Policies SP12, CCRS1/1, R1/1)	
Trigger Point	The retail element of the Neath Town Centre Regeneration Scheme is not delivered in accordance with the identified timescales.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

5.1.31 Phase 1 of the Neath Town Centre Regeneration Scheme 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. Phase 2 of the overall scheme includes the 6 commercial units and 12 residential units referred to above and as indicated, work is due to start on site shortly with completion expected in 2019/20, in accordance with the policy target. Monitoring of progress on delivery of phase 2 will continue.

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

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

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

Analysis of Results

5.1.32 Planning permission for the redevelopment of Glanafan School was granted in March 2017, with funding for the scheme secured through Social Housing Grant and Vibrant and Viable Places funding.

5.1.33 Work has commenced on site, with completion scheduled for November 2018. There have been changes to the site layout, which has reduced the number of units to be delivered on site 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

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

Analysis of Results

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

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

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

To promote mixed use regeneration schemes - Afan Lido (See also Policy SP7, CCRS1/3, H1/19)	
Local Indicator	The amount of new development permitted and delivered within Afan Lido Mixed-Use Regeneration Scheme.

5 . Area Based Policies

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

Analysis of Results

5.1.35 Within the current monitoring period, the site was subject to a tender process, with Hale Homes chosen as the preferred developer of the site. Pre-application discussions are currently ongoing with the developer due to submit a full planning application in summer 2018. In accordance with the tender brief, the site is to be developed within a 4 year period.

5.1.36 Whilst the delayed progress on site means that the indicator has hit the trigger point, given the recent progress made and as work is due to commence on site within the next year, it is envisaged that initial units will start to be delivered in 2018/19, with site completion in 2021/22. Therefore, it is not considered that any further action is required at this time.

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

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

Analysis of Results

5.1.37 The development of the tourism / recreation element of the scheme is to be developed alongside the residential element of the scheme. As stated in indicator 28, the development is expected to commence in 2018/19 with completion within a 4 year period.

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

To deliver a University Science & Innovation Campus at Fabian Way (Policy CCUC1)	
Local Indicator	The number of applications permitted at the Bay Campus for uses contrary to the policy framework.
Policy Target	The Swansea University Science and Innovation campus to be delivered by 2015: May 2013 - Work to commence. May 2014 - The first buildings completed. May 2015 - All non-residential buildings completed. September 2015 - Student accommodation completed.
Trigger Point	One application permitted contrary to the policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

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

5.1.39 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 . Area Based Policies

5.1.40 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.

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

5.1.42 Within the monitoring period, there have been three applications for development at the Bay Campus. Two of which were for the development of academic buildings, with the other application for temporary offices. Both applications were 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 LDP strategic policy is not proving to be as effective as originally expected.	Further research and investigation required
32	The number of new housing units permitted and delivered within the Pontardawe Strategic Growth Area	The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected.	Further research and investigation required
33	The number of new housing units permitted and delivered within the Upper Neath Valley Strategic Growth Area	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
34	The amount of new development permitted and delivered within the Park Avenue, Glynneath Mixed Use Regeneration Scheme	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
35	The amount of new development permitted and delivered within the Park Avenue, Glynneath Mixed Use Regeneration Scheme	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
36	The preparation of Supplementary Planning Guidance relating to Park Avenue Glynneath	Indicators suggest the need for further guidance in addition to those identified in the Plan	Supplementary Planning Guidance may be required
37	The number of live work proposals permitted	The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected.	Further research and investigation required
38	The number of applications permitted at Rheola	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue

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

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

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

5 . Area Based Policies

To deliver housing development within the Valleys Strategy Area (See also Policies SP7, VRS1, H1)	
	2012/13 - 108
	2013/14 - 44
	2014/15 - 60
	2015/16 - 90
	2016/17 - 112
	2017/18 - 92
	2018/19 - 75
	2019/20 - 122
	2020/21 - 125
	2021/22 - 117
	2022/23 - 117
	2023/24 - 112
	2024/25 - 126
	2025/26 - 74
Trigger Point	The number of new housing units provided within the Valleys Strategy Area falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	Further research and investigation required.

Analysis of Results

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

Table 5.2.3 Housing Completions in the Valleys Strategy Area

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

Year	Annual Target	Housing Completions	Cumulative Target	Cumulative Completions	Cumulative Delivery Against Target
2015/16	90	85	363 (+90)	382	19
2016/17	112	18	475 (+112)	400	-75
2017/18	92	33	567 (+92)	433	-134

5.2.2 The policy trigger for this indicator is where the number of new housing units provided on allocated housing sites (Policy H1) within the Valleys Strategy Area falls below the cumulative requirement for 2 consecutive years. Looking at the cumulative target year on year, the delivery of units has fallen below the cumulative requirement for 2 consecutive years, the trigger point of the policy has been reached.

5.2.3 Whilst there has been a temporary shortfall in the delivery of housing based on the targets over this period there have been a number of completions on windfall sites, and a number of consents granted on small and large sites over the monitoring period, including the signing of the S106 agreements on the H1 allocations at Bryn Brych Farm, Alltwen (79 units on phase 1) and 22 units at Glyn Dulais Crynant, and windfall approvals at Lon Hir Alltwen (34), Waun Sterw (20), Church Street (10) and Forge Washery, Lower Brynamman.

5.2.4 Whilst the windfall approvals are not H1 allocations (and would not affect this monitoring target), it does show that there has been some significant approvals within the valleys area in the last year. Background evidence from the current TAN 1 Study indicates progress being made on the allocated sites.

5.2.5 Furthermore, it should be noted that the Council has continued to demonstrate a 5 year land supply (refer to indicator 40). On this basis therefore, it is considered that the rate of delivery could potentially increase significantly over the next 5 year period.

5.2.6 Whilst no direct action is considered necessary at this time, further research and investigation will be undertaken to establish the likely rate of housing delivery over the remaining years of the plan period. The delivery of housing in Neath Port Talbot will continue to be closely monitored over the next 12 months and within subsequent TAN1 studies.

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

5 . Area Based Policies

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

Pontardawe Strategic Growth Area (see also Policies SP7, H1)	
Local Indicator	The number of new housing units permitted and delivered within the Pontardawe Strategic Growth Area.
Policy Target	Sites have been allocated within Policy H1 for the provision of 664 new housing units over the plan period.
Annual Targets	2011/12 - 0 2012/13 - 46 2013/14 - 30 2014/15 - 38 2015/16 - 65 2016/17 - 92 2017/18 - 72 2018/19 - 50 2019/20 - 66 2020/21 - 50 2021/22 - 40 2022/23 - 40 2023/24 - 35 2024/25 - 40 2025/26 - 0
Trigger Point	The number of of new housing units provided within the Pontardawe Strategic Growth Area falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	Further research and investigation required.

Analysis of Results

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

Table 5.2.5 Housing Completions in the Pontardawe Strategic Growth Area

Year	Annual Target	Housing Completions	Cumulative Target	Cumulative Completions	Cumulative Delivery Against Target
2011/12	0	3	0	3	3
2012/13	46	46	46 (+46)	49	3
2013/14	30	30	76 (+30)	79	3
2014/15	38	43	114 (+38)	122	8
2015/16	65	66	179 (+65)	188	9
2016/17	92	18	271 (+92)	206	-65
2017/18	72	33	343 (+72)	239	-104

5.2.8 The policy trigger for this indicator is where the number of new housing units provided on allocated housing sites (Policy H1) within the Pontardawe Strategic Growth Area falls below the cumulative requirement for 2 consecutive years. Looking at the cumulative target year on year, the delivery of units has fallen below the cumulative requirement for 2 consecutive years, the trigger point of the policy has therefore been reached.

5.2.9 Whilst there has been a temporary shortfall in the delivery of housing based on the targets over the this period there have been a number of consents granted on the H1 allocation (Phase 1) Bryn Brych (79 units) and windfall approvals at Lon Hir, Alltwen (34 units), Waun Sterw (20 units) and Church Street, Pontardawe (10 units), which all contribute to the delivery of housing, both market and affordable, in the locality. Background evidence from the current TAN 1 Study indicates progress being made on the allocated sites.

5.2.10 Furthermore, it should be noted that the Council has continued to demonstrate a 5 year land supply (refer to indicator 40). On this basis therefore, it is considered that the rate of delivery could potentially increase significantly over the next 5 year period.

5.2.11 Whilst no direct action is considered necessary at this time, further research and investigation will be undertaken to establish the likely rate of housing delivery over the remaining years of the plan period. The delivery of housing in Neath Port Talbot will continue to be closely monitored over the next 12 months and within subsequent TAN1 studies.

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

5 . Area Based Policies

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

Upper Neath Valley Strategic Growth Area (See also Policies SP7, VRS1, H1)	
Local Indicator	The number of new housing units permitted and delivered within the Upper Neath Valley Strategic Growth Area.
Policy Target	Sites have been allocated within Policy H1 for the provision of 264 new housing units over the plan period.
Annual Target	2011/12 - 5 2012/13 - 0 2013/14 - 9 2014/15 - 2 2015/16 - 0 2016/17 - 0 2017/18 - 0 2018/19 - 0 2019/20 - 21 2020/21 - 45 2021/22 - 37 2022/23 - 37 2023/24 - 37 2024/25 - 36 2025/26 - 35
Trigger Point	The number of new housing units provided within the Upper Neath Valley Strategic Growth Area falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

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

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

Year	Annual Target	Housing Completions	Cumulative Target	Cumulative Completions	Cumulative Delivery Against Target
2011/12	5	5	5	5	0
2012/13	0	0	5 (+0)	5	0
2013/14	9	9	14 (+9)	14	0
2014/15	2	2	16 (+2)	16	0
2015/16	0	0	16 (+0)	16	0
2016/17	0	0	16 (+0)	16	0
2017/18	0	0	16 (+0)	16	0
2017/18	0	0	16 (+0)	16	0

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

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

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

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

5 . Area Based Policies

Analysis of Results

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

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

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

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

Analysis of Results

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

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

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

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

Park Avenue, Glynneath Mixed Use Development SPG	
Performance	
Action	Supplementary Planning Guidance may be required.

Analysis of Results

5.2.16 The SPG has not been produced by the trigger point date of April 2017. The site is expected to deliver in the later part of the LDP period (i.e. from 2020 onwards) and therefore the SPG would need to be adopted in sufficient time to inform any potential development on the site. The development of an SPG to set out the overall vision, form and character for the site will be considered over the next monitoring period.

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

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

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

Analysis of Results

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

5.2.18 As there has been no increase in the number of live-work units permitted for 2 consecutive years, the trigger point of the policy has been reached. Further research and investigation is therefore required to establish the reasons for the absence of any applications. The policy and any applications submitted, will be closely monitored over the next year.

Indicator 38: The number of applications permitted at Rheola.

5 . Area Based Policies

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

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

Analysis of Results

5.2.19 The site is subject to an outline planning application that has a resolution to grant planning consent, subject to the signing of a Section 106 agreement. The outline application is for mixed use, tourism led development comprising of up to 100 holiday accommodation units, leisure complex and also allows for an element of residential as enabling development. Whilst the S106 agreement is yet to be signed, as the site is scheduled to be delivered in 2021, there is sufficient time for the agreement to be completed and for development to commence. On this basis, it is not considered that any action is required at this time, and progress will continue to be monitored.

6 Building Healthy & Sustainable Communities

6.1 Strategic Policy 7 Housing Requirement

Table 6.1.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
39	The number of net additional affordable and general market dwellings built in the LPA area	The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected	Further research and investigation required
40	The housing land supply taken from the current Housing Land Availability Study (TAN 1)	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue

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

Table 6.1.2 Strategic Policy SP7 - Housing Requirement

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

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To deliver sufficient housing to meet the economic-led growth strategy (See also Policies SP2, H1)	
	2022/23 - 614 2023/24 - 553 2024/25 - 542 2025/26 - 488
Trigger Point	The number of new housing units provided within the County Borough falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	Further research and investigation required.

Analysis of Results

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

Table 6.1.3 Total Housing Completions by Year

Year	Annual Target	Actual Housing Completions	Cumulative Target	Cumulative Completions	Cumulative Completions Against Target
2011/12	262	262	262	262	0
2012/13	287	287	549	549	0
2013/14	301	301	850	850	0
2014/15	386	401	1,236	1,251	15
2015/16	486	250	1,722	1,501	-221
2016/17	549	178	2,271	1,679	-592
2017/18	625	148	2,820	1,827	-993

6.1.2 Over the monitoring period, a total of 148 units have been delivered in Neath Port Talbot, which is substantially lower than the target of 625 units contained within the monitoring framework. The shortfall in housing delivery in 2017/18 has resulted in the cumulative completions against target falling to -993 units since the LDP basedate. The total housing completions since the LDP basedate is 1,827 units, compared to the cumulative target of 2,820 units, therefore the overall cumulative delivery against target is 65% to date.

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6.1.3 Given that this is the second year since LDP adoption that the number of new units provided in the County Borough has fallen below the cumulative requirement, the trigger point for the policy has been met.

6.1.4 Notwithstanding the current disappointing rates of housing delivery, it should be noted that the Council has continued to demonstrate a 5 year land supply (refer to indicator 40). On this basis therefore, it is considered that the rate of delivery could potentially increase significantly over the next 5 year period.

6.1.5 Whilst no direct action is considered necessary at this time, further research and investigation will be undertaken to establish the likely rate of housing delivery over the remaining years of the plan period. The delivery of housing in Neath Port Talbot will continue to be closely monitored over the next 12 months and within subsequent TAN1 studies.

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

Table 6.1.4 Strategic Policy SP7 - Housing Requirement

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

Analysis of Results

6.1.6 The 2018 TAN1 Study concluded that the housing land supply in Neath Port Talbot was 5.0 years. The Council has therefore been able to demonstrate a 5 year land supply each year since adoption of the LDP. The requirements of this indicator have therefore been met.

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6.2 Strategic Policy 8 Affordable Housing

Table 6.2.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
41	The number of net additional affordable and general market dwellings built in the LPA area	The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected.	Further research and investigation required
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 LDP strategic policy is not proving to be as effective as originally expected.	Further research and investigation required
43	The number of applications permitted on affordable housing exception sites	The indicators are suggesting that the LDP strategic policy is not providing to be as effective as originally expected.	Further research and investigation required
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

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

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To make sufficient provision for affordable housing (see also Policies SP2, AH1)	
	2019/20 - 124 2020/21 - 120 2021/22 - 111 2022/23 - 102 2023/24 - 90 2024/25 - 89 2025/26 - 86
Trigger Point	The number of new affordable housing units provided within the County Borough falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	Further research and investigation required.

Analysis of Results

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

Table 6.2.3 Affordable Housing Completions by Year

Year	Annual Targets	Actual Affordable Housing Units Delivered	Cumulative Target	Cumulative Completions	Cumulative Delivery Against Target
2011/12	7	11	7	11	4
2012/13	5	0	12	11	-1
2013/14	22	0	34	11	-23
2014/15	37	23	71	34	-37
2015/16	72	8	143	42	-101
2016/17	90	0	233	42	-191
2017/18	115	8	348	50	-298

6.2.2 Within the monitoring period, 8 affordable housing units have been provided through Section 106 agreements. This is against a target set in the framework of 115 units.

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6.2.3 Since the LDP base date, a total of 50 affordable housing units have been delivered through the planning system, taking the cumulative delivery against target to -298 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, the rate of delivery is considerably below the targets set within the monitoring framework.

6.2.4 As this is the second year since LDP adoption that the number of new affordable units delivered has fallen behind the cumulative requirement, the trigger point for the policy has been reached. The main reason why delivery is likely to have fallen behind target is that broader housing delivery has been slower than anticipated, with a number of sites allocated within the H1 portfolio not coming through the planning system as quickly as originally anticipated.

6.2.5 Notwithstanding the current disappointing rates of housing delivery, it should be noted that the Council has continued to demonstrate a 5 year land supply (refer to indicator 40). On this basis therefore, it is considered that the rate of delivery could potentially increase significantly over the next 5 year period, with the consequential increase in the rate of affordable housing delivered through the planning system occurring in parallel.

6.2.6 Whilst no direct action is considered necessary at this time, further research and investigation will be undertaken to establish the likely rate of housing delivery over the remaining years of the plan period. The delivery of housing in Neath Port Talbot will continue to be closely monitored over the next 12 months and within subsequent TAN1 studies.

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

Table 6.2.4 Strategic Policy SP8 - Affordable Housing

To make sufficient provision for affordable housing	
Local Indicator	Changes in the residual values across the the 6 sub-market areas: 1. Port Talbot 2. Neath 3. Pontardawe 4. Neath and Dulais Valleys 5. Swansea and Amman Valleys 6. Afan Valley
Policy Target	To deliver the maximum level of affordable housing considered viable.
Trigger Point	An increase or decrease of 5% of residual value in any sub-market housing area in one year

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To make sufficient provision for affordable housing	
Performance	
Action	Further research and investigation required

Analysis of Results

6.2.7 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.

6.2.8 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.

6.2.9 The assessment uses the 31st March 2017 as the benchmark date and assesses any changes to these benchmark residual values on the 31st March 2018.

6.2.10 The Council, as part of its assessment considered the Land Registry House Price Index, the Zoopla Area Guide and its own database of new build properties. Whilst the assessment of second hand house price data provides a useful indicator of market performance in each sub-zone, the Council has attached most weight to new build house price data for this exercise.

6.2.11 The Council uses 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. Within Neath Port Talbot, it was found that whilst there had overall been a minor increase in overall sales values between 2017 and 2018, this has been offset by large increases in build costs over the same period.

Table 6.2.5 Change in Residual Value by Sub-Market Area

Area	Residual Change
Neath	-37.75%
Port Talbot	-44.71%
Pontardawe	-27.78%
Neath and Dulais Valley	-73.73%
Swansea and Amman Valley	-145.48%

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Area	Residual Change
Afan Valley	-76.73%

6.2.12 The table above indicates that there has been a substantial decrease in the residual value over the monitoring period. One of the key reasons for the change is likely to be the significant increase in build costs since the Affordable Housing Viability Study was undertaken in 2012. Since 2012, BCIS are reporting that Housebuilders costs are 27% higher than in 2012. This sustained increase in build cost, with a commensurate increase in sales values, has had a negative impact on the viability of housing development within Neath Port Talbot as a whole.

6.2.13 The decrease across all market areas is considerably higher than the 5% referred to in the trigger point of the policy and given the severity of the decrease, is likely to have an impact on the affordable housing targets in Neath Port Talbot. The Valley areas (with the exception of Pontardawe) have an affordable housing target of 0% within Policy AH1. In the updated testing, it has been found that these areas are still unable to support affordable housing and whilst zones show a greater than 5% negative change, this does not have any effect on the existing affordable housing target rate.

6.2.14 For the areas of Neath, Port Talbot and Pontardawe, (which have an affordable housing target specified within Policy AH1), the decrease in the residual value is likely to have a detrimental impact on delivering the targets contained within the policy. As the trigger point of the policy has been reached, the Council now needs to consider what action should be taken. Further research and investigation will therefore be undertaken to establish why there has been such a substantial increase in build costs and whether there are any other factors that have influenced the decrease in residual value. The need for a new Affordable Housing Viability Study will be considered carefully over the next monitoring period.

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

Table 6.2.6 Strategic Policy SP8 - Affordable Housing

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

Analysis of Results

6.2.15 Over the monitoring period, there have been no applications submitted for affordable housing exception sites. As this is the second consecutive year where there has been no increase in such sites, the trigger point for the policy has been reached.

6.2.16 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.

6.2.17 A number of sites are currently being developed using Social Housing Grant and Vibrant and Viable Places funding. Once their current programme of development sees the conclusion of such developments, it is possible that additional development land will be sought, and the possibility of the exceptions policy utilised. This will continue to be monitored over the next year.

6.2.18 Whilst no direct action is considered necessary at this time, further research and investigation will be required to establish the reasons for the absence of any applications. The policy and any applications submitted, will be closely monitored over the next year.

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

6.2.19 Completed in 2017 monitoring period - no further monitoring/action required.

6 . Building Healthy & Sustainable Communities

6.3 Strategic Policy 9 Gypsies and Travellers

Table 6.3.1 Monitoring Summary by Indicator

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

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

Table 6.3.2 Strategic Policy SP9 - Gypsies and Travellers

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

Analysis of Results

6.3.1 The 2012 Gypsy and Traveller Accommodation Assessment (GTAA)⁽⁸⁾ 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 has been one unauthorised encampment in the County Borough. The encampment was accompanied by a planning application to change the use of the land to a private Gypsy and Traveller site. This application was refused by the Council as it was considered contrary to the LDP, with the applicant taking the Council's decision to appeal. The appeal was subject to a hearing in April 2019, and will therefore be detailed within the next AMR.

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6.4 Strategic Policy 10 Open Space

Table 6.4.1 Monitoring Summary by Indicator

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

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

Table 6.4.2 Policy SP10 - Open Space

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

Analysis of Results

6.4.1 Over the monitoring period, there have been 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.

6.4.2 An application for a flat conversion on Old Market Street, Neath made no reference to the need for open space provision and an appeal decision in respect of a development at Heol Llwyn Celyn, Caewern did not require the developer to provide a contribution for open space. Both approved applications therefore constitute trigger applications for this indicator.

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6.4.3 It should also be noted that a further 4 residential applications were approved whereby 'viability' was cited as the reason why provision of a S106 financial contribution had not been possible. Whilst the lack of viability is regrettable, the Council acknowledges that there may be circumstances where not all of the identified obligations can be met without compromising the overall viability of a particular development scheme.

6.4.4 Whilst the policy is being applied in a more positive manner and more consistently than in the last monitoring period, concerns remain that it has not been applied in all relevant cases. The adoption of the Open Space and Greenspace SPG should help to address this issue, together with further discussions with colleagues in the Development Management section.

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

Table 6.4.3 Strategic Policy SP10 - Open Space

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

Analysis of Results

6.4.5 Over the monitoring period, there have been 5 applications approved which have affected areas of existing open space (i.e. parcels of land identified in the Council's 'Open Space Assessment').

6.4.6 One application for a residential development (Heol Llwyn Celyn, Caewern) was allowed on appeal where the Inspector concluded that the need for affordable housing weighed heavily against the modest loss of informal open space. An application for a storage building within the site of the allotments at Glynneath was approved on the basis that the parcel of land in question was an area of hardstanding used for parking and did not form part of the allotment.

6.4.7 The officer reports for two further applications at Skewen Park and Windsor Gardens respectively, considered the loss of open space and provided reasoned justification for the proposals, and a proposal for a new care home in Hunter Street, Briton Ferry included an area of informal open space which demonstrated that equivalent and enhanced facilities would be provided which would serve the local community equally well.

6 . Building Healthy & Sustainable Communities

6.4.8 Overall, it is considered that the requirements of this indicator have been met. On this basis, it is not considered that any action is required at this time and this will continue to be monitored over the next year.

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

Table 6.4.4 Strategic Policy SP10 - Open Space

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

Analysis of Results

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

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7.1 Strategic Policy 11 Employment Growth

Table 7.1.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
49	The level of workplace employment in NPT, the change of workplace employment for Wales and UK, The level and rate of employment in NPT, the level and rate of employment for Wales and UK	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
50	Employment land permitted on allocated sites as a % of all employment allocations	The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected	Further research and investigation required
51	The number of applications permitted for employment purposes within Baglan Bay	The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected	Further research and investigation required
52	The net change in the amount of employment land and floorspace	The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected	Further research and investigation required
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.

7 . Promoting a Sustainable Economy

Table 7.1.2 Strategic Policy SP11 - Employment Growth

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

Analysis of Results

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

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

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

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

Table 7.1.3 Original and Revised Workplace Employment

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

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

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

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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)
Jobs at 2026	53,250	53,250
Total Change Over Period	+3,848	+3,846

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

Table 7.1.5 Workplace Employment in Neath Port Talbot

	2011	2012	2013	2014	2015	2016
Neath Port Talbot	49,400	50,200	47,100	50,500	50,900	49,800

7.1.8 Last year's AMR found that since the LDP basedate, 1,400 jobs had been created, increasing from 49,400 jobs in 2011 to 50,800 in 2015 (the latest statistical release has now revised the 2015 figure to 50,900 jobs), indicating a positive performance against the monitoring targets and illustrating a more prosperous economic outlook for the area.

7.1.9 However, between 2015 and 2016, there has been a decrease of 1,100 jobs, reducing from 50,900 jobs in 2015 to 49,800 jobs in 2016. The sharp decrease over the current monitoring period indicates that the job growth from the LDP basedate to 2016 is only 400 jobs. As the LDP had met the targets within the monitoring framework in last year's AMR, this is the first year that workplace employment has fallen below target. Whilst no further action is required at this time, any changes over the next 12 months will need to be closely monitored.

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
Wales	1,346,700	1,337,200	1,365,200	1,394,400	1,404,400	1,404,300

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	2011	2012	2013	2014	2015	2016
UK	30,137,000	30,382,100	30,825,400	31,464,800	32,145,200	32,412,600

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 57,600 jobs in Wales, which represents an increase of 4.27%. The UK increase was 2,275,600 equating to an increase of 7.55%. Whilst workplace employment in Neath Port Talbot fell by -2.16% between 2015 and 2016, in Wales the level also decreased, although at a slower rate of 0.01% (-100 jobs), whereas workplace employment for the UK as a whole increase by 0.83% (267,400 jobs).

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 2017:

Table 7.1.7 Employment Rate 2011-2017

Year Ending	Neath Port Talbot	Wales	UK
31st March 2011	63.4%	66.4%	70.6%
31st March 2012	60.4%	66.7%	70.7%
31st March 2013	65.1%	67.6%	71.3%
31st March 2014	67.3%	69.5%	72.6%
31st March 2015	67%	69.3%	73.6%
31st March 2016	66.7%	71.1%	74.4%
31st March 2017	70.7%	71.4%	75.1%
31st March 2018	67.6%	72.7%	74.8%

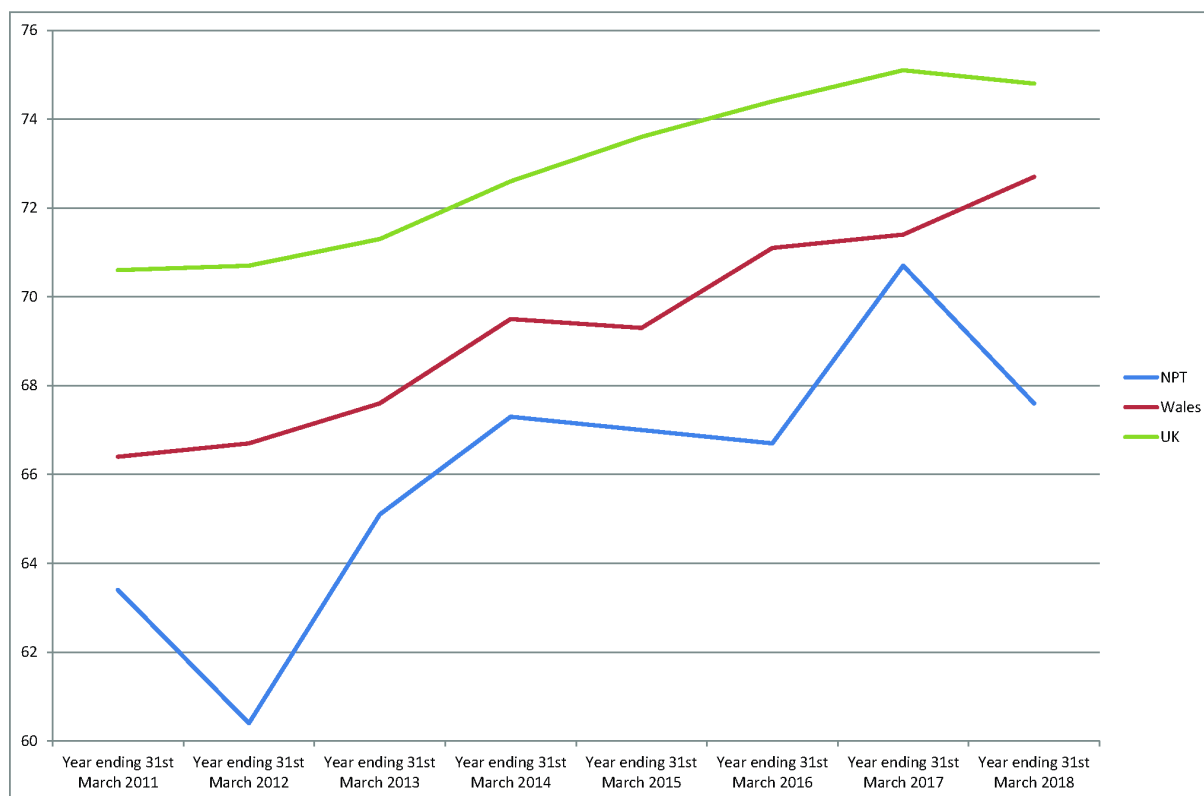
Source: Annual Population Survey / Local Labour Force Survey, Office for National Statistics.

7.1.13 The rate of employment has decreased in Neath Port Talbot by 3.1% between 2017 and 2018. Over the same period, the employment rate of the UK also fell, but at a slower rate of 0.3%, whilst the rate in Wales increased by 1.3%.

7.1.14 Although the employment rate in Neath Port Talbot fell from 70.7% in 2017 to 67.6% in 2018, there has still been an increase of 4.2% since the LDP base date, increasing from 63.4% in 2011 to 67.6% in 2018. 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, with the rate in Neath Port Talbot seeing far greater fluctuations over the period. The employment rate in 2017 showed the gap between Neath Port Talbot and Wales as a whole was reducing, with the average for Wales only 0.7% ahead of Neath Port Talbot. Given that the Welsh average has risen over the current monitoring period

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whilst the rate in Neath Port Talbot has fallen, the gap has now widened, albeit that the Neath Port Talbot rate in 2018 is still higher than at the LDP base date. This indicator and any further fluctuations will continue to be monitored over the next year.



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

Table 7.1.8 Strategic Policy SP11 - Employment Growth

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

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To make provision for new and expanding employment developments by allocating land for employment uses (See also Policies SP2 EC1/1, EC1/2, EC1/3, EC1/4)	
	Harbourside SRA: 7ha <u>Interim Targets:</u> 2011/14: 1.7ha (actual) 2014/17: 7.6ha 2017/20: 7.6ha 2020/23: 7.6ha 2023/26: 7.6ha <u>Annual Targets:</u> To develop an average of 2.5ha of land for employment purposes per annum over the remainder of the Plan period with a cumulative target of 5ha to be developed over any 2 year period.
Trigger Point	The amount of land developed for employment purposes falls below the cumulative target of 5ha to be developed over any 2 year period for 2 consecutive years.
Performance	
Action	Further research and investigation required.

Analysis of Results

7.1.15 The monitoring framework sets a target of 2.5 hectares (ha) per annum, with the interim targets looking to develop 7.6 ha over each 3 year period. Over the current monitoring period there has been no development for employment purposes at Coed Darcy, Junction 38 (M4), Baglan Bay or Harbourside.

7.1.16 The policy aims to develop an average of 2.5ha of land for employment purposes on the 4 allocated employment sites per annum, with a cumulative target of 5ha over any 2 year period. Given that there was also no development last year, the trigger point for the policy has been reached. It should be noted however that whilst development has not taken place, a number of applications have been approved at both Harbourside and Baglan Bay.

7.1.17 Whilst no direct action is considered necessary at this time, further research and investigation will be required to establish the reasons why development has fallen below target. The development of land for employment purposes will need to be closely monitored over the next year.

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

Table 7.1.9 Strategic Policy SP11 - Employment Growth

To make provision for new and expanding employment developments by allocating land for employment uses (See also Policy EC1/1)	
Local Indicator	The number of applications permitted for employment purposes within Baglan Bay.
Policy Targets	<p><u>Principle Target:</u></p> <p>To develop a minimum of 15ha of land at Baglan Bay for employment purposes</p> <p><u>Interim Targets:</u></p> <p>2011/14: 0</p> <p>2014/17: 2.7ha</p> <p>2017/20: 4.1ha</p> <p>2020/23: 4.1ha</p> <p>2023/26: 4.1ha</p> <p><u>Annual Targets:</u></p> <p>To develop an average of 1.35ha of land at Baglan Bay for employment purposes with a cumulative target of 2.7ha of land to be developed over any 2 year period.</p>
Trigger Point	The amount of land developed for employment purposes at Baglan Bay deviates from the cumulative target of 2.7ha to be developed over any 2 year period for 2 consecutive years.
Performance	
Action	Further research and investigation required.

Analysis of Results

7.1.18 The target for the amount of development at Baglan Bay over the period 2017-2020 is 4.1ha. Over the current monitoring period there has been no development for employment uses at Baglan Bay. Although there has been no development for employment uses since the LDP base date, planning permissions have been granted on the site and the development of a Solar Photovoltaic Park has taken place.

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7.1.19 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 2 year period. As there has been no development at Baglan Bay over the last 2 years, the trigger point for the policy has been reached.

7.1.20 It should be acknowledged however that the redevelopment of Baglan Bay is a long term redevelopment aspiration that may take several years to complete, with areas within the allocation potentially suitable to facilitate the growth in the knowledge based economy. The increase in research and development facilities in smaller units at the Swansea University Science and Innovation Campus and at Harbourside will potentially need larger units, as these sites continue to develop, and therefore Baglan Bay provides adequate space and infrastructure to allow for their expansion. The site has also received enterprise zone status which should encourage investment to the area. Any development will be monitored closely over the next monitoring period.

7.1.21 Whilst no direct action is therefore considered necessary at this time, further research and investigation will be required to establish the reasons why development has fallen below target. The development of land for employment purposes will need to be closely monitored over the next year.

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

Table 7.1.10 Strategic Policy SP11 - Employment Growth

To make provision for new and expanding employment developments by allocating land for employment uses (See also Policies SP2, EC1)	
Local Indicator	The net change in the amount of employment land and floorspace.
Policy Targets	<p><u>Principle Target:</u></p> <p>To make provision for a net gain of approximately 34,000 square metres of employment floorspace within the County Borough by 2026.</p> <p><u>Interim Targets:</u></p> <p>2011/14: 7,000sqm</p> <p>2014/17: 7,000sqm</p> <p>2017/20: 7,000sqm</p> <p>2020/23: 7,000sqm</p> <p>2023/26: 7,000sqm</p> <p><u>Annual Targets:</u></p>

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To make provision for new and expanding employment developments by allocating land for employment uses (See also Policies SP2, EC1)	
	To develop an average of 2,250sqm of employment floorspace per annum with a cumulative target of 4,500 sqm to be developed over any 2 year period.
Trigger Point	The amount of floorspace developed for employment purposes falls below the cumulative target of 4,500sq m to be developed over any 2 year period for 2 consecutive years.
Performance	
Action	Further research and investigation required

Analysis of Results

7.1.22 The monitoring framework sets a target of 2,250sqm 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⁽⁹⁾:

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	1,864	1,300	564

7.1.24 The table illustrates that the net change in employment floorspace for the first year (2017-18) of the interim period 2017-20 has fallen below the target of 2,250sqm. The trigger point for the policy is the amount of floorspace falling below the cumulative requirement of 4,500sqm of employment floorspace over any 2 year period for 2 consecutive years. As the cumulative target for the last 2 years has fallen behind 4,500sqm, the trigger point for the policy has been reached.

7.1.25 Within the current monitoring period, the loss of 1,300sqm relates to the conversion of an existing industrial unit to a gym. The industrial unit had been unoccupied for several years and was in need of upgrading. Given that the consent for the gym was only granted on a temporary basis for a period of 2 years, it is therefore possible that the unit could revert back to a traditional B class use at the end of the 2 year period.

⁹ Only increases or losses of over 200sqm have been included within the calculations. It is assumed that smaller increases and losses of below 200sqm will generally even out over the period.

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7.1.26 A number of demolitions also 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.

7.1.27 Whilst no direct action is therefore considered necessary at this time, further research and investigation will be required to establish the reasons why development has fallen below target. The development of land for employment purposes will need to be closely monitored over the next year.

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

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

Analysis of Results

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

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

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Table 7.1.13 Economy Activity 2011-2017

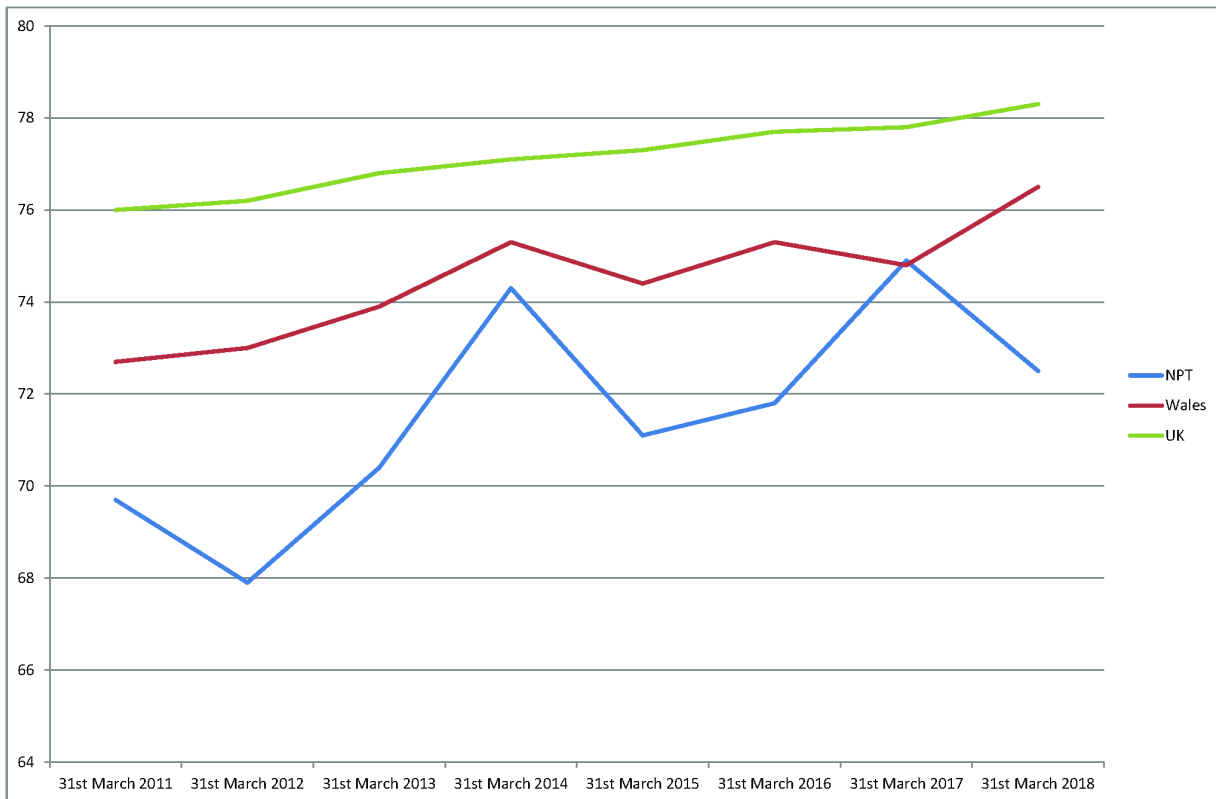
Year Ending	Neath Port Talbot	Wales	UK
31st March 2011 (Base Date)	69.7%	72.7%	76%
31st March 2012	67.9%	73%	76.2%
31st March 2013	70.4%	73.9%	76.8%
31st March 2014	74.3%	75.3%	77.1%
31st March 2015	71.1%	74.4%	77.3%
31st March 2016	71.8%	75.3%	77.7%
31st March 2017	74.9%	74.8%	77.8%
31st March 2018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

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

7.1.30 Over the current monitoring period, the economic activity rate in Neath Port Talbot has reduced by 2.4%, falling from 74.9% in 2017 to 72.5% in 2018. Over the same period, the economic activity rate for Wales has risen by 1.7%, with the UK average also rising, although at a slower rate than Wales at 0.5%.

7.1.31 In 2017, the economic activity rate in Neath Port Talbot was 0.1% higher than the Welsh average, illustrating an encouraging improvement in the local economic context and showing the LDP was on track to meet the objective of aligning with the Welsh average. Between 2017 and 2018, given the decline in the economic activity level for Neath Port Talbot and the increase in the Welsh average, the gap has once again widened, as illustrated in the following graph.

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7.1.32 More specifically, during this monitoring period, the rate of economic activity in Neath Port Talbot rose in the first quarter of the monitoring period to 75.6% in June 2017, but then gradually declined in each of the following quarters. By contrast, the rate of economic activity for Wales gradually increased in each quarter over the same period.

Table 7.1.14 Rate of Economic Activity 2016-2017

Period Ending	Neath Port Talbot	Welsh Average
31st March 2017	74.9%	74.8%
30th June 2017	75.6%	75.2%
30th September 2017	73.7%	75.7%
31st December 2017	72.9%	76%
31st March 2018	72.5%	76.5%

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

7.1.33 As this is the first year that the rate of economic activity has declined, the trigger point has not been reached. Monitoring will therefore continue over the next 12 months.

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

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Table 7.1.15 Strategic Policy SP11 - Employment Growth

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

Analysis of Results

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

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

Table 7.1.16 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%

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

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7.1.36 Since the basedate of the LDP, the rate of unemployment for the UK has been gradually reducing each year, while the rate for Wales has also seen an annual decrease between 2012 and 2017, with a slight increase of 0.5% in the current monitoring period, increasing from 4.4% to 4.9%. Whilst the unemployment rate has seen a slight increase between 2017 and 2018, there has been a reduction of 3.5% since the base date.

7.1.37 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. Between 2017 and 2018, the unemployment rate increased from 5.5% to 6.6%, representing an increase of 1.1%. The increase of 1.1% is higher than the increase of 0.5% for Wales as a whole, whilst the UK average reduced by 0.4%.

7.1.38 This year has seen an increase in the unemployment rate for Neath Port Talbot, however when compared with the rate of unemployment at the LDP base date (10.8%), the overall reduction over the period has been 4.2%. This total reduction over the period indicates a more positive economic profile for the area. One of the LDP objectives is to reduce the unemployment rate in line with the long term Welsh average of 6.9%. Whilst the increase between 2017 and 2018 is disappointing, the current rate of unemployment at 6.6% is lower than the long term Welsh average and shows the LDP objectives are being met.

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

7.1.39 Completed in 2017 monitoring period - no further monitoring/action required.

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

Table 7.1.17 Strategic Policy SP11 - Employment Growth

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

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Analysis of Results

7.1.40 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.

7.1.41 Over the monitoring period, there has been 1 application within a safeguarded employment area that could be considered contrary to the policy framework.

7.1.42 The application was for the retention of part of a car park area for the sale of meat and potatoes on the Vale of Neath Supplier Park, Resolven (EC2/16). The application was originally refused as it was considered contrary to Policies SC1 (Settlement Limits), R3 (Out of Centre Retail Proposals), EC2 (Existing Employment Areas) and EC3 (Employment Area Uses). The applicant took the Council's decision to appeal, with the appeal being allowed.

7.1.43 The trigger point for the policy is one application permitted contrary to the framework. Whilst the Council considered that the above mentioned application was contrary to the framework, the Planning Inspectorate allowed the appeal on the basis that the use is small scale, temporary in nature and with the short duration of trading periods considered the use appropriate in scale and form to the role on function of the employment area. The Inspector's decision is therefore taken, and based on this decision it is considered that the trigger point has not been reached and no further action is required.

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7.2 Strategic Policy 12 Retail

Table 7.2.1 Monitoring Summary by Indicator

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

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

Table 7.2.2 Strategic Policy SP12 - Retail

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

Analysis of Results

7.2.1 A total of 5 planning applications relating to the provision of new retail premises were approved during the monitoring period. Two of the proposals were for the provision of shop units within retail centres and were therefore in line with the LDP retail hierarchy and do not trigger this indicator.

7.2.2 Three applications were approved for proposals which are not in line with the retail hierarchy. One was for two pitches for the sale of meat and potatoes at Resolven RFC. Despite being outside settlement limits and outside Resolven retail centre, this application was allowed at appeal, the Planning Inspector finding that the proposal was in accordance with the planning policy framework. Similarly, an application for roadside services at Cwmgwrach (located outside any retail centre) included a retail element, but this was restricted to less than 200 sq m floorspace and was therefore in accord with Policy R3.

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7.2.3 The third proposal relates to a new foodstore (Iceland 'Food Warehouse') at Baglan Retail Park. Although not located within any designated retail centre, following detailed retail assessments it was concluded that the proposal complied with R3 and that its economic benefits and the provisions of a legal agreement would ensure that it would not unacceptably undermine the economic viability of Port Talbot town centre or other designated retail centres.

7.2.4 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

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

Analysis of Results

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

7.2.6 There have been four applications that meet this definition, a conversion to a shop in Ystayfera, the rebuilding of a shop on a vacant site in Neath Road Briton Ferry, the retail element of the roadside services development at Cwmgwrach (mentioned under indicator 57 above) and the application for two sale pitches at Resolven RFC (also mentioned above). During the 2016/2017 monitoring period there was one application relevant to this indicator, and there has therefore been a significant increase in the number of proposals permitted, meeting the policy target.

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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

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

Analysis of Results

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

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

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Table 7.3.3 Strategic Policy SP13 - Tourism

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

Analysis of Results

7.3.2 During the monitoring period, one application resulted in the loss of an existing Tourist Information Centre. Whilst this tourist facility was lost, the development involved a change of use to a mixed use unit, with a cafe on the ground floor and tourist accommodation on the first floor.

7.3.3 In light of the fact that the development still provides a tourist related facility in the form of accommodation (in effect replacing one tourism related facility with another), this continues to support tourism in the local area and offsets the loss of the previous use. On this basis therefore, the development was considered to be compliant with Policy TO2.

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

7.3.4 Completed in 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 point to the successful implementation of the Policy	No further action required. Monitoring to continue
63	The preparation of Supplementary Planning Guidance relating to Landscape and Seascape	The indicators point to the successful implementation of the Policy	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 the Undeveloped Coast

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

Analysis of Results

8.1.1 A total of 13 applications for developments relevant to this indicator were approved during the monitoring period. Seven of the proposals were sited within Special Landscape Areas (SLAs) (Policy EN2), five within Green Wedges (Policy EN3) and one in both an SLA and a Green Wedge. No applications were received for developments within the designated undeveloped coast.

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

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landscape terms. One application was for an extension to an existing playground in Gnoll Country Park and one for a portakabin within a pumping compound, both of which were considered to be minor additions to existing established features where it was concluded that the proposals would not be detrimental in landscape terms and were in accordance with the relevant policies.

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

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

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

The Undeveloped Coast, Green Wedges & Special Landscape Areas	
Local Indicator	The preparation of SPG relating to landscape and seascape.
Policy Target	To prepare the SPG relating to Landscape and Seascape by April 2017.
Trigger Point	The SPG is not prepared by April 2017.
Performance	
Action	No further action required.

Analysis of Results

8.1.4 The Landscape and Seascape SPG was finalised following a public consultation exercise that was undertaken between 1st March and 12th April 2018. The SPG was subsequently adopted by the Council in May 2018.

8.2 Strategic Policy 15 Biodiversity and Geodiversity

Table 8.2.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
64	The number of applications permitted on nationally and internationally designated sites, regionally important biodiversity and geodiversity sites contrary to the policy framework	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
65	The preparation of Supplementary Planning Guidance relating to Biodiversity and Geodiversity	The indicators point to the successful implementation of the Policy	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

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

Analysis of Results

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

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

Table 8.2.3 Strategic Policy SP15 - Biodiversity and Geodiversity

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

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To protect Nationally & Internationally Designated Sites & sites of regional and local importance	
Trigger Point	The SPG is not prepared by April 2017.
Performance	
Action	No further action required.

Analysis of Results

8.2.2 The Biodiversity and Geodiversity SPG was finalised following a public consultation exercise that was undertaken between 1st March and 12th April. The SPG was subsequently adopted by the Council in May 2018.

8.3 Strategic Policy 16 Environmental Protection

Table 8.3.1 Monitoring Summary by Indicator

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

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

Analysis of Results

8.3.1 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 conversion of a dwelling into a house in multiple occupation, and the construction of a new dwelling on an infill plot. Both developments were considered to comply with the policy framework including Policy EN8 and are therefore considered to be in accordance with the policy framework.

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

Table 8.3.3 Strategic Policy SP16 - Environmental Protection

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

Analysis of Results

8.3.2 Six significant applications were approved relevant to this indicator (i.e. within the Port Talbot AQMA, or within 500m of the boundary). Three of these were for changes of use when Construction Management Plans (CMPs) would not be required under Policy EN9 in accordance with the adopted Pollution SPG. The remaining three applications were approved subject to a condition requiring the submission and approval of a CMP and therefore do not constitute indicator applications in this case. No applications have therefore been submitted or approved in relation to this Indicator.

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

8.3.3 Completed in 2017 monitoring period - no further monitoring/action required.

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

Table 8.3.4 Strategic Policy SP16 - Environmental Protection

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

Analysis of Results

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

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8.4 Strategic Policy 17 Minerals

Table 8.4.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
70	The extent of primary land won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN)	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
71	The number of applications permitted that would sterilise a mineral resource	LDP Policies are not being implemented in the intended manner	Officer and/or Member training may be required
72	The number of planning applications for extraction of mineral not in line with Policy M2	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
73	The number of applications permitted within Mineral Buffer Zones	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue

Indicator 70: The extent of primary land won aggregates permitted in accordance with the Regional Technical Statement for Aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN).

Table 8.4.2 Strategic Policy SP17 - Minerals

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

Analysis of Results

8.4.1 A landbank is defined as a stock of planning permissions for the winning and working of minerals. The most up to date information regarding the extent of the crushed rock landbank has recently been published in the South Wales Regional Aggregate Working Party (SWRAWP) Annual Report 2016 (published March 2018).

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 (2014-2016).

8.4.3 The Regional Technical Statement (RTS) 1st Review (published in August 2014) deemed it prudent to consider a 10 year average as providing a more reliable baseline than a 3 year average. The report therefore also identifies that Neath Port Talbot has a landbank figure of 35 years based on 10 year sales average (2007-2016).

8.4.4 The requirements of this indicator have therefore been met.

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

Table 8.4.3 Strategic Policy SP17 - Minerals

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

Analysis of Results

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

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8.4.6 A total of 26 applications were permitted within mineral safeguarding areas (Policy M1) over the monitoring period. A review of these applications has shown that 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). However, in all cases the officers report was either silent on the issue of safeguarding or did not satisfactorily address the requirements of the policy.

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

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

Table 8.4.4 Strategic Policy SP17 - Minerals

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

Analysis of Results

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

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

Table 8.4.5 Strategic Policy SP17 - Minerals

Development in Mineral Buffer Zones (See also Policy M3)	
Local Indicator	The number of planning applications permitted within Mineral Buffer Zones.
Policy Target	No applications permitted contrary to the policy framework.
Trigger Point	One application permitted contrary to the policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

8.4.9 The 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 There has been one residential application located partly within a mineral buffer zones permitted over the monitoring period. Given that the development site lies in the main within a defined and established settlement with only a small portion of land falling within the zone, it was considered unlikely to result in the sterilisation of the mineral reserve or be adversely affected by the mineral operation.

8.4.11 The proposal was not therefore deemed contrary to Policy M3.

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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 are suggesting that the policy is not proving to be as effective as originally expected	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

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

Analysis of Results

8.5.1 Although one application for a wind farm was received during the monitoring period and has been agreed in principle, an approval has not yet been issued as this is awaiting the signing of a Section 106 Legal Agreement. An application was also received for a 'Combined Heat and Power' (CHP) Installation for a Health Club/Gymnasium which was refused on the grounds of lack of information about air quality impacts. Consequently, there were no applications permitted for renewable or low carbon technology developments during this monitoring period, compared to three schemes approved during 2016-17. This may be in part as a result of changes in Government policy and subsidies for such schemes.

8.5.2 There has therefore been no increase in the number of renewable energy schemes permitted, and this constitutes a trigger point for this indicator. 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

Renewable and Low Carbon Technology in new development (See also Policy RE2)	
Local Indicator	The number of applications permitted accompanied by a Renewable Energy Assessment.
Policy Target	No applications permitted contrary to the policy framework.
Trigger Point	One application permitted contrary to the policy framework.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

8.5.3 Four applications were approved during the monitoring period which reached the threshold in Policy RE2 for requiring the submission of a Renewable Energy Assessment (REA).

8.5.4 In two cases, solar panels are to be provided on the buildings in order to meet policy requirements, while in the case of a new academic building at Swansea University Bay Campus, the proposal will need to comply with the Energy Strategy agreed at the outline application stage. In the fourth case (for a food store at Baglan) although this was not accompanied by a REA a condition was imposed requiring an energy assessment to be submitted. The requirements of this indicator have therefore been met.

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

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Table 8.5.4 Strategic Policy SP18 - Renewable and Low Carbon Energy

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

Analysis of Results

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

8.6 Strategic Policy 19 Waste Management

Table 8.6.1 Monitoring Summary by Indicator

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

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

Table 8.6.2 Strategic Policy SP19 - Waste Management

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

Analysis of Results

8.6.1 Over the monitoring period, one application (Bryn Brych Farm, Rhos) met the threshold for requiring a Site Waste Management Plan (SWMP). In accordance with Policy W3, the application was accompanied by a SWMP that addressed both the construction phase as well as the subsequent occupation of the site.

8.6.2 The requirements of this indicator have therefore been met.

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

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Table 8.6.3 Strategic Policy SP19 - Waste Management

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

Analysis of Results

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

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

Table 8.6.4 Strategic Policy SP19 - Waste Management

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

Analysis of Results

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

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

8.6.6 In specific regard to waste management facilities in Neath Port Talbot, in addition to the existing network of operational facilities [e.g. the Materials Recovery and Energy Centre (MREC), Pwllfawatin Landfill etc.] over the period monitored there has been one relevant waste related application which approved a change of use from industrial hire to scrap yard. Located on Docks Estate in Briton Ferry, the site is not on employment land allocated or safeguarded in the LDP.

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

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

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9 Achieving Sustainable Accessibility

9.1 Strategic Policy 20 Transport Network

Table 9.1.1 Monitoring Summary by Indicator

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

Highway Network Enhancements (See also Policy SP2, TR1/1, TR1/2, TR1/3, TR1/4 & TR1/5)	
Local Indicators	<ol style="list-style-type: none"> 1. The delivery of the Baglan Energy Park Link Road. 2. The delivery of the Coed Darcy Southern Access Road. 3. The delivery of the Ffordd Amazon (Phase 2). 4. The delivery of the Junction 43 (M4) Improvements. 5. The delivery of the Harbour Way (PDR).
Policy Targets	<ol style="list-style-type: none"> 1. The Baglan Energy Park Link Road is delivered by early 2015. 2. The Coed Darcy Southern Access Road is delivered in accordance with the terms of the S106 Agreement.

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

Analysis of Results

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

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

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

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

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

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

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

Table 9.1.3 Strategic Policy SP20 - Transport Network

Public Transport Station Improvements (See also Policy SP2 TR1/6)	
Local Indicator	To deliver the Integrated Transport Hub, Port Talbot.
Policy Target	To deliver the project by 2018.
Trigger Point	The Integrated Transport Hub scheme is not delivered by 2018.
Performance	
Action	No further action required.

Analysis of Results

9.1.7 The delivery of the Integrated Transport Hub, Port Talbot was completed on schedule, officially opening in March 2018.

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

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

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Table 9.1.4 Strategic Policy SP20 - Transport Network

Walking and Cycling Routes (See also Policy TR1/7 & TR1/8)	
Local Indicators	<ol style="list-style-type: none"> 1. The completion of the Amman Valley Cycle way project. 2. The completion of the Afan Valley Trail (Port Talbot to Afan Valley).
Policy Targets	<ol style="list-style-type: none"> 1. Amman Valley Cycle Way project to be delivered by 2014. 2. Afan Valley Trail (Port Talbot to Afan Valley) to be delivered by 2013.
Trigger Points	<ol style="list-style-type: none"> 1. PART COMPLETE. 2. COMPLETE.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

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

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

9.1.11 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 'Cwmllynfell to Cwmtwrch' section has also been progressed with preliminary design complete and initial discussions with landowners underway.

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

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

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Table 9.1.5 Strategic Policy SP20 - Transport Network

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

Analysis of Results

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

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

9.1.14 Completed in 2017 monitoring period - no further monitoring/action required.

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10 Respecting Distinctiveness

10.1 Strategic Policy 21 Built Environment and Historic Heritage

Table 10.1.1 Monitoring Summary by Indicator

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

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

Table 10.1.2 Strategic Policy SP21 - Built Environment and Historic Heritage

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

Analysis of Results

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

10 . Respecting Distinctiveness

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

10.1.3 The final application is for an amendment to a larger scheme which includes the demolition of part of Glanafan School in Port Talbot and the construction of 2 commercial units and 47 residential units. However, the facade of the original school buildings is to be retained and incorporated, preserving part of the fabric and overall appearance of the candidate BLI. All these proposals are therefore considered to be in accordance with the policy framework and there is consequently no trigger application for this indicator.

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

Table 10.1.3 Strategic Policy SP21 - Built Environment and Historic Heritage

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

Analysis of Results

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

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

Table 10.1.4 Strategic Policy SP21 - Built Environment and Historic Heritage

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

Analysis of Results

10.1.5 Eight significant applications have been approved within Conservation Areas, all being proposals within Neath Town Centre Conservation Area. All the applications were for change of use only and did not involve significant changes to the exteriors of the buildings.

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

10 . Respecting Distinctiveness

10.2 Strategic Policy 22 Welsh Language

Table 10.2.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
88	The number of applications permitted accompanied by a Language Action Plan	LDP Policies are not being implemented in the intended manner	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 Policy SP22 - Development in Language Sensitive Areas

Development in Language Sensitive Areas (See also Policy WL1)	
Local Indicator	The number of planning applications permitted accompanied by a Language Action Plan.
Policy Target	No applications permitted within the Language Sensitive Areas without addressing Welsh language issues.
Trigger Point	One application permitted within the Language Sensitive Areas without addressing Welsh language issues.
Performance	
Action	No further action required. Monitoring to continue.

Analysis of Results

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

10.2.2 Whilst two of the applications relating to Glyn Dulais (Crynant) and Neath Road (Rhos), were accompanied by a WLAP and appropriately established mitigation through Section 106 contributions, the remaining application at Alltwen Industrial Estate, made no financial provision for Welsh language mitigation. This however was as a consequence of the fact that it was a reserved matters application, which related to an outline approval granted at appeal in August 2015 (i.e. prior to the adoption of the LDP). Given that in this instance the outline approval had no condition requiring provision for Welsh language, there was no opportunity for the Council to seek a financial contribution to mitigate the impacts of the development.

10 . Respecting Distinctiveness

10.2.3 On this basis, it is not considered that any action is required at this time as where appropriate, the policy is being implemented in the intended manner. Monitoring will continue over the next year.

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

Table 10.2.3 Strategic Policy SP22 - Welsh Language

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

Analysis of Results

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

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. Further details are given in the LDP SA documents⁽¹⁰⁾. The SA incorporated the SEA requirements, and all references to SA in this document should be taken to include SEA. The SA appraised the likely social, environmental and economic effects of the plan and its likely impacts in terms of sustainable development.

11.0.2 The SA was structured around 8 topics and identified a total of 22 objectives within these topics. Monitoring indicators and targets were drafted, developed and refined throughout the evolution of the LDP and SA, and the published LDP Monitoring Framework⁽¹¹⁾ incorporates monitoring indicators that relate to the objectives of both the LDP and SA documents including a number derived from the draft indicators set out in the SA documentation.

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

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

	Generally Positive Impacts
	Mixed Impacts
	Generally Negative Impacts
0	Neutral Impact

11.1 SA Topic 1: Climate Change

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

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

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

11 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	No applications were determined for developments within DAM flood zone C2 contrary to the requirements of TAN15	
62	The number of applications permitted within the undeveloped coast, special landscape areas and green wedges contrary to the policy framework	No applications permitted contrary to the policy framework	There were 13 approvals within the relevant designated areas, but none were contrary to LDP policy	

Analysis

Indicators 5 and 6: Developments within flood risk areas

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

11.1.2 During the last monitoring period, 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.

11.1.3 The only exception to this is one application approved for a change of use of a chapel to a dwelling within DAM zone C2. However, as outlined in Section 4.1.17 above, NRW has confirmed that the DAM zone mapping is inaccurate in this location and the proposal is therefore in accordance with TAN15 policy.

11.1.4 The plan is therefore having a generally positive impact in relation to both flooding indicators.

Indicator 62: Developments in designated areas

11.1.5 This indicator relates to proposals within areas where development is more strictly controlled than elsewhere, for landscape and sustainability reasons, including the need to ensure resilience to the impacts of climate change. Although 13 applications have been approved within such areas during the monitoring period, all comply with the requirements of LDP policy and it is considered that the plan is having a generally positive impact in relation to this indicator.

11 . Sustainability Appraisal Monitoring

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

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
1	The number of applications permitted below 35 dwellings per hectare within the Coastal Corridor Strategy Area (CCSA)	An average density of 35 dwellings per hectare on allocated sites within the CCSA should be achieved	Of 22 approvals for residential development within the CCSA, 7 complied with the LDP density requirement (32% 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 21 approvals for residential development within the VSA, 5 complied with the LDP density requirements (24% compliance)	
3	Amount of greenfield land lost not allocated in the LDP	No greenfield land lost contrary to the policy framework	Of 26 approvals for development on greenfield land, 20 were on unallocated sites. These were all justifiable taking into account the specific circumstances of each case	
4	The number of applications permitted within safeguarded freight facility locations	No applications permitted on sites safeguarded for the transportation of freight contrary to the policy framework	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	4 applications met the requirements for submission of a REA. Renewable energy issues were addressed in all four cases.	
SA1	NPT Carbon Footprint (tCO ₂ e per capita)	Annual reduction	10.85 tCO ₂ e per annum (2011) ⁽¹²⁾	0
SA2	NPT Gas consumption (kWh per capita)	Annual reduction	13,039 kWh per annum (2013) ⁽¹³⁾	0
SA3	NPT Electricity consumption (kWh per capita)	Annual reduction	3,368 kWh per annum (2013) ⁽¹⁴⁾	0

Analysis

Indicators 1 and 2: Residential density

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

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

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

11 . Sustainability Appraisal Monitoring

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

11.1.7 While the LDP monitoring targets for these indicators relates to developments on *allocated* sites⁽¹⁵⁾, 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 32% of cases in the CCSA and 24% of cases in the VSA. This is a slightly worse outcome for both Strategy Areas than was achieved in 2016-2017.

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

Indicator 3: Development on greenfield land

11.1.9 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.

11.1.10 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's allocations or with the relevant policies in the plan and on balance it is considered that this indicator is meeting the target requirements and contributing towards minimising greenhouse gas emissions.

Indicator 4: Development on safeguarded freight facilities

11.1.11 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

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

11 . Sustainability Appraisal Monitoring

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

11.1.13 The policy has been implemented each relevant case, as set out in the table above and in Section 8.5, and provision has been made for renewable energy in more developments in this monitoring period than previously.

Indicator SA1: NPT carbon footprint

11.1.14 The carbon footprint describes the physical quantity of greenhouse gases emitted to atmosphere and the quoted figure relates to per capita emissions for Neath Port Talbot in 2011. The figure includes all six greenhouse gases subject to the Kyoto Protocol⁽¹⁶⁾ expressed as tonnes of carbon dioxide equivalent (tCO₂e). The figure includes emissions made directly by sources located within Wales, as well as within international supply chains. The figure for Neath Port Talbot is lower than the Wales average of 11.11 tCO₂e.

11.1.15 The quoted carbon footprint figure is the most recent available and has not been updated since the last monitoring period. However, this figure constitutes a baseline figure against which future figures can be compared.

Indicators SA2 and SA3: NPT gas and electricity consumption

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

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

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

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
74	The number of applications permitted for renewable energy and low carbon technology development	To achieve TAN 8 SSA capacity targets and to encourage where appropriate all forms of renewable energy and low carbon technology development	No renewable / low carbon energy schemes were approved during the monitoring period	

¹⁶ Carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFC), perfluorocarbons (PFC) and sulphur hexafluoride (SF₆).

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
75	The number of applications permitted accompanied by a Renewable Energy Assessment	No applications permitted contrary to the policy framework	4 applications met the requirements for submission of a REA. Renewable energy issues were addressed in all four cases.	

Analysis

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

11.1.18 No renewable / low carbon energy proposals were approved in this monitoring period as set out in Section 8 above. There has therefore been no further progress towards meeting the target. The reasons behind this outcome will be investigated, but it may be that it is due at least in part to factors outside the remit of LDP policy.

Indicator 75: Applications accompanied by a Renewable Energy Assessment

11.1.19 Refer to Objective 1B above.

11.2 SA Topic 2: Natural Resources and Waste

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

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
1	The number of applications permitted below 35 dwellings per hectare within the Coastal Corridor Strategy Area (CCSA)	An average density of 35 dwellings per hectare on allocated sites within the CCSA should be achieved	Of 22 approvals for residential development within the CCSA, 7 complied with the LDP density requirement (32% compliance)	
2	The number of applications permitted below 30 dwellings per hectare within the Valleys Strategy Area (VSA)	An average density of 30 dwellings per hectare on allocated sites within the CCSA should be achieved	Of 21 approvals for residential development within the VSA, 5 complied with the LDP density requirements (24% compliance)	
3	Amount of greenfield land lost not allocated in the LDP	No greenfield land lost contrary to the policy framework	Of 26 approvals for development on greenfield land, 20 were on unallocated sites. These were all justifiable taking into account the specific circumstances of each case.	
11	The number of applications permitted outside settlement limits	No applications permitted outside settlement limits contrary to the policy framework	There were 26 approvals outside settlement limits, but none were contrary to policy	

11 . Sustainability Appraisal Monitoring

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	Although a number of applications have led to the securing of new or improved infrastructure, none have specifically secured improvements to natural resources through developer contributions	0
62	The number of applications permitted within the undeveloped coast, special landscape areas and green wedges contrary to the policy framework	No applications permitted contrary to the policy framework	There were 13 approvals within the relevant designated areas, but none were contrary to policy	
64	The number of applications permitted on nationally and internationally designated sites, regionally important biodiversity and geodiversity sites contrary to the policy framework	No applications permitted contrary to the policy framework	There were no approvals within designated sites	
66	The number of applications permitted within the AQMA contrary to the policy framework	Development proposals should not lead to a significant increase in pollution levels and should not lead to an increase in the number of people exposed to significant levels of pollution	There were 2 approvals within the AQMA, but both 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) <i>Local Indicator:</i> Aggregates land supply	A 10 year landbank of crushed rock to be retained throughout the plan period	It is identified that Neath Port Talbot has a 35 year landbank of crushed rock based on ten year sales average and that the requirements of this indicator have been met.	
71	The number of applications permitted that would sterilise a mineral resource	No applications permitted contrary to the policy framework	No applications were approved that would have a significant impact on the future working of any mineral resource	
72	The number of planning applications for extraction of aggregate mineral not in line with Policy M2	No applications permitted contrary to the policy framework	There have been no applications for the extraction of coal during the monitoring period	

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
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	One relevant applications was approved on an area identified as higher quality agricultural land (grade 3), relating to a manege and equestrian use off Drymmau Road, Skewen. However, the proposed manege is on a relatively small area of marshy land that would not be useable agriculturally without improvement and is not therefore considered to have a significant impact on the higher quality 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 two indicators.

Indicators 1 and 2: Density of new development

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

11.2.3 This issue is identified within the LDP monitoring (refer to Section 4.1), and it is indicated that further discussions with the Development Management Section should help to address the matter. The indicators will continue to be monitored to assess whether this approach is improving the implementation of the policy.

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 26 approvals outside settlement limits, but none were contrary to policy	
64	The number of applications permitted on nationally and internationally designated	No applications permitted contrary to the policy framework	There were no approvals within designated sites	

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
	sites, regionally important biodiversity and geodiversity sites contrary to the policy framework			
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) ⁽¹⁷⁾	0

Analysis

Indicator SA5: NRW classification status of water bodies

11.2.4 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.

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	One application met the policy threshold and was 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 waste related applications were received / determined during the period monitored that related to allocated and/or safeguarded employment land.	0
79	The amount of land and facilities to cater for waste in NPT	To maintain sufficient land and facilities to cater for waste in NPT (to be confirmed at a regional level in accordance with TAN 21)	One application for a change of use from industrial hire to scrap yard was granted over the monitoring period and this was in addition to the sites identified in the LDP. There is therefore sufficient land and facilities across the County Borough to deal with waste arisings.	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
SA6	% LACW ⁽¹⁸⁾ reused / recycled / composted	Annual increase	58.1% of NPT LACW was reused, recycled or composted during 2014/15 ⁽¹⁹⁾	0

Analysis

11.2.5 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

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

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 within a SINC designation was approved, relating to a small miner's memorial at a colliery site. This is located within a car park area and accords with Policy EN6.	
SA8	The number of applications permitted which would result in a residual ⁽¹⁾ loss of important habitat or residual impact on important species ⁽²⁾	No residual losses of important habitats or species	Not monitored	0

1. Taking into account mitigation/compensation measures.

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

18 Local Authority Collected Waste

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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, Indicators 64 and SA7 suggest that the plan is having a generally positive impact. The indicators will continue to be monitored.

Indicator SA8: Applications resulting in a residual loss of important habitat or residual impact on important species

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

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

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

Analysis

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

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

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

11.3.4 Information is not currently available in relation to this indicator. However, it is anticipated that relevant information will become available in the future, following the publication and adoption of the Biodiversity and Geodiversity Supplementary Planning

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Guidance which gives further information and clarification about the designation of SINCs and identification of important biodiversity features and the implementation of the biodiversity compensation procedure.

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

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

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	11 significant proposals were refused for design reasons, with none permitted contrary to the 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 13 approvals within the relevant designated areas, but none were contrary to policy	
85	The number of applications permitted impacting upon buildings and features of local, architectural or cultural importance	No applications permitted contrary to the Policy framework	6 significant proposals were permitted which affected candidate Buildings of Local Importance, all in accord with policy	
87	The number of applications permitted within Conservation Areas and other designated sites	No applications permitted contrary to the Policy framework	8 significant proposals were permitted within Conservation Areas, all in accordance with the policy framework	

Analysis

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

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

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
85	The number of applications permitted impacting upon buildings and features of local, architectural or cultural importance	No applications permitted contrary to the Policy framework	6 significant proposals were permitted affecting Buildings of Local Importance, all in accord with policy	
87	The number of applications permitted within Conservation Areas and other designated sites	No applications permitted contrary to the Policy framework	8 significant proposals were permitted within Conservation Areas, all in accordance with the policy framework	

Analysis

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

11.5 SA Topic 5: Pollution

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

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
66	The number of applications permitted within the Air Quality Management Area (AQMA) contrary to the policy framework	Development proposals should not lead to a significant increase in pollution levels and should not lead to an increase in the number of people exposed to significant levels of pollution	There were 2 relevant approvals within the AQMA, both complying with the policy framework	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
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	6 significant proposals were permitted within the AQMA. 3 of these would require a CMP, and 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 (Mar 2018).	
83	To deliver a Park and Share facility at Junction 38 (M4) Margam	To deliver the project by 2020	Not yet started. Anticipated delivery remains 2020	0
SA10	Breaches of Air Quality objectives	No breaches of Air Quality Objectives	Concentrations of polyaromatic hydrocarbons breach UK objective but comply with EU target and ozone concentrations exceed the UK standard. All other objectives were met	
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	

Analysis

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

Indicator SA10: LAQM air quality objectives

11.5.2 Monitoring information for air quality is published annually and relates to the preceding calendar year⁽²⁰⁾. Last year's 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 have therefore been improvements in relation to this objective in 2017.

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

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11.5.4 The Taibach/Margam AQMA was declared by the Council in 2000 in relation to concerns about PM₁₀ (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 (NAPPA) designations in NPT	No increase in number or extent of NAPPAs	There are 11 NAPPAs for roads and 3 for railways within NPT	0

Analysis

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

Indicator SA12: Number and extent of NAPPA designations

11.5.6 NAPPAs are designated by the Welsh Government under the European Environmental Noise Directive, and are areas identified on the basis of the number of properties affected by significant levels of environmental noise⁽²¹⁾. The information given above relates to the 2013-2018 Noise Action Plan and will provide a baseline against which to compare future results.

11.6 SA Topic 6: Community Cohesion

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

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
7	The net change, type and spatial distribution of open space and community facilities	No loss of facilities permitted contrary to the policy framework	There were 3 approvals which resulted in the 'loss' of a community facility without justification being given. The 5 applications approved	

21 For full details see [A Noise Action Plan for Wales 2013–2018 \(WG 2013\)](#)

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
			that resulted in a loss of open space were in accordance with the policy framework	
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	4 major proposals were approved relevant to this indicator. The out of town centre location of one of the proposals could have a slight detrimental impact on community cohesion by reducing the vibrancy of Port Talbot town centre.	
11	The number of applications permitted outside settlement limits	No applications permitted outside settlement limits contrary to the policy framework	There were 26 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 behind the targets (see section 5.1 above). Further research and investigation will be undertaken to establish likely future rates although it is anticipated that housing delivery may increase in future years. Any significant prolonged reduction in new housing delivery could have negative impacts for social inclusion.	
29	The amount of new development permitted and delivered within Afan Lido Mixed-Use Regeneration Scheme	To deliver a tourism / recreation development at Afan Lido by 2020	The development is expected to commence in 2018/19. Additional local employment is likely to have likely positive impacts on the existing community in Sandfields.	
31	The number of new housing units permitted and delivered within the Valleys Strategy Area	<p>Sites have been allocated within Policy H1 for the provision of 1,435 new housing units over the Plan period</p> <p>Annual Targets: 2011/12: 61 2012/13: 108</p>	The delivery of H1 allocations within the valleys strategy area has fallen behind the targets (see section 5.2 above). Further research and investigation will be undertaken to understand this,	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
		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	although there have been some significant approvals on non-allocated sites. 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	Sites have been allocated within Policy H1 for the provision of 664 new housing units over the Plan period Annual Targets: 2011/12: 0 2012/13: 46 2013/14: 30 2014/15: 38 2015/16: 65 2016/17: 92 2017/18: 72 2018/19: 50 2019/20: 66 2020/21: 50 2021/22: 40 2022/23: 40 2023/24: 35 2024/25: 40 2025/26: 0	The delivery of H1 allocations within the Pontardawe strategic growth area has fallen behind the targets (see section 5.2 above). Further research and investigation will be undertaken to understand this.	
33	The number of new housing units permitted and delivered within the Upper Neath Valley Strategic Growth Area	Sites have been allocated within Policy H1 for the provision of 264 new housing units over the Plan period Annual Targets: 2011/12: 5 2012/13: 0 2013/14: 9 2014/15: 2 2015/16: 0 2016/17: 0 2017/18: 0 2018/19: 0 2019/20: 21 2020/21: 45 2021/22: 37 2022/23: 37 2023/24: 37 2024/25: 36 2025/26: 35	Overall targets have been met with likely positive impacts through strengthening existing communities.	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
34	The amount of new development permitted and delivered within the Park Avenue, Glynneath Mixed-Use Regeneration Scheme	To provide 150 new housing units with anticipated commencement from 2020/21	No development to date, but the proposal remains on target.	0
37	The number of live-work proposals permitted	An increase in the number of live-work units permitted	To date, no live-work proposals have been permitted.	0
38	The number of applications permitted at Rheola	The allocation at Rheola will be delivered by 2021	Although no development has been approved to date, the proposal remains on target and new tourism jobs in the area are likely to enhance social inclusion.	
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 are significantly lower than the annual target, it is expected however that the rate of housing delivery will increase substantially over the next five years, with positive impacts on social inclusion generally across the LPA area. Any significant prolonged reduction in new housing delivery could have negative impacts for the local economy and consequently for social inclusion.	
41	The number of net additional affordable and general market dwellings built in the LPA area	To deliver 1,200 affordable housing units by 2026 Annual Targets: 2011/12: 7 2012/13: 5 2013/14: 22 2014/15: 37 2015/16: 72 2016/17: 90 2017/18: 115 2018/19: 130 2019/20: 124 2020/21: 120 2021/22: 111 2022/23: 102 2023/24: 90 2024/25: 89 2025/26: 86	Currently below target, although rate of delivery of affordable housing expected to increase (see section 6.2 above). Any significant prolonged reduction in new housing delivery and affordable housing delivery could have negative impacts for social inclusion.	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
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 (see Section 6.4 above). 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 losses of existing open spaces associated with 5 applications (See section 6.4 above). However, these 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 fallen below the target for two consecutive years, suggesting that there has been a downturn in economic activity. However, as indicated in section 7.1 above, the losses of existing employment floorspace may not have had an overall negative impact on the availability of employment premises.	
58	The number of applications for small scale retail development permitted	An increase in the number of small scale retail proposals permitted	4 applications have been permitted for small scale retail developments, constituting an increase since last year with likely positive impacts on local community cohesion.	
88	The number of applications permitted accompanied by a Language Action Plan	No applications permitted within the Language Sensitive Areas without addressing Welsh language issues	2 out of 3 relevant approvals have complied with the Welsh language policy (the third being a reserved matters submission for which provision could not be required - see section 10.2 above). Overall this should have a generally positive effect on the Welsh Language and consequently on community cohesion within the affected communities.	

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Analysis

11.6.1 Although a number of indicators are positive in relation to community cohesion, some that were positive last year are identified as having mixed impacts this year. These mostly appear to have changed as a result of economic factors reducing the amount of new employment and housing development coming forward and consequently reducing the benefits that such developments can bring for community cohesion. Indicators that show an uncertain, mixed or negative impact in relation to SA Objective 6A are considered in more detail below.

Indicator 7: Loss of open space and community facilities

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

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

Indicator 10: Major retail, office and leisure development

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

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

Indicators 14, 31, 39 and 41: Number of new housing units permitted and delivered

11.6.6 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

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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.

11.6.7 This issue has been identified in the LDP monitoring and further investigation and research will be undertaken to understand the reasons for the shortfall and its implications. This issue will continue to be monitored.

Indicator 46: Delivery of open space for new developments

11.6.8 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 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 been identified as a concern in the LDP monitoring (refer to Section 6.4), and it is proposed to address the issues through further discussion with Development Management officers. The indicator will continue to be monitored.

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

11.6.9 Five approvals resulted in a loss of open space, the most significant of which was allowed on appeal. Most of the applications affected relatively small areas and the losses were justified under the terms of the policy. In the appeal case, the need for affordable housing was judged to outweigh the limited loss of open space. The impacts of these decisions in terms of social cohesion are therefore mixed, but the overall effects of the policy remain positive.

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

11.6.10 The level of new employment floorspace provision has fallen below the target for two consecutive years, suggesting that there has been a downturn in economic activity. However, as indicated in section 7.1 above, the losses of existing employment floorspace may not have had an overall negative impact on the availability of employment premises. Further research and investigation will be undertaken in relation to this indicator. Overall impacts on social cohesion are likely to be mixed but quite limited at present.

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

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
85	The number of applications permitted impacting upon buildings and features of local, architectural or cultural importance	No applications permitted contrary to the policy framework	6 relevant applications have been approved, with none having any significant adverse impacts.	
87	The number of applications permitted within Conservation Areas and other designated sites	No applications permitted contrary to the policy framework	8 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	2 out of 3 relevant approvals have complied with the Welsh language policy (the third being a reserved matters submission for which provision could not be required - see section 10.2 above). Overall this should have a generally positive effect on the Welsh Language within the affected communities.	

Analysis

11.6.11 The targets set out for Indicators 86, 87 and 88 are currently all being met, suggesting a positive impact in relation to effects on the culture and character of communities.

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 3 approvals which resulted in the 'loss' of a community facility without justification being given. The 5 applications approved that resulted in a loss of open space were in accordance with the policy framework.	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
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 (see Section 6.4 above). A lack of open space provision for new developments suggests that this SA objective has not been fully addressed in these cases, with implications for physical and mental health locally.	
47	The number of existing open spaces lost to development contrary to the policy framework	No loss of open space contrary to the policy framework	There have been some losses of existing open spaces associated with 5 applications (See section 6.4 above). However, these 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 decline in the number of jobs in NPT (refer to Section 7.1). Overall, decreasing employment levels are likely to have a negative impact on health and well-being.	
53	<p><i>Local Indicator:</i> The rate of economic activity for NPT</p> <p><i>Contextual Indicator:</i> The rate of economic activity for Wales and UK</p>	To achieve an increase in the rate of economic activity to 76% by 2026	NPT rate of economic activity reduced by 2.4% while the Wales average rose by 1.7% (See section 7.1). Declines in economic activity are likely to have a negative impact on health and well-being.	
54	<p><i>Local Indicator:</i> The rate of unemployment for NPT</p> <p><i>Contextual Indicator:</i> The rate of unemployment for Wales and UK</p>	To achieve a decrease in the unemployment rate to 6.9% by 2026	NPT unemployment rate has increased slightly in the last year, but when compared with the rate at the LDP basedate there has been an overall reduction over the period of 4.2%, exceeding target. Reductions in unemployment should be generally positive for health and well-being.	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
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 have been 2 significant developments approved within the AQMA, determined in accord with policy.	0
67	The number of applications permitted not accompanied by a Construction Management Plan	No breaches of air quality should occur during the construction phase contrary to the submitted and agreed Construction Management Plan	6 relevant applications have been permitted within the AQMA, all in accord with the policy.	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

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

Indicator 7: Loss of open space and community facilities

11.7.2 Community facilities and places where people can meet are largely beneficial to people's physical and mental health, enabling opportunities to participate in social / recreational activities, visit the local shop, socialise etc. The loss of such facilities can therefore have a negative impact on physical and mental health. As indicated above, there

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have been a number of applications granted which have resulted in the loss of community facilities and open space although none of the cases resulted in the loss of the last such facility in the locality.

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

Indicator 46: Delivery of open space for new developments

11.7.4 Overall, the target for open space provision in association with new development has not been 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.

11.7.5 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 address the issues through further discussion with Development Management officers and the implementation of the guidance in the Open Space & Greenspace SPG. The indicator will continue to be monitored.

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

11.7.6 The most recent employment figures (see section 7.1) show a decline of 1,100 jobs in NPT in the most recent period for which figures are available (2016). Although this only applies to a single year and therefore does not constitute a 'trigger' in the LDP monitoring, decreasing employment levels are likely to have an overall negative impact on health and well-being.

11.7.7 In terms of SA objective 7A, this is therefore likely to have a negative impact on physical and mental health outcomes. The indicator will continue to be monitored, and this issue will be addressed as part of the LDP monitoring if the jobs decline continues.

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

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11.7.8 During this monitoring period, the rate of economic activity in Neath Port Talbot gradually declined after rising in the first quarter of the monitoring period, to give an overall decline of 2.4%. This compares to a rise of 1.7% across Wales as a whole. Again, as this only applies to a single year it does not constitute a 'trigger' in the LDP monitoring, but it is likely to have an overall negative impact on health and well-being.

11.7.9 In terms of SA objective 7A, this is also likely to have a negative impact on physical and mental health outcomes. The indicator will continue to be monitored, and this issue will be addressed as part of the LDP monitoring if the economic activity decline continues.

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 3 approvals which resulted in the 'loss' of a community facility without justification being given. The 5 applications approved that resulted in a loss of open space were in accordance with the policy framework.	
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 (see Section 6.4 above). A lack of open space provision for new developments suggests that this SA objective has not been fully addressed in these cases, with implications for ill health, health inequalities and poor well-being locally.	
47	The number of existing open spaces lost to development contrary to the policy framework	No loss of open space contrary to the policy framework	There have been some losses of existing open spaces associated with 5 applications (See section 6.4 above). However, these losses were generally small scale and limited and the policy is having a positive effect overall.	
49	<i>Local Indicator:</i> The level of Workplace Employment in NPT <i>Contextual Indicators:</i> The change of Workplace Employment for Wales and UK;	Principal Target: A net gain of 3,850 jobs up to 2026	The target set in the LDP has become outdated due to newer statistical releases. The most recent figures show a decline in the number of jobs in NPT (refer to Section 7.1). Overall, decreasing employment levels are	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
	<p>The level and rate of employment in NPT;</p> <p>The level and rate of employment for Wales and UK</p>	<p>Interim Targets:</p> <p>2011/14: - 1,458 2014/17: +1,326 2017/20: +1,326 2020/23: +1,326 2023/26: +1,326</p> <p>Annual Target: An average gain of 442 jobs per annum from 2014 over the remainder of the Plan period with a cumulative target of 884 jobs over any 2 year period</p>	likely to have a negative impact on ill health, health inequalities and poor well-being.	
53	<p><i>Local Indicator:</i> The rate of economic activity for NPT</p> <p><i>Contextual Indicator:</i> The rate of economic activity for Wales and UK</p>	To achieve an increase in the rate of economic activity to 76% by 2026	NPT rate of economic activity reduced by 2.4% while the Wales average rose by 1.7% (See section 7.1). Declines in economic activity are likely to have a negative impact on ill health, health inequalities and poor well-being.	
54	<p><i>Local Indicator:</i> The rate of unemployment for NPT</p> <p><i>Contextual Indicator:</i> The rate of unemployment for Wales and UK</p>	To achieve a decrease in the unemployment rate to 6.9% by 2026	NPT unemployment rate has increased slightly in the last year, but when compared with the rate at the LDP basedate there has been an overall reduction over the period of 4.2%, exceeding target. Reductions in unemployment should be generally positive for health and well-being.	
61	The development of a range of improved walking and cycling routes	<p>Completion of the Wales Coast Path by 2012</p> <p>Completion of the Cognation Mountain Bike Trails by 2013</p> <p>Completion of the Great Dragon Ride Route by 2012</p>	The routes listed in the LDP have been constructed, with likely positive impacts on health.	
66	The number of applications permitted within the AQMA contrary to the policy framework	Development proposals should not lead to a significant increase in pollution levels and should not lead to an increase in the number of people exposed to significant levels of pollution	There have been 2 significant developments approved within the AQMA, determined in accord with policy.	0

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
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	6 relevant applications have been permitted within the AQMA, all in accord with the policy.	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

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

Indicator 7: Loss of open space and community facilities

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

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

Indicator 46: Delivery of open space for new developments

11.7.13 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

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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.

11.7.14 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 address the issues through further discussion with Development Management officers and the implementation of the guidance in the Open Space & Greenspace SPG. The indicator will continue to be monitored.

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

11.7.15 The most recent employment figures (see section 7.1) show a decline of 1,100 jobs in NPT in the most recent period for which figures are available (2016). Although this only applies to a single year and therefore does not constitute a 'trigger' in the LDP monitoring, decreasing employment levels are likely to have an overall negative impact on health and well-being.

11.7.16 In terms of SA objective 7B, this is therefore likely to have a negative impact on ill health, health inequalities and poor well-being. The indicator will continue to be monitored, and this issue will be addressed as part of the LDP monitoring if the jobs decline continues.

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

11.7.17 During this monitoring period, the rate of economic activity in Neath Port Talbot gradually declined after rising in the first quarter of the monitoring period, to give an overall decline of 2.4%. This compares to a rise of 1.7% across Wales as a whole. Again, as this only applies to a single year it does not constitute a 'trigger' in the LDP monitoring, but it is likely to have an overall negative impact on health and well-being.

11.7.18 In terms of SA objective 7A, this is also likely to have a negative impact on ill health, health inequalities and poor well-being. The indicator will continue to be monitored, and this issue will be addressed as part of the LDP monitoring if the economic activity decline continues.

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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 decline in the number of jobs in NPT (refer to Section 7.1). Overall, decreasing employment levels are likely to have a negative impact on poverty levels.</p>	
53	<p><i>Local Indicator:</i> The rate of economic activity for NPT</p> <p><i>Contextual Indicator:</i> The rate of economic activity for Wales and UK</p>	<p>To achieve an increase in the rate of economic activity to 76% by 2026</p>	<p>NPT rate of economic activity reduced by 2.4% while the Wales average rose by 1.7% (See section 7.1). Declines in economic activity are likely to have a negative impact on poverty levels.</p>	
54	<p><i>Local Indicator:</i> The rate of unemployment for NPT</p> <p><i>Contextual Indicator:</i> The rate of unemployment for Wales and UK</p>	<p>To achieve a decrease in the unemployment rate to 6.9% by 2026</p>	<p>NPT unemployment rate has increased slightly in the last year, but when compared with the rate at the LDP basedate there has been an overall reduction over the period of 4.2%, exceeding target. Reductions in unemployment should be generally positive for poverty levels.</p>	

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Analysis

11.7.19 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.

11.7.20 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 a decline of 1,100 jobs in NPT in the most recent period for which figures are available (2016). Similarly, the rate of economic activity in Neath Port Talbot gradually declined after rising in the first quarter of the monitoring period, to give an overall decline of 2.4% compared to a rise of 1.7% across Wales as a whole.

11.7.21 Although these declines only apply to a single year and therefore do not constitute 'triggers' in the LDP monitoring decreasing employment levels and economic activity rates are likely to have an overall negative impact on poverty levels. However, the unemployment rate remains at a lower level than at the LDP basedate and is on target, giving a more positive picture. These indicators will continue to be monitored.

11.8 SA Topic 8: Economy

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

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
12	The number of applications permitted where new or improved infrastructure has been secured through developer contributions	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 above. In terms of economic infrastructure, the impact of new development has been addressed during the planning application determination process in all cases during the reporting period. Where it has been considered an appropriate course of action, S.106 agreements have been put in place both to address specific impacts relating to the proposed developments and also to ensure the future needs of end users are met.	
14	Local indicator the number of new housing units	Sites have been allocated within Policy H1 for the provision of 5,690 new	The delivery of H1 allocations within the coastal corridor has fallen behind the targets (see section 5.1 above). Further research and investigation	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
	permitted and delivered within the Coastal Corridor Strategy Area	<p>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>	will be undertaken to establish likely future rates although it is anticipated that housing delivery may increase in future years. The development of new residential development sites will generally support the local economy and local economic infrastructure and any significant prolonged reduction in new housing delivery could have negative impacts.	
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	<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 fallen behind the targets (see section 5.2 above). Further research and investigation will be undertaken to establish the reasons for this, although there have been some significant approvals on non-allocated sites. The development of new residential development sites will generally support the local economy and local economic infrastructure and any significant prolonged reduction in new housing delivery could have negative impacts.	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
37	The number of live-work proposals permitted	An increase in the number of live-work units permitted	To date no live/work proposals have been received or permitted.	0
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 are substantially lower than the annual target but it is expected that the rate of housing delivery will increase substantially over the next five years, with positive impacts on social inclusion generally across the LPA area. Any significant prolonged reduction in new housing delivery could have negative impacts for the local economy.	
41	The number of net additional affordable and general market dwellings built in the LPA area	To deliver 1,200 affordable housing units by 2026 Annual Targets: 2011/12: 7 2012/13: 5 2013/14: 22 2014/15: 37 2015/16: 72 2016/17: 90 2017/18: 115 2018/19: 130 2019/20: 124 2020/21: 120 2021/22: 111 2022/23: 102 2023/24: 90 2024/25: 89 2025/26: 86	Currently below target, although rate of delivery of affordable housing expected to increase (see section 6.2 above). Any significant prolonged reduction in new housing delivery and affordable housing delivery could have negative impacts.	
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	The level of new employment floorspace provision has fallen below the target for two consecutive years, suggesting that there has been a downturn in economic activity. However, as indicated in section 7.1 above, the losses of existing employment floorspace may not have had an overall negative impact on the availability of employment premises.	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
		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		
56	The number of applications permitted on safeguarded sites contrary to the policy framework	No applications permitted contrary to the policy framework	Only 1 application has been granted for a non-conforming use on a safeguarded employment site, but this was deemed to be in accord with the policy.	
57	The number of applications permitted for retail development contrary to the defined retail hierarchy	No applications permitted for retail development contrary to the policy framework	3 applications have been permitted contrary to the hierarchy. However, these were all in accord with the LDP policy and it is considered that they will provide new local retail businesses that should help to enhance the local economic infrastructure.	
58	The number of applications for small scale retail development permitted	An increase in the number of small scale retail proposals permitted	4 applications have been permitted for small scale retail development, enhancing local economic infrastructure.	
59	The number of tourism applications permitted contrary to the policy framework	No tourism proposals to be permitted contrary to the policy framework	Five applications permitted all of which complied with the policy framework and supporting local economic infrastructure.	
60	The number of tourism facilities lost contrary to the policy framework	No loss of tourism facilities contrary to the policy framework	1 application approved, but retaining tourism and employment function and in accord with policy framework.	0

Analysis

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

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

11.8.3 More of the SA indicators for this objective are showing mixed results than in last year's report. This is considered further below in relation to specific indicators.

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 and 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 fallen below the target for two consecutive years, suggesting that there has been a downturn in economic activity. Losses of existing employment floorspace will tend to have a direct negative impact on economic infrastructure, but as indicated in section 7.1 above, it may not necessarily have had an overall negative impact on the availability of employment premises. Mixed impacts are therefore likely.

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	Significantly fewer housing units were delivered within Coed Darcy than anticipated but the overall the development	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
		Annual Targets: 2011/12: 0 2012/13: 3 2013/14: 72 2014/15: 100 2015/16: 125 2016/17: 140 2017/18: 170 2018/19: 190 2019/20: 215 2020/21: 215 2021/22: 215 2022/23: 225 2023/24: 235 2024/25: 245 2025/26: 250	continues to contribute positively towards the investment in and use of local resources.	
16	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area (employment)	A minimum of 4 Ha of land will be developed during the Plan period for employment uses, with a minimum of 0.33 Ha developed per annum for the remaining years of the Plan period with a cumulative target of 0.66 Ha to be developed over any 2 year period	There have been no new employment developments at Coed Darcy within the monitoring period although there is the potential for development to increase substantially over forthcoming years.	0
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 within the monitoring period although it is expected that substantial residential development will take place at Harbourside in the coming years.	0
20	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area (employment)	A minimum of 7 Ha of land will be developed during the Plan period for employment uses with a minimum of 0.46 Ha developed per annum for the remaining years of the Plan period	Although there has been no new employment development at Harbourside during the monitoring period, permission has been granted for 1,252 sqm of B1 use. Overall the development continues to	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
		with a cumulative target of 0.92 Ha to be developed over any 2 year period	contributes towards the investment in and use of local resources.	
21	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area (retail)	To deliver the retail development at Harbourside SRA in accordance with the Port Talbot Harbourside & Town Centre Development Framework	There have been no new retail developments approved at Harbourside within the monitoring period.	0
24	The amount of new development permitted and delivered within Neath Town Centre Mixed Use Regeneration Scheme (residential)	To deliver 50 new housing units with anticipated commencement from 2016/17	Although there has been no new housing development during the last monitoring period, planning permission has been granted and development is due to start shortly. 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 due to start construction shortly. 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	Housing development is progressing on schedule. Overall the development should contribute towards 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	Retail development is progressing on schedule. Overall the development should contribute towards the investment in and use of local resources.	
28	The amount of new development permitted and delivered within Afan Lido Mixed-Use Regeneration Scheme (residential)	To deliver 150 new housing units with anticipated commencement from 2016/17	Although there have been some delays with the scheme, the proposed housing development at Afan Lido is expected to start on site within the next year. Overall the development should contribute towards the investment in and use of local resources.	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
29	The amount of new development permitted and delivered within Afan Lido Mixed-Use Regeneration Scheme (tourism/recreation)	To deliver a tourism / recreation development at Afan Lido by 2020	The proposed tourism / recreation elements of the development at Afan Lido are to be constructed alongside the residential development above. Overall the development should contribute towards the investment in and use of local resources.	
30	The number of applications permitted at the Bay Campus for uses contrary to the policy framework	The Swansea University Science and Innovation Campus to be delivered by 2015: Work to commence May 2013 First buildings completed May 2014 All non-residential buildings completed May 2015 Student accommodation completed September 2015	The Bay Campus has opened and is in use, making a significant contribution to the investment in and use of local resources.	
38	The number of applications permitted at Rheola	The allocation at Rheola will be delivered by 2021	Development has not been approved to date, pending the signing of a S106 Agreement.	0
58	The number of applications for small scale retail development permitted	An increase in the number of small scale retail proposals permitted	4 applications have been permitted for small scale retail developments, contributing towards the investment in and use of local resources.	
59	The number of tourism applications permitted contrary to the policy framework	No tourism proposals to be permitted contrary to the policy framework	There have been several approvals for tourism developments contributing towards the investment in and use of local resources.	
60	The number of tourism facilities lost contrary to the policy framework	No loss of tourism facilities contrary to the policy framework	1 application has been approved for the change of use of a building from tourism use, but retaining uses that would continue to support the tourism industry.	
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	A 10 year landbank of crushed rock to be retained throughout the Plan period	Neath Port Talbot has a landbank figure of 35 years based on 10 year sales average (2005-2014) (refer to Section 8.4). This should help to ensure that these local resources can be extracted where necessary in a sustainable way.	

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

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

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

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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 although there is the potential for development to increase substantially over forthcoming years.	0
20	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area (employment)	A minimum of 7 Ha of land will be developed during the Plan period for employment uses with a minimum of 0.46 Ha developed per annum for the remaining years of the Plan period with a cumulative target of 0.92 Ha to be developed over any 2 year period	Although there has been no new employment development at Harbourside during the monitoring period, permission has been granted for 1,252 sqm of B1 use. Overall the development continues to contribute towards the investment in and use of local resources.	
29	The amount of new development permitted and delivered within Afan Lido Mixed-Use Regeneration Scheme (tourism / recreation)	To deliver a tourism / recreation development at Afan Lido by 2020	The proposed tourism / recreation elements of the development at Afan Lido are to be constructed alongside the residential development which is expected to start on site within the next year.	
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

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
38	The number of applications permitted at Rheola	The allocation at Rheola will be delivered by 2021	To date development has not been approved, pending the signing of a S106 Agreement.	0
58	The number of applications for small scale retail development permitted	An increase in the number of small scale retail proposals permitted	4 applications has been permitted for small scale retail developments, contributing towards this objective.	
59	The number of tourism applications permitted contrary to the policy framework	No tourism proposals to be permitted contrary to the policy framework	There have been several approvals for tourism developments having positive impacts on this indicator.	
60	The number of tourism facilities lost contrary to the policy framework	No loss of tourism facilities contrary to the policy framework	1 application has been approved for the change of use of a building from tourism use, but retaining uses that would continue to support the tourism industry.	

Analysis

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

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

11 . Sustainability Appraisal Monitoring

PART 4 - Conclusion & Recommendations

12 Conclusion & Recommendations

'The AMR should provide information as to the extent to which the objectives set out in the LDP are being achieved, identify any policy that is not being implemented and give the reasons, together with any steps the authority intends to take to secure the implementation of the policy and any intention to revise or replace the LDP (section 76 of the 2004 Act; LDP Regulation 37). It should identify any changes to key parts of the plan which would need to be considered in a review and possible plan revision⁽²²⁾.

12.0.1 This is the second 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	67
LDP Policies are not being implemented in the intended manner	Officer and/or Member training may be required	4
Indicators suggest the need for further guidance in addition to those identified in the Plan	Supplementary Planning Guidance may be required	3
The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected	Further research and investigation required	15
The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process	0
The indicators are suggesting that the LDP strategy is not being implemented	Following confirmation, the LDP will be subject to a review process	0

12.0.3 Whilst the vast majority of indicators continue to show positive policy implementation over this second monitoring period, there are a relatively small number of indicators which suggest that certain policies are not proving to be as effective as originally expected. In these instances, further research and investigation will be undertaken to assess the reason(s) for the missed targets and whether there are broader implications as far as the successful implementation of the LDP is concerned.

12 . Conclusion & Recommendations

12.0.4 In addition, a small number of indicators continue to show that certain policies are not being implemented in the intended manner. In these instances further discussion with Development Management colleagues will be undertaken to resolve such matters. Where there are outstanding SPG documents to be produced, these will be considered and prepared as soon as is practicable.

12.0.5 This second phase of monitoring has shown that in broad terms the objectives of the LDP continue to be largely achieved. Whilst both the economic activity and unemployment rates show annual fluctuations, both rates have improved since the basedate of the Plan. This provides an indication that progress is being made towards achieving the aspirational objectives of the economic-led strategy.

12.0.6 The monitoring has however highlighted that progress in some areas, particularly in respect of housing delivery and employment related development, continues to be much slower than anticipated. Whilst this is disappointing, the Authority notes that the challenges associated with housing delivery is being widely experienced across Wales and is not a problem unique to any one Local Planning Authority. Furthermore, given that the Authority continues to demonstrate an adequate supply of land for housing, it is nevertheless anticipated that the rate of delivery will increase over the next 5 years.

Recommendation

12.0.7 When considering this broader picture therefore, the Council considers that there are no factors at present to suggest that changes are required to the plan or that an early review (either partial or full) is necessary at this time. There is however an identified need for further research and investigation to be undertaken to assess the reason(s) for the missed targets and whether there are broader implications as far as the successful implementation of the LDP is concerned.

12.0.8 In accord with the statutory requirements the Council will submit the 2018 AMR to the Welsh Government by 31st October 2018 and publish the AMR on the Council's website.



Neath Port Talbot
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Local Development Plan
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