



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

NEATH PORT TALBOT COUNCIL

Regeneration & Sustainable Development Cabinet Board
18th October 2019

Report of the Head of Planning and Public Protection
Nicola Pearce

Matter for Monitoring

Wards Affected: All

Neath Port Talbot Local Development Plan (LDP) – Consideration of: the findings, conclusions and recommendations of the third LDP Annual Monitoring Report (AMR).

Purpose of the Report

- 1 To consider the findings, conclusions and recommendations of the third LDP Annual Monitoring Report (AMR).

Executive Summary

- 2 The Neath Port Talbot LDP (2011-2026) was formally adopted by the Council on 27th January 2016. As part of the statutory development plan process, the Council is required to prepare an AMR each year following adoption, with the report being submitted to the Welsh Government by 31st October.
- 3 The AMR provides the basis for monitoring the effectiveness of the LDP and determines whether any revisions to the Plan are necessary. It examines whether the underlying LDP strategy remains sound, the impact the policies are having at the local and wider level and whether policies and related targets have been met or progress is being made towards meeting them.

- 4 This is the third AMR to be prepared since the adoption of the Plan and covers the period 1st April 2018 – 31st March 2019. This report summarises the findings, conclusions and recommendations of the AMR.

Background

- 5 The Neath Port Talbot LDP (2011-2026) was formally adopted by the Council on 27th January 2016, and provides the basis for decisions on land use planning in the County Borough up to 2026.
- 6 Under Section 76 of the Planning and Compulsory Purchase Act 2004, the Council has a statutory obligation to produce an AMR each year following adoption, with the report being submitted to the Welsh Government by 31st October.
- 7 The LDP Monitoring Framework forms the basis of the AMR, assessing how the Plan's strategic policies and supporting detailed policies are performing against the identified targets and outcomes and whether the LDP strategy and objectives are being delivered.
- 8 The framework contains a total of 89 indicators, each of which requires monitoring with the nature of data collection varying between them. Each indicator has a specified target along with a 'trigger' which identifies the point at which the implementation of the policy may need further consideration and/or assessment.
- 9 The framework identifies a range of actions that can be undertaken which might address any missed targets or unanticipated outcome.

Overview of Key Findings

- 10 The third AMR is presented in full in Appendix 1. Out of the total of 89 indicators:
- 60 indicate the continued successful implementation of policy;
 - 1 indicates that the policy in question is not being implemented in the intended manner;
 - 2 indicate that further supplementary planning guidance may be required to assist policy implementation; and
 - 26 indicate that the strategic policy is not being implemented.
- 11 The following provides an overview of the key findings from the initial three monitoring periods (2017, 2018 and 2019) in more detail:

- 2,126 new homes have been delivered since the 2011 LDP base date (equating to 59.4% of the cumulative annual target to date). Although there is sufficient land allocated in the LDP to meet the identified housing requirement, for a variety of reasons sites are not coming forward and progressing as anticipated.
- 50 affordable homes have been delivered through the planning system since 2011 (equating to 10.5% of the cumulative annual target). The position reflects the fact that LDP allocated sites are not coming through the planning system as originally anticipated.
- At Coed Darcy (Neath), 291 new homes have been delivered since 2011 (equating to 36.4% of the cumulative annual target for the site). The slow rate of housing and infrastructure delivery has also resulted in delays to the employment related element of the scheme.
- At Harbourside (Port Talbot), 34 new homes have been delivered since 2011 (equating to 54.7% of the cumulative annual target for the site). 1.8 hectares of employment land has been delivered but this also remains behind target.
- The latest 2019 Joint Housing Land Availability Study shows that the Council's land supply has reduced to 4.5 years. This is the first occasion post-adoption where the land supply figure has dropped below the required 5 years and is as a consequence of the continued disappointing rates of housing delivery across Neath Port Talbot. Previously, the Council had demonstrated a land supply of 5.0 years (2016), 5.3 years (2017) and 5.0 years (2018) respectively.
- Workplace employment has decreased from 49,400 jobs in 2011 to 46,200 jobs in 2017 (this figure is subject to annual fluctuations).
- The rate of economic activity in Neath Port Talbot has increased from 69.7% in 2011 to 74% in 2018, an increase of 4.3%. The gap between the Neath Port Talbot and Welsh averages has also reduced by 0.3% over that time.
- The unemployment rate has reduced from 9.9% in 2011 to just 3% in 2018, a decrease of 6.9%.
- A number of major infrastructure schemes have been completed since 2011, including Harbour Way, Ffordd Amazon (Stage 2), the initial phased road improvements to Junction 43 (M4), Baglan Energy Park Link Bridge and the Integrated Transport Hub (Port Talbot).

- An extension to Cae Garw Gypsy and Traveller Site has been completed.
 - The Swansea University Science and Innovation Bay Campus has opened with further on-site development completed and programmed.
 - A number of renewable/low carbon energy schemes have been approved, including wind farms, solar, combined heat and power and most recently a micro hydro-electric installation. All contribute to the installed capacity within Neath Port Talbot which is now in excess of circa 400 MW and is the highest installed capacity of any local authority in Wales.
- 12 Part 3 (Chapter 11) of the AMR examines the performance of the LDP against the Sustainability Appraisal (SA) Monitoring Objectives. The SA was structured around 8 topics and identified a total of 22 objectives within these topic areas.
- 13 For the majority of indicators, the SA monitoring indicates that the LDP is having an overall positive effect on the SA objectives, with some indicators recording a neutral impact. A few indicators however show mixed impacts and one a negative impact. The SA will continue to evaluate the broader impacts of the LDP as an iterative process.

Conclusions and Recommendations – The Need for Review

- 14 This third 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, thereby delivering many significant benefits to communities across the County Borough.
- 15 Furthermore, both the economic activity and unemployment rates have improved since the base date of the Plan and whilst these figures are subject to annual fluctuations, this indicates a much more positive economic profile for the area and that progress is being made towards achieving the objectives of the economic-led strategy.
- 16 There are however, several key policy indicator targets and monitoring outcomes relating primarily to housing delivery and employment related development that continue to not be achieved. This indicates that these policies are not being implemented or functioning as intended and as a consequence, this is undermining the ability of the LDP to fully deliver upon the aspirational strategy.

- 17 In order to ensure the LDP is kept up to date, the Council has a statutory obligation to undertake a full review of the adopted Plan at intervals not longer than every four years from initial adoption.
- 18 In the case of Neath Port Talbot, the LDP is now the subject of the statutory four year full review cycle and as such all aspects of the Plan will need to be reassessed to consider if they remain sound and fit for purpose.
- 19 It is important therefore that the Council now progresses with the statutory review of the LDP, to address in particular the policy issues highlighted by the monitoring undertaken to date.

LDP Review – Next Steps

- 20 Any revision to a LDP must begin with the preparation of a 'Review Report'. The Review Report, which must be published within 6 months of the start of the review process, is a statutory part of the full review process and ultimately, will form a key part of the Council's evidence base when the Replacement LDP is submitted to the Welsh Government for Examination.
- 21 The Review Report will identify the key issues to be considered when taking the existing LDP forward and will set out areas where the current LDP is delivering and performing well, in addition to those areas where changes may be required.
- 22 Members should note that it is not the purpose of the Review Report to detail any changes that may be made to the Plan. The detail and extent of any changes will only be identified through the preparation process of the Replacement Plan.
- 23 To maximise the robustness of the Review Report, the Council will need to consult on its findings and conclusions. Accordingly, it is the intention to bring forward a *Consultation Draft* of the Review Report for consideration by Full Council in January 2020.
- 24 Following publication of the Review Report, subsequent early stages of work will involve:
 - *Preparation of a Delivery Agreement* – a document to be agreed between the Council and Welsh Government setting out the review timetable and how the Council intends to involve and engage with the community (i.e. Community Involvement Scheme); and

- *Advertise for Candidate Sites* – to provide landowners and anyone interested in the use of land to put forward sites that they would like to be considered for inclusion in the Replacement LDP.

Submission and Publications Procedures

- 25 In accordance with statutory procedures, the Council will submit the 2019 AMR to the Welsh Government by 31st October and publish the document on the Council's website.
- 26 In accordance with the Council's Welsh Language Standards Policy, the AMR will be made available in Welsh. In addition, the document will also be available for purchase at a reasonable charge. In common with previous practice, it is suggested that the price be based on the cost of printing together with post and package at the prevailing cost. Electronic copies will be made available at no cost.

Financial Impacts

- 27 The decisions will incur expenditure in relation to the publication procedures. These costs will be accommodated within existing budgets.

Integrated Impact Assessment

- 28 There is no requirement to undertake an Integrated Impact Assessment as this report is for monitoring / information purposes.

Valleys Communities Impacts

- 29 No implications.

Workforce Impacts

- 30 No implications.

Legal Impacts

- 31 No implications.

Risk Management Impacts

- 32 No implications.

Consultation

33 There is no requirement for external consultation on this item.

Recommendations

34 To provide an update on the findings, conclusions and recommendations of the third LDP Annual Monitoring Report.

Reasons for Proposed Decision

35 Not applicable.

Implementation of Decision

36 Not applicable.

Appendices

37 Appendix 1 – LDP Annual Monitoring Report (October 2019).

List of Background Papers

Legislation and Regulations:

38 Planning and Compulsory Purchase Act 2004.

39 The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015.

40 The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004.

Planning Policy / Guidance:

41 Neath Port Talbot LDP (2011-2026) (January 2016).

42 Planning Policy Wales Edition 10 (2018).

43 Local Development Plan Manual Edition 2 (2015).

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APPENDIX 1

LDP Annual Monitoring Report (October 2019)



Neath Port Talbot County Borough Council

Local Development Plan 2011 - 2026

Annual Monitoring Report (October 2019)



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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 third 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 2018 to 31st March 2019 and is required to be submitted to the Welsh Government by 31st October 2019.

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 below:

LDP Monitoring Framework

Assessment	Action	Number of Indicators Within Category
The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue	60
LDP Policies are not being implemented in the intended manner	Officer and/or Member training may be required	1
Indicators suggest the need for further guidance in addition to those identified in the Plan	Supplementary Planning Guidance may be required	2
The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected	Further research and investigation required	0
The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process	26
The indicators are suggesting that the LDP strategy is not being implemented	Following confirmation, the LDP will be subject to a review process	0

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

5 In addition, one indicator continues to show that the policy is not being implemented in a consistent manner and further discussion with Development Management colleagues will be undertaken to resolve the matter. Where there are outstanding SPG documents to be produced, these will be considered and prepared as soon as is practicable.

Executive Summary

Indicators Requiring Further Action

6 The following indicator requires further discussion with Development Management colleagues:

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

7 The 2 indicators that require the consideration / preparation of SPG include:

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

8 The 26 indicators that require the policy issues to be addressed as part of the LDP review process include:

Ref:	Indicator
1	The number of applications permitted below 35 dwellings per hectare within the Coastal Corridor Strategy Area
12	The number of applications permitted where new or improved infrastructure has been secured through developer contributions
14	The number of new housing units permitted and delivered within the Coastal Corridor Strategy Area
15, 16, 17 & 18	The amount and type of new development permitted and delivered within Coed Darcy SRA
19 & 20	The amount and type of new development permitted and delivered within Harbourside SRA
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
39	The number of net additional affordable and general market dwellings built in the LPA area
40	The housing land supply taken from the current Housing Land Availability Study (JHLAS)
41	The number of net additional affordable dwellings built in the LPA area
42	Changes in the residual values across the 6 sub-market areas
43	The number of applications permitted on affordable housing exception sites
46	The number of applications permitted for housing development that do not address the open space needs of the occupants
49	The level of workplace employment in Neath Port Talbot; the change of workplace employment for Wales and UK; the level and rate of employment in NPT; the level and rate of employment for Wales and UK
50	Employment land permitted on allocated sites as a % of all employment allocations
51	The number of applications permitted for employment purposes within Baglan Bay

Ref:	Indicator
52	The net change in the amount of employment land and floorspace
62	The number of applications permitted within the undeveloped coast, special landscape areas and green wedges contrary to the policy framework
80	The delivery of the Coed Darcy Southern Access Road /The delivery of the Junction 43 (M4) Improvements
82	The completion of the Amman Valley Cycle Way project
83	To deliver a Park & Share facility at Junction 38 (M4), Margam

Key Findings of the AMR

9 The following provides an overview of the key findings from the first three monitoring periods (2017, 2018 and 2019):

- 2,126 new homes have been delivered since the 2011 LDP basedate (equating to 59.4% of the cumulative annual target to date). Although there is sufficient land allocated in the LDP to meet the identified housing requirement, for a variety of reasons sites are not coming forward and progressing as anticipated.
- 50 affordable homes have been delivered through the planning system since 2011 (equating to 10.5% of the cumulative annual target to date). The position reflects the fact that LDP allocated sites are not coming through the planning system as originally anticipated.
- Limited progress has been made in regard to the delivery of the two allocated 'Strategic Regeneration Areas' at Coed Darcy (Neath) and Harbourside (Port Talbot). At Coed Darcy, 291 new homes have been delivered since 2011 (equating to 36.4% of the cumulative annual target to date) and the slow rate of housing and infrastructure delivery has also resulted in delays to the employment related element of the scheme. At Harbourside, 34 new homes have been delivered since 2011 (equating to 54.7% of the cumulative annual target to date) and 1.8 hectares of employment land which also remains behind target.
- The latest 2019 Joint Housing Land Availability Study shows that the Council's land supply has reduced to 4.5 years. This is the first occasion post-adoption where the land supply figure has dropped below the required 5 years and is as a consequence of the continued disappointing rates of housing delivery across Neath Port Talbot. Previously, the Council had demonstrated a land supply of 5.0 years (2016), 5.3 years (2017) and 5.0 years (2018) respectively.
- Workplace employment has decreased from 49,400 jobs in 2011 to 46,200 jobs in 2017 (this figure is however subject to annual fluctuations).
- The rate of economic activity in Neath Port Talbot has increased from 69.7% in 2011 to 74% in 2018, an increase of 4.3%. The gap between the Neath Port Talbot and Welsh averages has also reduced by 0.3% over that time.

Executive Summary

- The unemployment rate has reduced from 9.9% in 2011 to just 3% in 2018, a decrease of 6.9%. Whilst this figure is subject to annual fluctuations, combined with the economic activity rates this indicates a much more positive economic profile for the area and that progress is being made towards meeting the LDP objectives.
- A number of major infrastructure schemes have been completed since 2011, including Harbour Way, Ffordd Amazon (Stage 2), initial phased road improvements to Junction 43 (M4), Baglan Energy Park Link Bridge and the Integrated Transport Hub (Port Talbot).
- An extension to Cae Garw Gypsy and Traveller Site has been completed.
- The Swansea University Science and Innovation Bay Campus has opened with further on-site development completed and programmed.
- A number of renewable/low carbon energy schemes have been approved, including wind farms, solar, combined heat and power and most recently a micro hydro-electric installation. All contribute to the installed capacity within Neath Port Talbot which is now in excess of circa 400 MW and is the highest installed capacity of any local authority in Wales.
- Since LDP adoption, a total of 12 SPG documents have been published including those relating to Planning Obligations; Affordable Housing; Open Space and Greenspace; Baglan Energy Park Development Framework; Landscape and Seascape; Biodiversity and Geodiversity; Pollution; Renewable and Low Carbon Energy; Parking Standards; Design; The Historic Environment and Development and the Welsh Language.

Conclusion

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

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

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

Recommendation

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

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

15 It is important therefore that the Council now progresses with the statutory review of the LDP, to address in particular the policy issues highlighted by the monitoring undertaken to date.

Executive Summary

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 third AMR since adoption of the Plan and covers the period between 1st April 2018 and 31st March 2019.

1.0.3 The AMR provides the opportunity to monitor the progress of the delivery of the LDP and the Plan's sustainability credentials, and to identify any significant contextual changes that might influence its implementation. The results of this monitoring process will feed into the ongoing 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 Sustainability Appraisal (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

1.0.6 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 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

1.0.7 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 previous AMRs (2017 and 2018) identified that the 14 indicators and their associated targets listed below had been completed by the end of their respective monitoring periods (i.e. by 31st March each year). As a result, these indicators only feature in the report to ensure there are no gaps within the sequential numbering of the indicators.

Table 1.0.2 Previously Completed LDP Monitoring Indicators / Targets

Policy	Indicator	AMR	Target
SP2	9	2018	To prepare SPG relating to Design by April 2017.
SP4	13	2017	The preparation of Supplementary Planning Guidance relating to Planning Obligations.
SP5	22	2017	To deliver Harbour Way (PDR).
SP8	44	2017	The preparation of Supplementary Planning Guidance relating to Affordable Housing.
SP10	48	2018	The preparation of Supplementary Planning Guidance relating to Open Space and Greenspace
SP11	55	2017	The preparation of Supplementary Planning Guidance relating to Baglan Bay Development Framework.
SP13	61	2017	Completion of the Wales Coast Path by 2012. Completion of the Cognation Mountain Bike Trails by 2013. Completion of the Great Dragon Ride Route by 2012.
SP14	63	2018	The preparation of Supplementary Planning Guidance relating to Landscape and Seascapes
SP15	65	2018	The preparation of Supplementary Planning Guidance relating to Biodiversity and Geodiversity
SP16	68	2017	The preparation of Supplementary Planning Guidance relating to Pollution.
SP18	76	2018	The preparation of Supplementary Planning Guidance relating to Renewable and Low Carbon Energy
SP20	81	2018	To deliver the Integrated Transport Hub, Port Talbot
SP20	84	2017	The preparation of Supplementary Planning Guidance relating to Parking Standards.
SP22	89	2018	The preparation of Supplementary Planning Guidance relating to Development and the Welsh Language

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	
LDP Policies are not being implemented in the intended manner	Officer and/or Member training may be required	
Indicators suggest the need for further guidance in addition to those identified in the Plan	Supplementary Planning Guidance may be required	

1 . Introduction

Assessment	Action	Colour Code
The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected	Further research and investigation required	
The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process	
The indicators are suggesting that the LDP strategy is not being implemented	Following confirmation, the LDP will be subject to a review process	

Review of the Plan

1.0.13 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

New/Updated Planning Policy/Guidance Documents and Legislation

2.1.1 Over the last monitoring period (2018/19), there have been a number of new, updated planning policy / guidance documents published and legislation introduced. The main new documents and changes are outlined below.

Planning Policy Wales Edition 10 (PPW10) (Issued December 2018)

2.1.2 PPW has been extensively revised and restructured to take into account the themes and approaches set out in the Well-being of Future Generations Act, and to deliver the vision for Wales that is set out there. It consequently takes the seven well-being goals and the five 'ways of working' as overarching themes and embodies a placemaking approach throughout with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*.

2.1.3 The document has significant implications for the planning system in Wales and identifies that the planning system is one of the main tools to create sustainable places, and that place making principles are a tool to achieving this through both plan making and the decision making process. The revisions to PPW will have an impact on the future development and delivery of Strategic Development Plans, Local Development Plans and Place Plans.

Implementation of Schedule 3 to the Flood and Water Management Act 2010: the Mandatory use of Sustainable Drainage Systems (SuDS)

2.1.4 From 7th January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, will require sustainable drainage systems (SuDS) for surface water. The SuDS must be designed and built in accordance with Statutory SuDS Standards (published by the Welsh Ministers) and SuDS Schemes must be approved by the local authority acting in its SuDS Approving Body (SAB) role, before construction work begins.

Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites (June 2018)

2.1.5 The Circular provides updated guidance on the planning aspects of identifying sustainable sites for Gypsies and Travellers and outlines how planning authorities and Gypsies and Travellers can work together to achieve this aim. The Circular outlines the duty to provide sites, the necessity of involving Gypsies and Travellers proactively in the process and the steps required to assess the need for sites, identify suitable sites, and include policies in development plans.

2 . Contextual Change

Changes to the Consenting of Energy Infrastructure and Permitted Development

2.1.6 Changes being made to the consenting of energy infrastructure in Wales and in Welsh waters were confirmed in February 2019, although not coming into force until 1st April 2019. Consenting for the following is devolved to Wales commencing 1st April 2019:

- Onshore generating stations between 50MW and 350MW (with the exception of consenting for generating stations up to 50MW and all onshore wind, for which the Welsh Ministers and Local Planning Authorities already have functions);
- Offshore generating stations up to 350MW (with the exception of renewable generating stations up to 1MW, which will continue to require a Marine Licence alone from Natural Resources Wales); and
- Overhead electric lines up to and including 132KV associated with devolved Welsh generating stations.

2.1.7 This has required changes to legislation and other consequential measures setting out procedures and permitted development rights.

Prosperity for All: A Low Carbon Wales (March 2019)

2.1.8 This Plan sets out the Welsh Government's approach to cut emissions and increase efficiency in a way that maximises wider benefits for Wales, ensuring a fairer and healthier society. It sets out policies and proposals that are intended to reduce emissions and support the growth of the low carbon economy.

2.1.9 Of particular note in relation to planning are the targets and policies introduced for the following sectors:

- Power;
- Buildings;
- Transport;
- Industry;
- Land Use, Land Use Change & Forestry;
- Agriculture; and
- Waste Management.

Noise and Soundscape Action Plan 2018-2023 (December 2018)

2.1.10 The plan outlines the Welsh public sector's strategic policy direction in relation to noise and soundscape management for the next five years. It has a broader focus than reducing noise levels alone, recognising also the need to create appropriate soundscapes, meaning the right acoustic environment in the right time and place.

Technical Advice Note (TAN)1: Dis-application of Paragraph 6.2 (Issued July 2018)

2.1.11 A statement was issued on 18th July 2018 setting out the decision of the Cabinet Secretary for Energy, Planning and Rural Affairs to dis-apply paragraph 6.2 of TAN 1. This has the effect of removing the paragraph which refers to attaching *considerable* weight to the lack of a 5 year housing land supply as a material consideration in determining planning

applications for housing developments. As a result, it will now be a matter for decision makers to determine the weight to be attributed to the need to increase housing land supply where an LPA has a shortfall in its housing land.

Notable Consultations

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

Planning Law in Wales Final Report (November 2018)

2.1.13 The Law Commission was invited by the Welsh Government to review current planning law as applicable in Wales and to make recommendations on the possibility of simplifying and consolidating it, in particular to make proposals for technical reforms. The final report and recommendations have now been prepared and have been submitted to the Welsh Government and laid in the UK Parliament and the National Assembly, recommending that a new Planning Code is created for Wales. A detailed response to these recommendations is expected from the Welsh Government by the end of 2019.

Draft Welsh National Marine Plan (Dec'17 to March'18)

2.1.14 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. The finalised plan is expected to be published in October 2019.

Draft Climate Change Adaptation Plan for Wales (Issued December 2018)

2.1.15 The draft plan identifies three core objectives in order to deliver the well-being goal of a *Resilient Wales*. These are:

- **Knowledge:** Increase our knowledge and understanding of the impacts, risks, opportunities and threats from climate change on all sectors in Wales in the short, medium and long term.
- **Capacity:** Develop the tools and processes needed to manage the risks and work with others to support and build adaptive capacity in social, environmental and economic circles.
- **Resilience:** Take direct action to adapt to the impacts early by reducing vulnerability, lessening the threats and taking advantage of the opportunities that will come from climate change.

2.1.16 The plan includes high level commitments for the Welsh Government, to be delivered in partnership with other bodies including Local Planning Authorities. Commitments involving planning authorities are:

2 . Contextual Change

- Increase understanding of the risk increased temperatures bring to health and well-being;
- Ensure the planning system in Wales plays a key role in facilitating clean growth and helps build resilience to the impacts of climate change; and
- Influence the design of homes and buildings to protect them from the impacts of climate change.

National Development Framework: Issues, Options and Preferred Option (Issued July 2018)

2.1.17 The National Development Framework (NDF) is intended to develop a clear long term spatial direction for government policy, action and investment. The NDF Issues, Options and Preferred Option consultation set out the draft NDF Vision, Objectives and Options. Five alternative options were set out:

1. Focusing growth in the strongest market areas;
2. Focusing on creating strong communities across all Wales;
3. To deliver decarbonisation and climate change objectives;
4. Focused on the sustainable management of Wales' natural resources; and
5. Do not prepare the NDF.

2.1.18 The identified preferred option entitled *Sustainable Places* was a hybrid option combining elements from each option and has five elements:

1. Placemaking;
2. Distinctive and Natural Places;
3. Productive and Enterprising Places;
4. Active and Social Places;
5. Wales' Regions.

Delivery of Housing through the Planning System (Call for Evidence Issued July 2018)

2.1.19 The Welsh Government sought views on how to improve the delivery of LDP housing requirements, including looking at the interrelationship with the measuring of the housing land supply needed to meet these requirements. It is indicated that the following overarching principles should apply and should be addressed through the evidence submitted:

- Planning decisions must be based on an up-to-date development plan – the plan-led approach to development management;
- Housing requirements should be based on evidence and all sites identified to meet the requirement must demonstrate they are deliverable; and
- Monitoring arrangements and any associated actions must reinforce the plan-led approach to development management.

A Clean Air Zone Framework for Wales (Issued April 2018)

2.1.20 A Clear Air Zone (CAZ) is defined as a geographical target area where a range of coordinated actions are applied with the purpose of ensuring, in the soonest time possible, a significant reduction in public and environmental exposure to harmful airborne pollutants from all sources. The draft CAZ Framework is to guide and facilitate the establishment of CAZs by Local Authorities as a means of accelerating compliance where it is needed, helping to reduce pollution more widely, and embedding a level of consistency.

2.1.21 Responses to the consultation have now been assessed and based on the comments and suggestions received a number of revisions will be made to the document. The final framework is expected to be published in spring 2019.

Brexit

2.1.22 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. This deadline has now been extended and consequently the UK remained within the EU during the whole of the 2018/19 monitoring period.

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

2.2 Regional Context

South West Wales Regional Planning Group

2.2.1 In light of the new emerging planning regime in Wales and the introduction of Strategic Development Plans (SDPs), work has continued in respect of supporting and contributing to the regional agenda. In its lead/secretariat role for the South West Wales region, NPT Policy Officers are continuing to facilitate ongoing discussion and progress in respect of regional collaboration initiatives and studies.

2.2.2 Discussions have centred on three key collaborative studies: a 'Regional Employment Study' (RES), a 'Joint Local Housing Market Assessment' (LHMA) and a 'Regional Viability Study' (RVS). All three studies will not only inform reviews of individual LDPs but will also contribute positively as a potential baseline for future work on Strategic Development Plans (SDPs).

2.2.3 The work associated with the RES has currently been put on hold primarily due to resource / capacity issues within those Local Authorities that are focusing their efforts and attention on putting in place an evidence base for their respective LDPs. Notably, 'Regional Officer' posts have recently been created within the Welsh Government and as such, it is the intention that the RES be re-visited in the future, with a potentially greater SDP focus, in conjunction with WG officers.

2 . Contextual Change

2.2.4 The Joint LHMA study is progressing well following the appointment of ORS to assist the process. Data / information is being collected from LAs and a series of meetings has already taken place where the work has progressed. The final report is expected at the end of August 2019.

2.2.5 The RVS is also making good progress following the appointment of 'Burrows-Hutchinson' to assist the process. Information has been collected from LAs to inform the 'Site Specific Viability Model'. A series of meetings have already taken place and a stakeholder meeting was held in May to discuss the project / assumptions used. The final model / report is expected by the end of July 2019.

Swansea Bay City Deal

2.2.6 The Swansea Bay City Deal (SBCD)⁽⁴⁾ was signed on 20th March 2017. The City Deal is a £1.3bn investment programme comprising 11 strategic projects across the Swansea Bay City Region – Neath Port Talbot, Swansea, Carmarthenshire and Pembrokeshire.

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

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

2.2.9 Since the last update, a number of governance developments have taken place. In May 2018, the 'City Deal Economic Strategy Board' was established. Subsequently in July 2018, the Joint Committee Agreement was signed by all four local authorities.

2.2.10 Two independent reviews have taken place since the last update. In January 2019, Actica Consulting Ltd was commissioned jointly by the Welsh and UK Governments to undertake a rapid, independently led review of the arrangements for the delivery of the (SBCD). The review⁽⁵⁾ was to provide both the Welsh and UK Government Ministers with an assessment of the deliverability of the Deal. The results of this and the Joint Committee independent reviews were published in March 2019 and the recommendations are currently being implemented by the region.

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

- Homes as Power Stations;
- Centre of Excellence for Next Generation services; and
- Steel Science.

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

5 <https://www.gov.uk/government/publications/swansea-bay-city-deal-independent-review>

2.3 Local Context

Supplementary Planning Guidance

2.3.1 In May 2018, a further two Supplementary Planning Guidance (SPG) documents were adopted taking the total number of SPG published since LDP adoption to 11:

- Biodiversity & Geodiversity; and
- Landscape and Seascape.

2.3.2 A consultation was also undertaken on the Historic Environment SPG, although this was not formally adopted until April 2019. All SPG documents are all available on the Council's website⁽⁶⁾.

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

Neath Port Talbot Well-being Plan (2018-2023): The Neath Port Talbot We Want

2.3.4 The Well-being Plan was published in May 2018 and built upon the findings of the first Neath Port Talbot Well-being Assessment (published by the Neath Port Talbot Public Service Board in 2017). The Plan sets out the vision for Neath Port Talbot and from this sets the following six objectives:

1. Support children in their early years, especially children at risk of adverse childhood experiences;
2. Create safe, confident and resilient communities, focusing on vulnerable people;
3. Put more life into our later years - Ageing Well;
4. Promote well-being through work and in the workplace;
5. Value our green infrastructure and the contribution it makes to our well-being (cross-cutting); and
6. Tackle digital exclusion (cross-cutting).

2.3.5 The Plan sets out the steps to be taken in relation to each objective in order to realise the vision.

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PART 2 - LDP Monitoring

3 Strategy

3.1 Strategy

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

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

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

3.1.3 Considering these objectives the LDP Strategy aims to:

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

3.1.4 Through monitoring the LDP indicators, it is possible to assess how well the policies in the Plan are delivering the strategy. It should be noted however that over this monitoring period (1st April'18 to 31st March'19), the Authority has continued to receive a relatively low number of applications which has made it difficult to fully assess whether the strategy is effectively being delivered and the Plan's overall vision and objectives achieved.

3.1.5 Based on the 2011 Census, the population of Neath Port Talbot at the LDP 2011 base date was 139,812, with the Plan's economic-led growth model estimating the population at the end of the Plan (2026) to be 147,400. The most recent data release on population is the Welsh Government's mid-year estimates; released in June 2019 they estimate the population of Neath Port Talbot in mid 2018 to have increased to 142,906, an increase of 3,094 people since the base date of the plan, showing that progress is being made towards reaching the plan's population target set out within the economic-led model.

3.1.6 The chosen economic-led scenario is aspirational in its approach and aims to maximise job growth within the local economy. In order to address the LDP key issues, wealth creation through job growth is fundamental to achieving the vision. This method

3 . Strategy

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

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

3.1.8 Over the past year, the economic activity rate in Neath Port Talbot has increased by 1.5%, rising from 72.5% in 2018 to 74% in 2019. Over the same period, the economic activity rate for Wales has risen at a slower rate of 0.2%, with the UK average also going up by 0.2%. The latest information therefore shows an overall increase of 4.3% over the LDP base date figure and the gap between the Neath Port Talbot and Welsh averages has also reduced by 0.3% over that period.

3.1.9 A further LDP objective is to reduce the unemployment rate in line with the long term Welsh average of 6.9%. This year the unemployment rate for Neath Port Talbot has decreased by 3.6%, falling from 6.6% in 2018 to 3% in 2019. This decrease is significantly more than that of Wales (0.4%) and the UK (0.2%) respectively. The latest information therefore shows an overall reduction of 6.9% over the LDP base date figure and that the current rate of unemployment is already lower than the long term Welsh average.

3.1.10 Whilst acknowledging that the figures are subject to annual fluctuations, these figures combined indicate a much more positive economic profile for the area and that progress is being made towards achieving the objectives of the economic-led strategy.

3.1.11 In respect of implementation however, the delivery of housing across Neath Port Talbot continues to fall behind target. Since the LDP base date, the number of housing completions totals 2,126 dwellings and compared against the annual cumulative target, this shows that just 59.4% of the target has been delivered to date.

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

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

3.1.14 Within the 'Coastal Corridor Strategy Area' regeneration work is progressing in Neath town centre and a number of housing allocations are under construction including Hafod House Care Home, Groves Road and Neath Road/Fairyland Road in Neath, and

the Glanafan School Site development and Police Station redevelopment has been completed in Port Talbot. The Swansea University Science and Innovation Bay Campus has opened with further on-site development completed and programmed.

3.1.15 Within the 'Valleys Strategy Area', the housing allocation at Bryn Brych Farm, Rhos is under construction delivering the first of its completed units this year. In addition a number of windfall sites have been approved, which will supplement the allocated sites in the area. It is important to note that many of the larger schemes in the valleys (e.g. Park Avenue, Glynneath and Rheola) are longer term aspirations which are not expected to be delivered until the later part of the Plan period.

3.1.16 Tourism within Neath Port Talbot has become a significant contributor to the local economy and has provided a variety of opportunities, especially within the valleys areas. The latest release of tourism statistics STEAM Report (2018) showed that in 2018, tourism contributed £120.14 million to the Neath Port Talbot economy, an increase of £28.13 million since the basedate of the Plan (2011). Five tourism related applications were approved over the monitoring period, allowing holiday accommodation (including an expansion on an existing hotel) in the area.

3.1.17 The latest 2019 Joint Housing Land Availability Study shows that the Council's land supply has however reduced to 4.5 years. This is the first occasion post-adoption where the land supply figure has dropped below the required 5 years and is as a consequence of the continued disappointing rates of housing delivery across Neath Port Talbot. Previously, the Council had demonstrated a land supply of 5.0 years (2016), 5.3 years (2017) and 5.0 years (2018) respectively.

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

3 . Strategy

4 Overarching Policies

4.1 Strategic Policy 1 Climate Change

Table 4.1.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
1	The number of applications permitted below 35 dwellings per hectare within the Coastal Corridor Strategy Area (CCSA)	The indicators are suggesting that the strategic policy is not being implemented in the intended manner	Following confirmation, the policy will be subject to a review process
2	The number of applications permitted below 30 dwellings per hectare within the Valleys Strategy Area (VSA)	The indicators 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	Following confirmation, the policy will be subject to a review process

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 ten applications for residential developments on allocated sites within the Coastal Corridor Strategy Area (CCSA) during the monitoring period. Eight of these are for individual dwellings within larger allocations. Overall, the average development density achieved across all these applications is 17 dwellings per hectare (dph). Nine of the individual applications do not meet the target density, while one site exceeds 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 two of the nine applications that do not meet the density requirement, the density issue is covered in the officer report. In these cases, justification was provided for the lower density in accordance with the LDP requirements set out above and these cases are therefore considered to be in accordance with the policy framework and are not 'trigger' applications. 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 within the Farteg Fawr, Bryn allocation (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 The final application is for 8 dwellings at Crown Way Llandarcy which was approved with a density of 30 dph. In this case, although not specifically covered in the officer report it is considered that the lower density was justifiable since the application site area included an extension to the access road that will serve a larger part of the overall development, resulting in a lower density figure for the application than would otherwise be the case.

4.1.6 Overall, the policy target of achieving an average density of 35 dwellings per hectare on allocated sites has been missed by a significant margin, although each individual case was determined in accordance with the policy framework. Consequently, the trigger point for this indicator has not been reached. However, the policy is clearly not achieving its objectives and it will therefore be reviewed as part of the review of the LDP.

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

Table 4.1.3 Strategic Policy SP1 - Climate Change

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

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

4.1.8 There has been one application on part of an allocated site in Pontardawe, for 8 dwellings. This results in a density of some 80 dph, exceeding the target of 30 dph for developments in the VSA. It is therefore considered that the requirements of this indicator have been met.

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

Table 4.1.4 Strategic Policy SP1 - Climate Change

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

4 . Overarching Policies

Analysis of Results

4.1.9 Greenfield sites are defined as sites that do not meet the definition of previously developed land given in PPW⁽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.

4.1.10 A total of 15 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.

4.1.11 Ten of the applications are for single dwellings on small sites where no alternative brownfield option would have been available. Two are for renewable energy schemes (a micro hydro installation and a small wind farm) which could not reasonably be located elsewhere.

4.1.12 Of the remaining three applications, the first relates to a new playground and an assault course within an existing recreation/open space area which is considered to be an appropriate extension of the existing use where no suitable alternative brownfield sites were available. The second is part of an approval for the extension of a colliery at Aberpergwm which includes areas of forestry to be used for mine waste repository and peat mitigation areas: these facilities could not reasonably have been accommodated elsewhere.

4.1.13 The third application was for the siting of two caravans and an amenity building in a former paddock at Pen y Bryn. This development was allowed on appeal and the Planning Inspector addressed the issue of alternative possible locations in detail, concluding that the available alternatives were not viable.

4.1.14 While the issue of the availability of alternative brownfield (or previously developed land) sites was not directly addressed in all the officer reports, it is considered that alternative brownfield land was not realistically available in a suitable location for any of the proposed developments and that consequently none of the proposals are contrary to this criterion of Policy BE1.

4.1.15 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

4.1.16 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

4.1.17 A total of 7 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

4.1.18 Three of the applications related to *highly vulnerable* types of development. All were for changes of use (two for residential schemes and one for a day nursery). In each of these cases consultations were undertaken with NRW who raised no objections on flooding grounds and it was considered that the proposals met the requirements set out in TAN 15 (Development and Flood Risk).

4.1.19 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

4.1.20 One application was approved within the monitoring period for a development where a part of the site was within DAM Zone C2. This was for a residential dwelling and therefore a *highly vulnerable* development relevant to indicator 6.

4.1.21 TAN 15 indicates that *highly vulnerable* development should not be permitted within zone C2, but the proposal was considered acceptable (in consultation with NRW) since the house footprint was not located within the flood zone and an acceptable flood consequences assessment was submitted with the application.

4.1.22 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	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
8	The number of applications refused on design grounds	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
9	The preparation of Supplementary Planning Guidance relating to design	Completed in 2018 monitoring period	No further action required

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

Table 4.2.2 Strategic Policy SP2 - Health

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	No further action required. Monitoring to continue.

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 an important existing community facility. However, within each of these cases the officer report has referred to Policy SC2 and provided a justification for the approach taken. Therefore on the whole it can be concluded that the Policy is being applied in a consistent manner and will continue to be monitored.

Open Space

4 . Overarching Policies

4.2.2 Over the monitoring period, there have been two 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 involved the loss of a small area of unused land beyond a cricket pitch close to the site boundary. This area was identified in the Open Space Assessment as open space, and the proposal was to change the use to incorporate it into a residential curtilage, hence it constitutes a small net loss. However, the officer report fully addressed the loss in its consideration of the application. The second application involved a change of use of the type of open space provision, in that an area to the periphery around a pitch (which was included in the Open Space Assessment) was to be used for children's play equipment. The officer report fully addressed the policy requirements, and in effect was a change in type of provision, rather than a loss. In all cases the officer reports considered the loss of open space and provided a reasoned justification for the proposals.

4.2.4 Overall therefore the policy appears to be operating well, and this will continue to be monitored in future AMRs.

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

4.2.5 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.

4.2.6 The indicator relates to the number of applications refused on design grounds, while the target and trigger point refer to permissions contrary to the design policy framework. A total of seven significant applications (not including householder and small

scale proposals) were refused for reasons that included design grounds during the monitoring period. It is considered that no applications were approved contrary to the design policy framework. There are therefore no trigger applications relating to this indicator.

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

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

4.2.7 Completed in 2018 monitoring period - no further monitoring/action required.

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 6 applications relating to retail, office and leisure developments in the monitoring period, one related to major developments (over 1,000m²). This was for a development of 8 A1 retail units and a first floor A1, A3 and D2 unit on Water Street in Neath town centre, within an area allocated for mixed residential and retail uses (CCRS1, R1/1 and H1/7).

4.3.2 This proposal was therefore determined in accordance with the planning policy framework, being in line with the LDP allocation for the site. 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

4.3.3 A total of 25 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. By far the majority of approvals were in relation to tourism and the conversion of buildings within farming complexes to create tourist accommodation. Two in particular involved new buildings but these replaced existing sub-standard properties and will therefore be built on the same footprint at the same size.

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	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
13	The preparation of Supplementary Planning Guidance relating to Planning Obligations	Completed in 2017 monitoring period	No further action required

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

Table 4.4.2 Strategic Policy SP4 - Infrastructure

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

Analysis of Results

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

Application Ref	Site Location	Site Ref	Open Space	Highways	Welsh Language	Education	Biodiversity
P2017/0800	Elba Crescent, Crymlyn Burrows	H1/LB/3	£100,000 ⁽¹⁾				
P2017/1167	Llansawel Crescent, Briton Ferry		£13,302				

4 . Overarching Policies

Application Ref	Site Location	Site Ref	Open Space	Highways	Welsh Language	Education	Biodiversity
P2018/0746	Parc Newydd, Briton Ferry		£15,519				
P2019/0074	Evelyn Terrace, Port Talbot		£19,380				
P2018/0813	Park Row Cwmafan		£5,448 (Deed of Variation)				

1. This is a deed of variation on the original S106 to be used on open space and community facilities locally.

4.4.2 Over the monitoring period, financial contributions totalling £153,649 were secured specifically for open space. Notwithstanding this positive contribution, the policy requirements for open space were not met in all cases, as over the same period there were a number of 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 (further detail is provided within the analysis for Indicator 46).

4.4.3 In regard to affordable housing contributions, the following applications were triggered by Policy AH1 (and therefore Policy I1): P2017/0322 'Varteg Road, Bryn' and P2017/1094 Tabernacle Terrace Cwmafan included provision for affordable housing; two applications P2017/0914 'Station Road, Port Talbot' and P2017/0848 'Tynyllechau, Cilfrew' were deemed unviable to provide contributions; two applications P2017/1105 'Graig Road, Alltwen' and P2017/1107 'Dyffryn Road, Pontardawe' were approved subject to a S106 agreement relating to the submission of an annual viability study.

4.4.4 Additionally, the following applications related to 100% affordable housing schemes: P2017/1167 'Llansawel Crescent, Briton Ferry'; P2018/0746 Parc Newydd Briton Ferry, P2018/0813 'Park Row, Cwmafan' (variation of condition); P2019/0074 'Evelyn Terrace, Port Talbot'; and P2018/1027 'Crown Way, Coed Darcy'.

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

4.4.6 Whilst overall the policy is generally being consistently implemented, there have been a limited number of instances where the policy requirements have not been fully addressed. Viability is often cited as the reason why provision or S106 contributions have not been possible and whilst this is regrettable, the Council acknowledges that there may be circumstances where not all of the identified obligations can be met without compromising the overall viability of a particular development scheme.

4 . Overarching Policies

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

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

4.4.8 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 strategic policy is not being implemented	Following confirmation the Policy will be subject to a review process
15	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation the Policy will be subject to a review process
16	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation the Policy will be subject to a review process
17	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation the Policy will be subject to a review process
18	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation the Policy will be subject to a review process
19	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation the Policy will be subject to a review process
20	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation the Policy will be subject to a review process
21	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
22	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area	Completed in 2014	No further action required
23	The preparation of Supplementary Planning Guidance relating to Port Talbot Harbourside and Town Centre Development Framework	Indicators suggest the need for further guidance in addition to those identified in the Plan	Supplementary Planning Guidance may be required
24	The amount of new development permitted and delivered within Neath Town Centre Mixed Use Regeneration Scheme	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
25	The amount of new development permitted and delivered within Neath Town Centre Mixed Use Regeneration Scheme	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
26	The amount of new development permitted and delivered within Glanafan Comprehensive School Mixed Use Regeneration Scheme	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue

5 . Area Based Policies

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

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

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

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

5 . Area Based Policies

The make provision for the majority of new housing development within the Coastal Corridor Strategy Area (See also Policies SP7, H1)	
	2021/22 - 502 2022/23 - 468 2023/24 - 412 2024/25 - 387 2025/26 - 375
Trigger Point	The number of new housing units provided within the Coastal Corridor Strategy Area falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	Following confirmation, the Policy will be subject to a review process.

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
2018/19	533	130	2,495 (+533)	1,189	-1,306

5.1.2 Within the Coastal Corridor Strategy Area, the delivery of housing on allocated sites continues to fall behind the targets contained within the monitoring framework. During the 2018/19 monitoring year, a total of 130 housing completions were recorded on allocated sites within the Coastal Corridor. Although an improvement on the previous two years, this figure remains significantly lower than the year target of 533 dwellings.

5 . Area Based Policies

5.1.3 Since the LDP base date (2011), the number of housing completions on allocated sites in the Coastal Corridor totals 1,189 dwellings. Compared against the annual cumulative target of 2,495, this shows that completions have now fallen 1,306 below target and that just 47.7% of the cumulative annual target has been delivered to date.

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

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

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

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

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

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

The allocation of a Strategic Regeneration Area at Coed Darcy (See also Policy SP7, SRA1, H1)	
	2018/19 - 190 2019/20 - 215 2020/21 - 215 2021/22 - 215 2022/23 - 225 2023/24 - 235 2024/25 - 245 2025/26 - 250
Trigger Point	The number of new housing units provided within the Coed Darcy SRA falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	Following confirmation, the Policy will be subject to a review process.

Analysis of Results

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

Table 5.1.5 Housing Delivery at Coed Darcy

Year	Annual Target	Housing Completions	Cumulative Target	Cumulative Completions	Delivery Against Target
2011/12	0	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
2018/19	190	2	800 (+190)	291	-509

5 . Area Based Policies

5.1.8 The delivery of housing at Coed Darcy continues to fall behind the targets contained within the monitoring framework. During the 2018/19 monitoring year, only 2 housing completions were recorded with the figure significantly below the year target of 190 dwellings.

5.1.9 Since the LDP base date (2011), the number of housing completions at Coed Darcy totals 291 dwellings. Compared against the annual cumulative target of 800, this shows that completions have now fallen 509 below target and that just 36.4% of the cumulative annual target has been delivered to date.

5.1.10 Notwithstanding this position, it should be acknowledged that the Council and St Modwen Developments Ltd (SMDL) are continuing to work together 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. There is an expectation therefore that the rate of delivery on site could increase in the next monitoring period and beyond.

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

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

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

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	Following confirmation the Policy will be subject to a review process.

Analysis of Results

5.1.12 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.

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

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

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

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	Following confirmation the Policy will be subject to a review process.

Analysis of Results

5.1.14 In respect of the Coed Darcy Southern Access Road (SAR), discussions are still 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.

5.1.15 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

5 . Area Based Policies

homes and the revision is to allow this figure to increase, and to amend the timing of the SAR and strategic highway link. The revision will allow the development of Coed Darcy on two fronts enabling an increase in the delivery of residential units for occupation.

5.1.16 In due course, a revised trigger for the delivery of the SAR will be agreed and inserted to require completion of the SAR before a specified date or occupancy level (whichever is the sooner). Although the trigger point for this indicator has not yet been reached, given the lack of progress to date, the delivery of the SAR (Policy TR1/2) will therefore be reassessed as part of the review of the LDP.

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

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

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	Following confirmation the Policy will be subject to a review process.

Analysis of Results

5.1.17 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.

5.1.18 As part of the continuing discussions, agreement in principle has also been reached between the Council and SMDL to incorporate revised timescales for the phasing of works to Junction 43. In basic terms, the changes will re-phase the delivery of the works to increase potential capacity for additional traffic from the site onto J43 earlier, therefore 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.

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

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

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

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.

5 . Area Based Policies

The allocation of a Strategic Regeneration Area at Harbourside (See also Policies SP7, SRA2, H1)	
Performance	
Action	Following confirmation the Policy will be subject to a review process.

Analysis of Results

5.1.20 The delivery of housing at Harbourside has now fallen behind the targets contained within the monitoring framework for two consecutive years. Whilst the redevelopment of 'Green Park' was the first residential element of the Strategic Regeneration Area completed in 2016/17 with the site delivering 34 residential units, during the 2018/19 monitoring year, there were no housing completions recorded with the figure below the year target of 30 dwellings.

5.1.21 Since the LDP base date (2011) therefore, the number of housing completions at Harbourside totals 34 dwellings. Compared against the annual cumulative target of 75, this shows that completions have now fallen 41 below target and that just 54.7% of the cumulative annual target has been delivered to date.

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

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

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

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	

The allocation of a Strategic Regeneration Area at Harbourside

(See also Policies SP11, SRA2, EC1/4)

Action	Following confirmation, the Policy will be subject to a review process.
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Analysis of Results

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

Table 5.1.11 Employment Development at Harbourside

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

5.1.24 The policy target is to develop a minimum of 0.46ha per annum over the Plan period, with a cumulative target of 0.92ha to be developed over any two year period. Within the current monitoring period, there has been no development at Harbourside.

5.1.25 There has now been no land developed for employment uses at Harbourside for three consecutive years. The trigger point for the policy was reached last year when it was noted that planning permission had been granted for 7,303sqm of employment floorspace on 2.1ha of land since the LDP basedate, but that these permissions had not yet been implemented. This situation has continued during 2018/19. It was indicated last year that further research and investigation was required to establish the reasons why employment development is not progressing at Harbourside.

5.1.26 Since the last monitoring report, consultants have been engaged to prepare a report and strategic plan for the Harbourside area. The draft report indicates that: *'Without public intervention development across the PTWEZ is expected to be protracted and unlikely to deliver the range and quality of property opportunities to attract business investment and growth'*. The report continues *'There is clear evidence of local market failure with considerable viability gap given the need for land to be de-contaminated from its industrial past and abnormal development costs due to local ground conditions'*.

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5.1.27 Potential flood risk has also been an issue in the Harbourside area, although not affecting all development sites. Funding has now been secured however for a further remediation scheme which is expected to be commenced during 2019.

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

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

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

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

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

Analysis of Results

5.1.30 There have been no applications relevant to this indicator within the Harbourside SRA during the monitoring period. Existing established bulky goods retailing continues at LBS Builders Merchants off Cramic Way in accordance with the overall Harbourside Development Framework. There are therefore no trigger applications for this indicator.

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

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

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

5.1.33 Preparation of the SPG has therefore been 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.

5 . Area Based Policies

To promote mixed use regeneration schemes - Neath Town Centre (See also Policies SP7, CCRS1/1, H1/7)	
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

5.1.34 Outline permission for residential development was granted in 2013, and full planning consent for the first phase of residential development (6 commercial and 12 residential units) was granted in January 2017. However there was a need to submit a revision to the scheme which required the submission of a revised application, this was subsequently approved in October 2018. The first phase will be developed by Coastal Housing Group, with work due to start on site imminently. This phase is expected to be completed in 2020/21.

5.1.35 Whilst the trigger point for the policy has been reached there is evidence of real progress in delivering this scheme and as such no action is considered necessary at this time. Progress on the residential element of the development will continue to be monitored through the JHLAS 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.
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

5.1.36 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.

5.1.37 Phase 2 of the overall scheme includes the 6 commercial units and 12 residential units referred to above. As indicated, it is understood that work is due to start on site shortly with completion expected in 2020/21. The scheme therefore currently remains on target and monitoring of progress on delivery of phase 2 will continue.

5.1.38 In addition, a further phase of the town centre redevelopment, for 8 retail units and one A1, A3 or D2 unit was approved during the monitoring period and some preparatory work has commenced in relation to this scheme.

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

5.1.39 Planning permission for the redevelopment of Glanafan School was granted in March 2017, with funding for the scheme secured through Social Housing Grant and the Vibrant and Viable Places scheme. Work on the residential element is now complete. As a consequence of changes to the site layout, the number of units delivered on site reduced to 47.

5 . Area Based Policies

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

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

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

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

To promote mixed use regeneration schemes - Afan Lido (See also Policy SP7, CCRS1/3, H1/19)	
Local Indicator	The amount of new development permitted and delivered within Afan Lido Mixed-Use Regeneration Scheme.
Policy Target	To deliver 150 new housing units with anticipated commencement from 2016/2017.
Trigger Point	The housing development within Afan Lido Mixed Use Regeneration Scheme is not delivered from 2016/17.
Performance	

To promote mixed use regeneration schemes - Afan Lido

(See also Policy SP7, CCRS1/3, H1/19)

Action	No further action required. Monitoring to continue.
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Analysis of Results

5.1.41 In the previous 2018 monitoring year, the site was subject to a tender process with Hale Homes chosen as the preferred developer of the site. Since the last AMR was published however, the developer has withdrawn their interest and consequently, the Council will be re-tendering the site to the market shortly. To assist this process and to provide further guidance to prospective developers, the Council has prepared a detailed Site Planning Brief.

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

5.1.43 Whilst the trigger point for the policy has been reached, given the site is to be re-tendered shortly no specific action is considered necessary at this time. Progress on the development of the site will continue to be monitored through the JHLAS process and will be reported in the next AMR.

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.

5 . Area Based Policies

Analysis of Results

5.1.44 The tourism / recreation element of the Afan Lido scheme is to be delivered alongside the residential element of the scheme. As stated in indicator 28, despite delays experienced, the development of the site is expected to be completed within the next 5 years. As with indicator 28, progress of this site will continue to be closely monitored in future AMRs and JHLAS Studies.

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

5.1.45 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.

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

5.1.47 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.

5.1.48 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.

5.1.49 Within the monitoring period, there have been two further applications for development at the Bay Campus. One for electric vehicle charging spaces and one for a multi-faith centre, both of which were acceptable in accordance with Policy CCUC1.

5 . Area Based Policies

5.2 Strategic Policy 6 Development in the Valleys Strategy Area

Table 5.2.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
31	The number of new housing units permitted and delivered within the Valleys Strategy Area	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
32	The number of new housing units permitted and delivered within the Pontardawe Strategic Growth Area	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
33	The number of new housing units permitted and delivered within the Upper Neath Valley Strategic Growth Area	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
34	The amount of new development permitted and delivered within the Park Avenue, Glynneath Mixed Use Regeneration Scheme	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
35	The amount of new development permitted and delivered within the Park Avenue, Glynneath Mixed Use Regeneration Scheme	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
36	The preparation of Supplementary Planning Guidance relating to Park Avenue Glynneath	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 strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
38	The number of applications permitted at Rheola	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue

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

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

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.

To deliver housing development within the Valleys Strategy Area (See also Policies SP7, VRS1, H1)	
Annual Target	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
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	Following confirmation, the policy will be subject to a review process.

Analysis of Results

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

Table 5.2.3 Housing Completions in the Valleys Strategy Area

Year	Annual Target	Housing Completions	Cumulative Target	Cumulative Completions	Cumulative Delivery Against Target
2011/12	61	64	61	64	3
2012/13	108	108	169 (+108)	172	3
2013/14	44	44	213 (+44)	216	3

5 . Area Based Policies

Year	Annual Target	Housing Completions	Cumulative Target	Cumulative Completions	Cumulative Delivery Against Target
2014/15	60	81	273 (+60)	297	24
2015/16	90	85	363 (+90)	382	19
2016/17	112	18	475 (+112)	400	-75
2017/18	92	33	567 (+92)	433	-134
2018/19	122	24	689 (+122)	457	-232

5.2.2 Within the Valleys Strategy Area, for the last three monitoring years, the delivery of housing on allocated sites has fallen behind the targets contained within the monitoring framework. During the 2018/19 monitoring year, a total of 24 housing completions were recorded on allocated sites within the Valleys. This figure remains significantly lower than the year target of 122 dwellings.

5.2.3 Since the LDP base date (2011), the number of housing completions on allocated sites in the Valleys totals 457 dwellings. Compared against the annual cumulative target of 689, this shows that completions have now fallen 232 below target and that just 66.3% of the cumulative annual target has been delivered to date.

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

5.2.5 Notwithstanding this point, it should be acknowledged that there has been recent progress on the site at Bryn Brych Farm, Rhos, where construction is now well underway with the site delivering the first completions this year and it is anticipated that development will gather momentum as the site progresses. Furthermore, background evidence from the most recent JHLAS indicates progress is being made on a number of allocated sites. There is an expectation therefore that the rate of delivery could increase in the next monitoring period and beyond.

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

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

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

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

Analysis of Results

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

5 . Area Based Policies

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
2018/19	50	24	393 (+50)	263	-130

5.2.8 Within the Pontardawe Strategic Growth Area, for the last three monitoring years, the delivery of housing on allocated sites has fallen behind the targets contained within the monitoring framework. During the 2018/19 monitoring year, a total of 24 housing completions were recorded on allocated sites within the Pontardawe area. This figure remains lower than the year target of 50 dwellings.

5.2.9 Since the LDP base date (2011), the number of housing completions on allocated sites in the Pontardawe area totals 263 dwellings. Compared against the annual cumulative target of 393, this shows that completions have now fallen 130 below target and that just 66.9% of the cumulative annual target has been delivered to date.

5.2.10 As acknowledged above, there has been recent progress on the site at Bryn Brych Farm, Rhos, where construction is now well underway with the site delivering the first completions this year and it is anticipated that development will gather momentum as the site progresses. Background evidence from the most recent JHLAS also indicates progress is being made on a number of allocated sites. There is an expectation therefore that the rate of delivery could increase in the next monitoring period and beyond.

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

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

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

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

5 . Area Based Policies

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
2018/19	0	0	16 (+0)	16	0

5.2.13 Within the Upper Neath Valley Strategic Growth Area, the delivery of housing on allocated sites remains in line with the targets set out in the monitoring framework. This indicates that development is proceeding in accordance with expectations. Progress on housing completions will continue to be monitored through the JHLAS process and will be reported in the next AMR.

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.

Analysis of Results

5.2.14 To date there has been no development on the Park Avenue site. The anticipated commencement of the development is still some years off as the delivery of the site is expected later in the Plan period. Progress will continue to be monitored both through future AMRs and JHLAS Studies.

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 referenced 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.

5 . Area Based Policies

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

Analysis of Results

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

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

Indicator 38: The number of applications permitted at Rheola.

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

5.2.20 Whilst the S106 agreement is yet to be signed, there remains interest in, and a desire to encourage, tourism development at the site. Accordingly, as the trigger point seeks delivery of the allocation by 2021, there remains sufficient time for the agreement to be completed - or for another development / application to come forward - and for development to commence.

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

5 . Area Based Policies

6 Building Healthy & Sustainable Communities

6.1 Strategic Policy 7 Housing Requirement

Table 6.1.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
39	The number of net additional affordable and general market dwellings built in the LPA area	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
40	The housing land supply taken from the current Housing Land Availability Study (TAN 1)	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the Policy will be subject to a review process

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 a minimum of 7,800 new housing units will be delivered by 2026.</p> <p>Annual Targets:</p> <p>2011/12 - 262</p> <p>2012/13 - 287</p> <p>2013/14 - 301</p> <p>2014/15 - 386</p> <p>2015/16 - 486</p> <p>2016/17 - 549</p> <p>2017/18 - 625</p> <p>2018/19 - 686</p> <p>2019/20 - 698</p> <p>2020/21 - 676</p> <p>2021/22 - 647</p>

6 . Building Healthy & Sustainable Communities

To deliver sufficient housing to meet the economic-led growth strategy (See also Policies SP2, H1)	
	2022/23 - 614 2023/24 - 553 2024/25 - 542 2025/26 - 488
Trigger Point	The number of new housing units provided within the County Borough falls below the cumulative requirement for 2 consecutive years.
Performance	
Action	Following confirmation, the Policy will be subject to a review process.

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

Table 6.1.3 Total Housing Completions by Year

Year	Annual Target	Actual Housing Completions	Cumulative Target	Cumulative Completions	Cumulative Completions Against Target
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	2,896	1,827	-1,069
2018/19	686	299	3,582	2,126	-1,456

6.1.2 The above table shows that the delivery of housing across Neath Port Talbot continues to fall behind the targets contained within the monitoring framework. During the 2018/19 monitoring year, a total of 299 housing completions were recorded. Although an improvement on the previous two years, this figure remains significantly lower than the year target of 686 dwellings.

6 . Building Healthy & Sustainable Communities

6.1.3 Since the LDP base date (2011), the number of housing completions totals 2,126 dwellings. Compared against the annual cumulative target of 3,582, this shows that completions have now fallen 1,456 below target and that just 59.4% of the cumulative annual target has been delivered to date.

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

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

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

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

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Analysis of Results

6.1.7 The latest 2019 'Joint Housing Land Availability Study' (JHLAS) shows that Neath Port Talbot has a housing land supply, assessed against the housing requirement of the adopted LDP, of 4.5 years.

6.1.8 In the previous three studies completed since Plan adoption, the Council had demonstrated a land supply of 5.0 years (2016), 5.3 years (2017) and 5.0 years (2018) respectively. This latest study therefore is the first occasion post-adoption where the Council's land supply figure has dropped below the required 5 years.

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

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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 strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
42	Changes in residual values across the 6 sub market areas: 1) Port Talbot; 2) Neath; 3) Pontardawe; 4) Neath and Dulais Valley; 5) Swansea and Amman Valley; 6) Afan Valley	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
43	The number of applications permitted on affordable housing exception sites	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
44	The preparation of Supplementary Planning Guidance relating to Affordable Housing	Completed in 2017 monitoring period	No further action required

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

Table 6.2.2 Strategic Policy SP8 - Affordable Housing

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

Analysis of Results

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

Table 6.2.3 Affordable Housing Completions by Year

Year	Annual Targets	Actual Affordable Housing Units Delivered	Cumulative Target	Cumulative Completions	Cumulative Delivery Against Target
2011/12	7	11	7	11	4
2012/13	5	0	12	11	-1
2013/14	22	0	34	11	-23
2014/15	37	23	71	34	-37
2015/16	72	8	143	42	-101
2016/17	90	0	233	42	-191
2017/18	115	8	348	50	-298
2018/19	130	0	478	50	-428

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6.2.2 The above table shows that the delivery of affordable housing units through the planning system across Neath Port Talbot continues to fall significantly behind the targets contained within the monitoring framework. During the 2018/19 monitoring year, no affordable housing completions were recorded, whereas the year target was set at 130 dwellings.

6.2.3 Since the LDP base date (2011), the number of affordable housing completions totals 50 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, compared against the annual cumulative target of 478, this shows that completions have now fallen 428 below target and that just 10.5% of the cumulative annual target has been delivered to date.

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

6.2.5 Notwithstanding the disappointing rates of housing delivery, it should be acknowledged that there has been recent progress on a number of allocated sites, particularly those currently under construction where the affordable housing element has not yet been completed. There is an expectation therefore that the rate of affordable housing delivery will increase in the next monitoring period and beyond.

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

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

Table 6.2.4 Strategic Policy SP8 - Affordable Housing

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

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To make sufficient provision for affordable housing	
Policy Target	To deliver the maximum level of affordable housing considered viable.
Trigger Point	An increase or decrease of 5% of residual value in any sub-market housing area in one year
Performance	
Action	Following confirmation, the policy will be subject to a review process.

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 2018 as the benchmark date and assesses any changes to these benchmark residual values on the 31st March 2019.

6.2.10 The Council, as part of its assessment has 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 2018 and 2019, 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	-21.46%
Port Talbot	-28.10%
Pontardawe	-23.10%

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Area	Residual Change
Neath and Dulais Valley	-82.01%
Swansea and Amman Valley	-89.28%
Afan Valley	-16.47%

6.2.12 The above table indicates that there has been a substantial decrease in the residual value over the monitoring period. One of the key reasons for this change is likely to be the significant increase in build costs since the Affordable Housing Viability Study was undertaken in 2012. This sustained increase in build cost, without a commensurate increase in sales values, has had a negative impact on the viability of housing development within Neath Port Talbot as a whole.

6.2.13 The decrease across all market areas is considerably higher than the 5% referred to as the trigger point within policy and given the severity of the decrease, it is likely to have an impact on the affordable housing targets in Neath Port Talbot.

6.2.14 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.

6.2.15 For the areas of Neath, Port Talbot and Pontardawe, (which have an affordable housing target as 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.

6.2.16 As the trigger point of the policy has been reached, further research and investigation will now 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 affordable housing policy and viability study will be reassessed as part of the review of the LDP.

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.

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To make sufficient provision for affordable housing (Policies SP2, AH2)	
Trigger Point	No increase in the number of affordable housing exception sites permitted for 2 consecutive years.
Performance	
Action	Following confirmation, the policy will be subject to a review process.

Analysis of Results

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

6.2.18 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.

6.2.19 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.

6.2.20 Notwithstanding this point, further research and investigation is needed to establish the reasons for the lack of exception sites coming forward. Given that the trigger point of the policy has been reached and that the policy is clearly not achieving its objectives, the policy will be reassessed as part of the review of the LDP.

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

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

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6.3 Strategic Policy 9 Gypsies and Travellers

Table 6.3.1 Monitoring Summary by Indicator

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

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

Table 6.3.2 Strategic Policy SP9 - Gypsies and Travellers

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.

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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 (residential) private encampment in the County Borough. In addition, there were 7 short-term encampments (transit) on 4 sites recorded during the reporting period, ranging from 3 days to 15 days.

6.3.6 The private residential site was the subject of an appeal hearing in April 2018 against refusal of a planning application (and associated Enforcement Notice), with the planning appeal having been allowed and a personal planning permission granted for up to 2 caravans in August 2018.

6.3.7 The appeal is of note insofar as the traveller family in this case had previously resided at the Council's authorised Cae Garw site, but chose to move off the site onto a private site based on their personal family circumstances. The appeal decision therefore raised many issues surrounding the management of the Council's existing site at Cae Garw. However, while the personal circumstances of that family were considered to override the policy conflict, it is considered that Policy GT2 remains robust and fit for purpose in assessing proposals for new sites and that Policy GT1 allocates sufficient sites to meet identified gypsy and traveller accommodation requirements.

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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	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
47	The number of existing open spaces lost to development contrary to the policy framework	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
48	The preparation of Supplementary Planning Guidance relating to Open Space and Greenspace	Completed in 2018 monitoring period	No further action required

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

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

Analysis of Results

6.4.1 Over the monitoring period, there have been seven 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 One residential application cited viability as the reason why provision or a S106 financial contribution had not been possible. Whilst the lack of viability is regrettable, the Council acknowledges that there may be circumstances where not all of the identified obligations can be met without compromising the overall viability of a particular development scheme. This case was assessed and ultimately the Council was satisfied that the developer had been able to evidence that the requirement to provide open space was not viable.

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6.4.3 Of the remaining six cases and in terms of the justification set out in the officer report, one application related to a historic permission which sought to regularise development rather than add additional units, where the open space requirements would have been considered under the previous applications on site with further requirements considered inappropriate; a further two related to minor re-plans on existing residential approvals which were not considered to warrant further provision or S106 contributions as these had been approved and provided as part of the original permission; one application related to six flats in Port Talbot town centre where it was considered unreasonable to request contributions given the lack of existing facilities where the monies could be spent; one application was a re-plan of a scheme in Neath town centre where it was considered unreasonable to request contributions given that contributions had not been sought previously; and finally an application for eight units at Coed Darcy, where there was no ability to provide on-site provision, was not required to provide contributions based on the fact that the wider development was considered to be making appropriate levels of provision.

6.4.4 Notwithstanding these justifications, the policy requirements were not met in these cases and as such, the approvals constitute trigger applications for this indicator. Overall therefore, it is considered that the policy is not achieving its objectives and it will therefore be reassessed as part of the review of the LDP.

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 two applications approved which have affected areas of existing open space (i.e. parcels of land identified in the Council's 'Open Space Assessment').

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6.4.6 One application involved the loss of a small area of unused land beyond a cricket pitch close to the site boundary. This area was identified in the Open Space Assessment as open space, and the proposal was to change the use to incorporate it into a residential curtilage, hence it constitutes a small net loss. However, the officer report fully addressed the loss in its consideration of the application. The second application involved a change of use of the type of open space provision, in that an area to the periphery around a pitch (which was included in the Open Space Assessment) was to be used for children's play equipment. The officer report fully addressed the policy requirements, and in effect was a change in type of provision, rather than a loss. In all cases the officer reports considered the loss of open space and provided a reasoned justification for the proposals.

6.4.7 Overall therefore the policy appears to be operating well, and this will continue to be monitored in future AMRs.

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

6.4.8 Completed in 2018 monitoring period - no further monitoring/action required.

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7 Promoting a Sustainable Economy

7.1 Strategic Policy 11 Employment Growth

Table 7.1.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
49	The level of workplace employment in NPT, the change of workplace employment for Wales and UK, The level and rate of employment in NPT, the level and rate of employment for Wales and UK	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
50	Employment land permitted on allocated sites as a % of all employment allocations	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
51	The number of applications permitted for employment purposes within Baglan Bay	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
52	The net change in the amount of employment land and floorspace	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process
53	The rate of economic activity for NPT, the rate of economic activity for Wales and UK	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
54	The rate of unemployment for NPT, the rate of unemployment for Wales and UK	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
55	The preparation of Supplementary Planning Guidance relating to Baglan Bay Development Framework	Completed in 2017 monitoring period	No further action required
56	The number of applications permitted on safeguarded sites contrary to the policy framework	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue

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

Table 7.1.2 Strategic Policy SP11 - Employment Growth

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

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To make provision for new and expanding employment developments by allocating land for employment uses (See also Policy SP2)	
	The level of Workplace employment in Neath Port Talbot. <u>Contextual Indicator:</u> The change of workplace employment for Wales and UK. The level and rate of employment in Neath Port Talbot. The level and rate of employment for Wales and UK.
Policy Targets	<u>Principle Target:</u> A net gain of 3,850 jobs up to 2026. <u>Interim Targets:</u> 2011/14: - 1458 2014/17: +1326 2017/20: +1326 2020/23: +1326 2023/26: +1326 <u>Annual Target:</u> An average gain of 442 jobs per annum from 2014 over the remainder of the Plan period with a cumulative target of 884 jobs over any 2 year period.
Trigger Point	The level of jobs growth deviates from the cumulative target of 884 jobs over any 2 year period for 2 consecutive years.
Performance	
Action	Following confirmation, the policy will be subject to a review process.

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 changes in jobs since the base date of the LDP:

Table 7.1.5 Workplace Employment in Neath Port Talbot

	2011	2012	2013	2014	2015	2016	2017
Neath Port Talbot	49,400	50,200	47,100	50,500	50,900	49,800	46,200

7.1.8 Last year's AMR found that since the LDP basedate, a total of 400 jobs had been created, increasing from 49,400 jobs in 2011 to 49,800 in 2016. Albeit a relatively small increase, it indicated a positive economic outlook for the area.

7.1.9 The most up-to-date available data from StatWales is 2017. The workplace employment figures for 2018 are due to be released in October 2019 and will therefore be incorporated in next year's AMR.

7.1.10 Between 2016 and 2017 however, there has been a decrease of 3,600 jobs, reducing from 49,800 jobs in 2016 to 46,200 jobs in 2017. The sharp decrease over the current monitoring period indicates that from the LDP basedate to 2017 the number of jobs has decreased by 3,200 which is a significant fall in job numbers. As the LDP did not meet the targets within the monitoring framework in last year's AMR, this is the second year that workplace employment has fallen below target. Given that the trigger point: 'the level of jobs growth deviates from the cumulative target of 884 jobs over any 2 year period for 2 consecutive years' has been reached the policy will now be subject to a review process.

Contextual Indicators

7.1.11 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:

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Table 7.1.6 Workplace Employment Wales and UK

	2011	2012	2013	2014	2015	2016	2017
Wales	1,346,700	1,337,200	1,365,200	1,394,400	1,404,400	1,404,300	1,414,800
UK	30,137,000	30,382,100	30,825,400	31,464,800	32,145,200	32,412,600	32,915,200

Source: Annual Population Survey, Office for National Statistics.

7.1.12 The data shows that since the LDP base date, there has been an increase of 68,100 jobs in Wales, which represents an increase of 5.06%. The UK increase was 2,778,200 jobs equating to an increase of 9.22%. Whilst workplace employment in Neath Port Talbot fell by 7.23% between 2016 and 2017, in Wales the level increased by a rate of 0.75%, (a total of 10,500 jobs) and 1.55% (502,600 jobs) for the UK as a whole.

7.1.13 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 2018:

Table 7.1.7 Employment Rate 2011-2018

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

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

7.1.14 The rate of employment has increased in Neath Port Talbot by 4.3% between 2018 and 2019. Over the same period, the employment rate of the UK also rose, but at a slower rate of 0.4%, whilst the rate in Wales increased by 0.3%. Looking back to the base-date (2011) of the plan there has been an 8.4% increase, from 63.4% in 2011 to 71.8% in 2019.

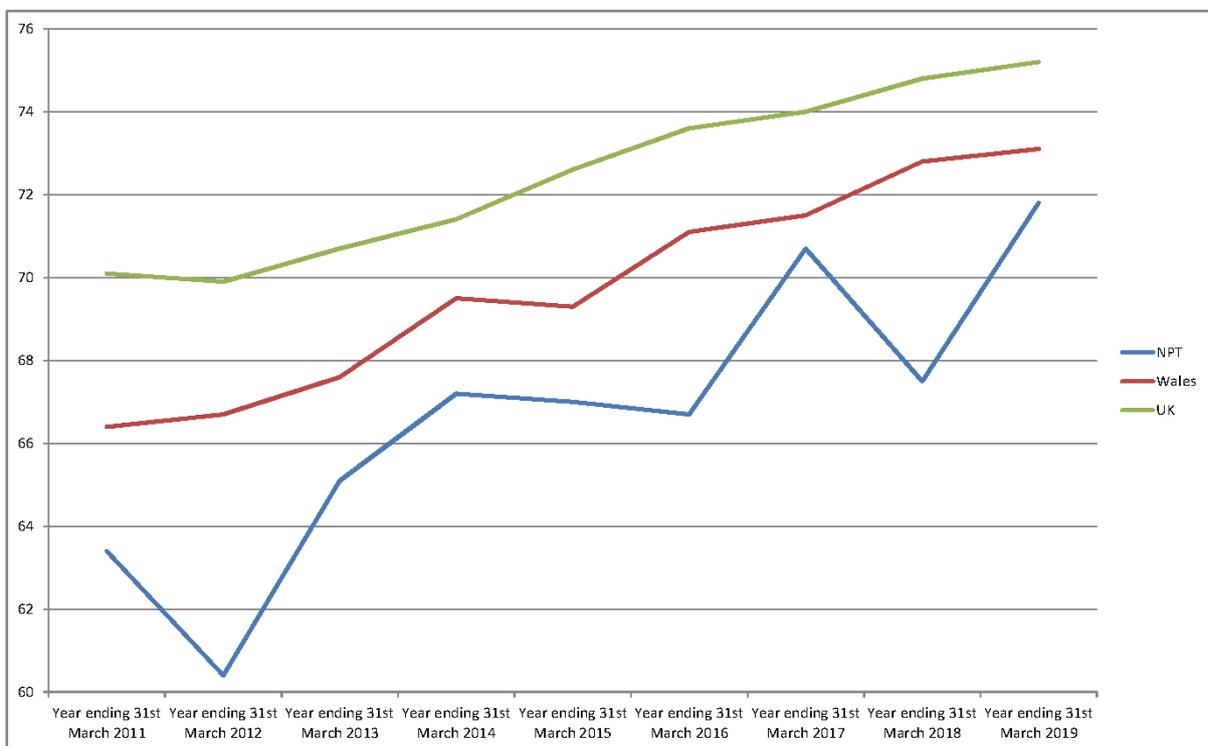
7.1.15 The following graph illustrates the changes in the employment rate in Neath Port Talbot. The rate of employment for the UK and Wales has been fairly consistent, experiencing a fairly gently increasing rise over the last 8 years. With the rate in Neath Port Talbot seeing far greater fluctuations over the same period. The employment rate in

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2017 showed the gap between Neath Port Talbot and Wales as a whole was reducing, with the average for Wales only 0.8% ahead of Neath Port Talbot. Over the last monitoring period (17/18), the employment rate in NPT experienced a 3.2% fall, however, this year (18/19) has seen the rate increase by 4.3% resulting in the gap narrowing between Wales and the UK, 1.3% and 3.4% respectively.

7.1.16 The wider contextual indicators show a positive economic position for this monitoring period (2018/19) and will continue to be monitored, as the indicator will experience further fluctuations over the length of the plan period (2011-2026) it is a useful exercise to compare against the wider economic situation.

Figure 7.1 Employment Rate 2011-2018



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

Table 7.1.8 Strategic Policy SP11 - Employment Growth

<p>To make provision for new and expanding employment developments by allocating land for employment uses</p> <p>(See also Policies SP2 EC1/1, EC1/2, EC1/3, EC1/4)</p>	
Core Indicator	Employment land permitted on allocated sites as a % of all employment allocations.

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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)	
Policy Targets	<p><u>Principle Target:</u></p> <p>To develop a minimum of 32 hectares of land on the following sites allocated for employment purposes up to 2026:</p> <p>Baglan Bay: 15ha</p> <p>Junction 38: 6ha</p> <p>Coed Darcy SRA: 4ha</p> <p>Harbourside SRA: 7ha</p> <p><u>Interim Targets:</u></p> <p>2011/14: 1.7ha (actual)</p> <p>2014/17: 7.6ha</p> <p>2017/20: 7.6ha</p> <p>2020/23: 7.6ha</p> <p>2023/26: 7.6ha</p> <p><u>Annual Targets:</u></p> <p>To develop an average of 2.5ha of land for employment purposes per annum over the remainder of the Plan period with a cumulative target of 5ha to be developed over any 2 year period.</p>
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	Following confirmation, the policy will be subject to a review process.

Analysis of Results

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

7.1.18 Over the current monitoring period there was one application for an employment development within the employment allocation at Coed Darcy (EC1/3) which related to a rebuilding of a fire damaged industrial unit. No proposals were received for any employment developments at Junction 38 (M4) (EC1/1), Baglan Bay (EC1/2) or Harbourside (EC1/3). For the purposes of this indicator, the Coed Darcy application is not considered to be relevant as it only reinstates an existing building.

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7.1.19 The policy aims to develop an average of 2.5ha of land for employment purposes on the four allocated employment sites per annum, with a cumulative target of 5ha over any two year period. As there has also been no development over the last two years, the trigger point for the policy has been reached.

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

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

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

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Analysis of Results

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

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

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

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

Indicator 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>

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To make provision for new and expanding employment developments by allocating land for employment uses (See also Policies SP2, EC1)	
	2020/23: 7,000sqm 2023/26: 7,000sqm <u>Annual Targets:</u> To develop an average of 2,250sqm of employment floorspace per annum with 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	Following confirmation, the policy will be subject to a review process.

Analysis of Results

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

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

Table 7.1.11 Changes in Employment Floorspace by Interim Period

Interim Period	Increases in Employment Floorspace (SQM)	Losses of Employment Floorspace (SQM)	Net Increase of Employment Floorspace (SQM)
2011/14	17,427.5	15,084	2,343.5
2014/17	13,884.16	10,023	3,861.16
2017/20	1,864 + 141.9 = 2005.9	1,300 + 1,322.6 = 2622.6	-616.7

7.1.27 During this monitoring period (2018/19) there has been a total of 7,612 sqm of employment floorspace granted permission on both allocated and unallocated employment sites. However, of this figure, only 141.9 sqm has been built, resulting in a total increase in floorspace of 2,005.9 sqm over 2 of the 3 years (2017/18 & 2018/19) within the third interim period (2017/20).

7.1.28 Within the current monitoring period, the loss of 1,322.6 sqm of employment floorspace relates to 4 applications, 3 of which related to a change of use from offices / B1 to flats & C3 and one related to a change of use from a car repairs to a Day Nursery (D1).

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7.1.29 The net change in employment floorspace therefore for the second year (2018/19) of the interim period 2017/20 (141.9 -1,322.6 = -1180.7) has significantly fallen below the target of 2,250 sqm.

7.1.30 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.

7.1.31 The table illustrates that cumulatively the 2 monitoring periods (2017/18 & 2018/19) of the third interim period (2017/20) fall below the cumulative requirement of 4,500 sqm. The trigger point for the policy is the amount of floorspace falling below the cumulative requirement of 4,500 sqm of employment floorspace over any 2 year period for 2 consecutive years. As the cumulative target for the last 3 years has fallen behind 4,500 sqm, the trigger point for the policy has been reached.

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

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

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7.1.33 In the first year after the LDP base date (end of March 2012), the rate of economic activity had declined to 67.9%. The rate then increased the following year and although has seen some fluctuation since, has remained above the initial base date figure of 69.7%. Since the base date, there has been an increase in the economic activity rate across Neath Port Talbot, Wales and the UK, as illustrated within the table below:

Table 7.1.13 Economic Activity 2011-2018

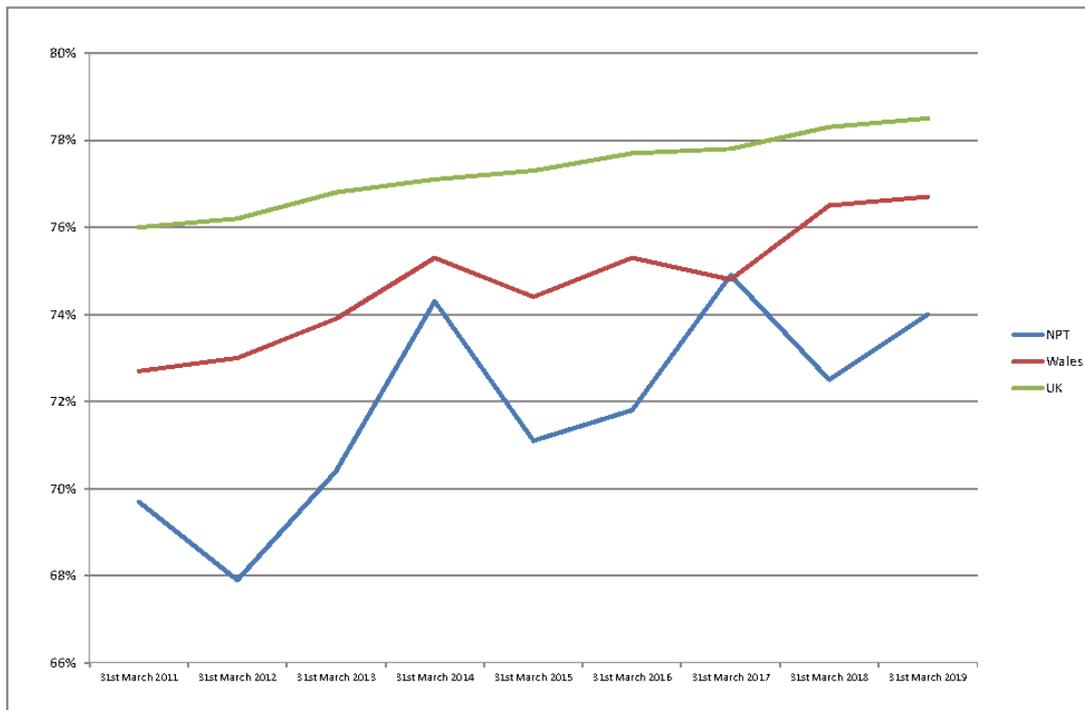
Year Ending	Neath Port Talbot	Wales	UK
31st March 2011 (Base Date)	69.7%	72.7%	76%
31st March 2012	67.9%	73%	76.2%
31st March 2013	70.4%	73.9%	76.8%
31st March 2014	74.3%	75.3%	77.1%
31st March 2015	71.1%	74.4%	77.3%
31st March 2016	71.8%	75.3%	77.7%
31st March 2017	74.9%	74.8%	77.8%
31st March 2018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

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

7.1.34 Over the current monitoring period, the economic activity rate in Neath Port Talbot has increased by 1.5%, rising from 72.5% in 2017 to 74% in 2018. Over the same period, the economic activity rate for Wales has risen at a slower rate of 0.2%, with the UK average also going up by 0.2%.

7.1.35 In 2016, the economic activity rate in Neath Port Talbot was 0.1% higher than the Welsh average, showing the LDP was on track to meet the objective of aligning with the Welsh average. Between financial year 2016 and 2017, with the decline in the economic activity level for Neath Port Talbot and the increase in the Welsh average, the gap widened once again. The rise in the economic activity rate in Neath Port Talbot in 2018 has resulted in the gap between Neath Port Talbot and the Welsh average decreasing from 4% in 2017 to 2.7% in 2018, demonstrating an encouraging improvement in the local economic context. This is illustrated in the graph below.

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7.1.36 More specifically, during this monitoring period the rate of economic activity in Neath Port Talbot declined in the first two quarters by 1.1%, but then increased in the second and third quarters by 0.5% and 2.5% respectively, before declining by 0.4% in the fourth quarter. By comparison, the rate of economic activity for Wales initially declined by 0.3% over the first half of the year, then increased in the third quarter by 0.5%.

Table 7.1.14 Rate of Economic Activity 2018-2019

Period Ending	Neath Port Talbot	Welsh Average
31st March 2018	72.5%	76.5%
30th June 2018	71.4%	76.3%
30th September 2018	71.9%	76.2%
31st December 2018	74.4%	76.7%
31st March 2019	74.0%	76.7%

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

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7.1.37 Overall therefore, the latest information shows an encouraging picture with the 2018 economic activity rates showing an overall increase of 4.3% over the LDP base date figure. The gap between the Neath Port Talbot and Welsh averages has also reduced by 0.3% over that time. This combined indicates that progress is being made towards meeting the LDP objectives.

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

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

Table 7.1.15 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

7.1.39 One of the objectives of the LDP is to reduce the unemployment rate, with the LDP economic model based on reducing the rate to the long term Welsh average of 6.9%. The following table identifies the comparative rate of unemployment for Neath Port Talbot, Wales and the UK respectively since the LDP base date:

Table 7.1.16 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%

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Year Ending	Neath Port Talbot	Wales	UK
31st March 2014	9.3%	7.4%	7.2%
31st March 2015	5.6%	6.7%	5.9%
31st March 2016	6.9%	5.4%	5.1%
31st March 2017	5.5%	4.4%	4.7%
31st March 2018	6.6%	4.9%	4.3%
31st March 2019	3.0%	4.5%	4.1%

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

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

7.1.41 In Neath Port Talbot, the rate of unemployment has seen more fluctuations since the LDP base date and has not followed the same pattern of gradual decline as seen for the averages for Wales and the UK. Over the current monitoring period, the unemployment rate decreased from 6.6% to 3% representing an fall of 3.6%. This decrease is significantly more than that of Wales (0.4%) and the UK (0.2%) respectively.

7.1.42 It should be noted however, that the 2018 data should be treated with some caution as the 'Office for National Statistics' has categorised the data as being of 'low quality' given that it is based on between 10-25 survey responses. Only estimates based on 40 responses or more are categorised as robust, with data items based on between 25-40 responses are categorised as being of limited quality.

7.1.43 Despite this, there is nonetheless a recorded reduction over the monitoring period indicating a more positive economic profile for the area and that progress is being made towards meeting the LDP objectives. The position will continue to be closely monitored over the next year.

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

7.1.44 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.

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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.

Analysis of Results

7.1.45 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.

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

7.1.47 The application was for the change of use to clothes recycling, storage and auction house, plus retention of storage containers. The clothing storage and recycling part of the development had occupied the site since 2011 with seven employees and was considered to be a B8 storage and distribution use. The proposed auction house use was considered to be ancillary to this B8 use class and would increase the number of employees by one full time and two part time posts. As such the proposed development was considered to comply with the requirements of Policy EC3.

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

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7.2 Strategic Policy 12 Retail

Table 7.2.1 Monitoring Summary by Indicator

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

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

Table 7.2.2 Strategic Policy SP12 - Retail

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 Three planning applications relating to the provision of new retail premises were approved during the monitoring period. One application was for the change of use of a premises within the Neath town centre retail centre from a tattoo parlour to A1 retail use, and two were for new developments which included retail units, both within the retail allocation in Neath town centre R1/1).

7.2.2 All three applications were therefore in accordance with the retail hierarchy and policy framework and there are therefore no trigger applications for this indicator.

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

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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

7.2.3 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.

7.2.4 As indicated above, there have been three applications for retail proposals during the monitoring period, but none of these fell within the above definition of small scale. This is a reduction since the last monitoring period (2017/18) when there were four retail applications that met the definition. Although not meeting the policy target, this does not yet constitute a trigger point since it has not been maintained for two consecutive years.

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

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7.3 Strategic Policy 13 Tourism

Table 7.3.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
59	The number of applications permitted contrary to the policy framework	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
60	The number of tourism facilities lost contrary to the policy framework	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue
61	The development of a range of improved walking and cycling routes.	Completed in 2017 monitoring period	No further action required.

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

Table 7.3.2 Strategic Policy SP13 - Tourism

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 Five planning applications relating to the provision of new tourism facilities were approved during the monitoring period. The applications related to the provision of tourist holiday accommodation, bed and breakfast accommodation and an expansion of an existing hotel use.

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

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

7.3.3 There were no planning applications approved within the monitoring period that resulted in the loss of tourism facilities. This policy target has therefore been met.

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.

8 Valuing Our Environment

8.1 Strategic Policy 14 The Countryside and Undeveloped Coast

Table 8.1.1 Monitoring Summary by Indicator

Ref	Indicator	Assessment	Action
62	The number of applications permitted within the undeveloped coast, special landscape areas and green wedges contrary to the policy framework	The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the Policy will be subject to a review process
63	The preparation of Supplementary Planning Guidance relating to Landscape and Seascape	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	Following confirmation, the Policy will be subject to a review process.

Analysis of Results

8.1.1 A total of 10 applications for developments relevant to this indicator were approved during the monitoring period. All the proposals were sited within Special Landscape Areas (SLAs) (Policy EN2), while one was also within a Green Wedge (Policy EN3). No applications were received for developments within the designated undeveloped coast.

8.1.2 Four of the applications were for proposals associated with agriculture or horses, and were for appropriate new buildings or changes to buildings that were considered acceptable in landscape terms. Similarly, a small hydro-electric scheme, an application for vehicle repairs in an existing building and one for a single new house were considered to have minor visual amenity impacts (although the SLA designation was not specifically addressed in all cases).

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8.1.3 Three of the applications were of more significance. Firstly, a proposal for the extension of mine workings at Aberpergwm Mine in the Neath Valley was approved. This included the provision of an extended surface area for a waste repository and a peat mitigation area that would both be within the Vale of Neath SLA (EN2/3). In this case it was concluded that the main concern was to ensure that the landscape would be restored to a more natural form after completion of workings and that the proposal was therefore in accordance with the policy framework.

8.1.4 The second case was a proposal for two caravans and an amenity building within a paddock located in an SLA and a green wedge. This development was allowed on appeal, despite the inspector finding that the development would cause harm to the character and appearance of the area, conflicting with LDP Policy EN2, and would constitute 'inappropriate development' in a green wedge and would therefore also be contrary to LDP Policy EN3. This development was allowed on the grounds of *exceptional circumstances* outweighing the harm caused. This decision therefore constitutes a trigger application for this indicator.

8.1.5 The third case was an application for a group of five wind turbines east of Melincourt, to be sited within a SLA but also within and adjacent to a Strategic Search Area (SSA) for wind power developments as defined by TAN8 and refined by the LDP. In this case it was acknowledged that the development would cause harm to the SLA (and consequently be contrary to Policy EN2) but that this harm was outweighed by the national and local strategy and policies for renewable energy which indicate that such adverse effects on the landscape should be accepted within SSAs. This application is therefore also a trigger application for this indicator.

8.1.6 Policy EN2 will therefore need to be reassessed as part of the review of the LDP.

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

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

8.1.7 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 2018. 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 Three significant applications have been approved on sites within the Port Talbot Air Quality Management Area (AQMA) during the monitoring period. These were for the construction of a dwelling on an infill plot, the construction of ten new-build flats and the conversion of the upper floors of a building in Station Road to provide 6 flats.

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

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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

8.3.3 The three applications relevant for indicator 66 above are also relevant for indicator 67 (i.e. proposals within the Port Talbot AQMA, or within 500m of the boundary) although one was for a change of use only and one for a single dwelling on a small plot when Construction Management Plans (CMPs) would not be required under Policy EN9 in accordance with the adopted Pollution SPG.

8.3.4 The remaining application (for 10 new-build flats) was approved subject to a condition requiring the submission and approval of a CMP prior to the commencement of any work on site. This proposal therefore does not constitute an indicator application for this topic and no applications have therefore been submitted or approved in relation to this indicator.

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

8.3.5 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

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

8.4.2 The landbank figures have been calculated according to the method set out in MTAN1 (Aggregates) and have been calculated using the average of the last 3 years sales (i.e. no allowance has been made for the demand trend). The report identifies that Neath Port Talbot has a landbank figure of greater than 50 years based on 3 year average sales (2016-2018).

8.4.3 The Regional Technical Statement (RTS) 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 41 years based on 10 year sales average (2009-2018).

8.4.4 The requirements of this indicator have therefore been met.

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

Table 8.4.3 Strategic Policy SP17 - Minerals

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 23 applications were permitted within mineral safeguarding areas (Policy M1) over the monitoring period. A review of these applications has shown that one permission was given to extend the life of a mine and allow further surface workings, exploiting the mineral resource. In all other cases none of the proposals were of a scale and location that would have a significant impact on the future working of the mineral (i.e. the vast majority of proposals were located within existing buildings or building complexes). However, in a number of cases the officer's 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 permitted 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 No applications were received within the monitoring period for proposals within a buffer zone, therefore there were no applications relevant to this indicator.

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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 point to the successful implementation of the Policy	No further action required. Monitoring to continue
75	The number of applications permitted accompanied by an Renewable Energy Assessment	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	No further action required. Monitoring to continue.

Analysis of Results

8.5.1 A total of three applications were approved in the monitoring period for renewable/low carbon developments. These related to a micro hydro-electric installation (22KW), a small wind farm comprising 5 wind turbines and a 'Combined Heat and Power' (CHP) installation for a Health Club/Gymnasium.

8.5.2 During the 2017/18 monitoring period there were no applications permitted for renewable energy/low carbon developments, and the above proposals therefore constitute an increase in the number of schemes permitted. The requirements of this indicator have therefore been met.

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 One application was approved during the monitoring period which reached the threshold in Policy RE2 for requiring the submission of a Renewable Energy Assessment (REA). This was the application for 8 retail units and one A1/A3/D2 unit in Neath town centre, which was accompanied by a Renewable Energy Assessment. The assessment concluded that the provision of solar array(s) to the large roof area would be practicable and locations for this were indicated on the submitted plans. A condition on the approval requires implementation of the scheme.

8.5.4 The requirements of this indicator have therefore been met.

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

Table 8.5.4 Strategic Policy SP18 - Renewable and Low Carbon Energy

Renewable and Low Carbon Technology in new development SPG	
Local Indicator	The preparation of Supplementary Planning Guidance relating to Renewable & Low Carbon Energy.
Policy Target	To prepare SPG relating to Renewable & Low Carbon Energy by April 2017.
Trigger Point	The SPG is not prepared by April 2017.
Performance	

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Renewable and Low Carbon Technology in new development	
SPG	
Action	No further action required.

Analysis of Results

8.5.5 Completed in 2018 monitoring period - no further monitoring/action required.

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.

8.6.1 Over the monitoring period, one application (an extension to the Household Waste and Recycling Centre, Briton Ferry) met the threshold for requiring a Site Waste Management Plan (SWMP).

8.6.2 In accordance with Policy W3, the application was accompanied by a SWMP that addressed both the construction phase as well as the subsequent occupation/operation of the site. The requirements of this indicator have therefore been met.

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

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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	Trigger 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 of facilities for the disposal and recovery of waste and for joint monitoring arrangements across the region.

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

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

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

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

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

Table 9.1.2 Strategic Policy SP20 - Transport Network

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.

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Highway Network Enhancements	
(See also Policy SP2, TR1/1, TR1/2, TR1/3, TR1/4 & TR1/5)	
	<p>2. The Coed Darcy Southern Access Road is delivered in accordance with the terms of the S106 Agreement.</p> <p>3. The Ffordd Amazon (Phase2) is delivered by 2014.</p> <p>4. The Junction 43 (M4) Improvements are delivered in accordance with terms of the S106 Agreement.</p> <p>5. The Harbour Way (PDR) is delivered by 2014.</p>
Trigger Points	<p>1. COMPLETE.</p> <p>2. The Coed Darcy Southern Access Road is not complete before the occupation of the 501st unit or by July 2017 whichever is sooner.</p> <p>3. COMPLETE.</p> <p>4. The Junction 43 (M4) Improvements are not delivered in accordance with the terms of the S106 Agreement (under-construction 2015).</p> <p>5. COMPLETE.</p>
Performance	
Action	Following confirmation, the policy will be subject to a review process.

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 Given that the *Coed Darcy Southern Access Road (SAR)* has yet to be completed, this constitutes a trigger for this indicator. Discussions are continuing between the Council and St Modwen Developments Ltd (SMDL) to assess the robustness of the S106 Legal Agreement in supporting further residential development in the north of the site, where the initial phase of residential development has commenced, and its ability to allow for the commencement of a second front of development in the southern area.

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

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

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

Table 9.1.3 Strategic Policy SP20 - Transport Network

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 Completed in 2018 monitoring period - no further monitoring/action required.

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

Table 9.1.4 Strategic Policy SP20 - Transport Network

Walking and Cycling Routes (See also Policy TR1/7 & TR1/8)	
Local Indicators	1. The completion of the Amman Valley Cycle way project.

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Walking and Cycling Routes (See also Policy TR1/7 & TR1/8)	
	2. The completion of the Afan Valley Trail (Port Talbot to Afan Valley).
Policy Targets	1. Amman Valley Cycle Way project to be delivered by 2014. 2. Afan Valley Trail (Port Talbot to Afan Valley) to be delivered by 2013.
Trigger Points	1. PART COMPLETE. 2. COMPLETE.
Performance	
Action	Following confirmation, the policy will be subject to a review process.

Analysis of Results

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

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

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

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

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

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

Analysis of Results

9.1.12 Although the trigger date of 2020 has not yet been reached, given the lack of progress to date in respect of this particular scheme, it is considered unlikely that the facility will be delivered in accordance with the monitoring framework.

9.1.13 The implementation and effective functioning of a park and share site/scheme is important to the future growth of Neath Port Talbot and consequently, the delivery of the site at Junction 38, M4 Margam will be reassessed as part of the review of the LDP.

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

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

9 . Achieving Sustainable Accessibility

10 Respecting Distinctiveness

10.1 Strategic Policy 21 Built Environment and Historic Heritage

Table 10.1.1 Monitoring Summary by Indicator

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

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

Table 10.1.2 Strategic Policy SP21 - Built Environment and Historic Heritage

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 remained in draft form only until it was formally adopted as part of the Historic Environment SPG in April 2019 (i.e. after the end of the 2018/19 monitoring period - refer to Indicator 86 below). A total of three significant proposals affecting candidate BLIs have been approved, with no significant applications affecting any of the canals.

10 . Respecting Distinctiveness

10.1.2 All three applications relate to changes of use / conversion of existing buildings, with one (a scheme at the Castle Hotel, Neath) including extensions. In each case the changes retain the building without making significant changes to the publicly visible external appearance.

10.1.3 All the proposals are therefore considered to be in accordance with the policy framework and there is consequently no trigger application for this indicator.

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

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	No further action required.

Analysis of Results

10.1.4 Preparation of the Historic Environment SPG was delayed in order for the process 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.

10.1.5 Consequently the SPG was not finalised until just after the end of the 2018/19 monitoring period. It was fully adopted in April 2019 following public consultation. The policy target has therefore been met.

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

10.1.6 Five applications were approved within Conservation Areas during the monitoring period, all being proposals within Neath Town Centre Conservation Area. Three of the applications were for change of use only, while one (the Castle Hotel scheme mentioned under indicator 85 above) also included new rear extensions. None of these proposals involved significant changes to the visible exteriors of the buildings.

10.1.7 The fifth application was for a new development of five commercial units and 12 flats in Water Street, Neath. The new buildings are not within the Conservation Area, but part of the application site relating to the existing access road only falls within the Conservation Area boundary.

10.1.8 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	The indicators point to the successful implementation of the Policy	No further action required. Monitoring to continue.
89	The preparation of Supplementary Planning Guidance relating to Development and the Welsh Language	The indicators point to the successful implementation of the Policy	No further action required

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

Table 10.2.2 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 No applications were received within the monitoring period which triggered the requirement for a Language Action Plan to be submitted, therefore there were no applications relevant to this indicator. 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

10.2.2 Completed in 2018 monitoring period - no further monitoring/action required.

10 . Respecting Distinctiveness

PART 3 - Sustainability Appraisal Monitoring

11 Sustainability Appraisal Monitoring

11.0.1 The LDP was subject to Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA) as an iterative process throughout the plan preparation process. Further details are given in the LDP SA documents⁽⁹⁾. 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⁽¹⁰⁾ 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	

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

10 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 10 approvals within the relevant designated areas, two of which 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 two predicted outcomes likely to result from climate change. Consequently it is important that the planning process should prevent the introduction of new development or further vulnerable uses into flood risk areas unless this can be fully justified in accordance with national policy.

11.1.2 As set out in the table above, 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 plan is therefore assessed as having a generally positive impact in relation to both flooding indicators.

Indicator 62: Developments in designated areas

11.1.4 This indicator relates to proposals within areas where development is more strictly controlled than elsewhere, for landscape and sustainability reasons, including the need to ensure resilience to the impacts of climate change.

11.1.5 Ten significant applications have been approved within such areas during the monitoring period (all being developments within Special Landscape Areas with one being within a Green Wedge as well - refer to Section 8). Eight of these were considered to be in accordance with LDP policy, but two were approved contrary to policy.

11.1.6 The two applications that were contrary to policy were firstly for a small windfarm near Resolven and secondly for the siting of two caravans and an amenity building at Pen y Bryn. In the case of the windfarm application, the impacts on the Special Landscape Area had to be weighed against the beneficial effects of the development. In respect of the SA objectives, this relates to objectives 1A and 1B concerning adaptation to and

11 . Sustainability Appraisal Monitoring

mitigation of the effects of climate change and it was judged that the benefits of renewable energy generation outweighed any detrimental impacts on the landscape. This is considered to be a reasonable outcome in respect of the sustainability and environmental aspects of the proposal.

11.1.7 In the case of the caravan development, although the siting of two caravans and a building would have a relatively minor impact on the wider landscape, the proposal is also within the green wedge. This designation is intended to prevent urban coalescence and protect the setting of built-up areas with the intention among other things of ensuring that developments take place in sustainable locations. Although small scale, this proposal is likely to have a negative impact in respect of SA objective 1A.

11.1.8 Overall in respect of indicator 62, the impact of the LDP is therefore assessed as being mixed.

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

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
1	The number of applications permitted below 35 dwellings per hectare within the Coastal Corridor Strategy Area (CCSA)	An average density of 35 dwellings per hectare on allocated sites within the CCSA should be achieved	Of 23 approvals for residential development within the CCSA, 4 complied with the LDP density requirement (17% 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 19 approvals for residential development within the VSA, 3 complied with the LDP density requirements (16% compliance)	
3	Amount of greenfield land lost not allocated in the LDP	No greenfield land lost contrary to the policy framework	Of 23 approvals for development on greenfield land, 15 were on unallocated sites. These were all justifiable in policy terms taking into account the specific circumstances of each case	
4	The number of applications permitted within safeguarded freight facility locations	No applications permitted on sites safeguarded for the transportation of freight contrary to the policy framework	No applications were approved at any safeguarded freight location	
75	The number of applications permitted accompanied by a Renewable Energy Assessment	No applications permitted contrary to the policy framework	1 application met the requirements for submission of a REA. Renewable energy issues were addressed in this case.	

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
SA1	NPT Carbon Footprint (tCO ₂ e per capita)	Annual reduction	10.85 tCO ₂ e per annum (2011) ⁽¹¹⁾	0
SA2	NPT Gas consumption (kWh per capita)	Annual reduction	13,039 kWh per annum (2013) ⁽¹²⁾	0
SA3	NPT Electricity consumption (kWh per capita)	Annual reduction	3,368 kWh per annum (2013) ⁽¹³⁾	0

Analysis

Indicators 1 and 2: Residential density

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

11.1.10 While the LDP monitoring targets for these indicators relates to developments on *allocated* sites⁽¹⁴⁾, 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 17% of cases in the CCSA and 16% of cases in the VSA. These outcomes for both Strategy Areas indicate a lower compliance with the policy requirement than was achieved in 2017/18, which was itself lower than in 2016/17.

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

Indicator 3: Development on greenfield land

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

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

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

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

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

11.1.13 The extent of greenfield site development during the monitoring period is set out in the table above, with more detail given in Section 4. Where greenfield land has been developed, this has been in accordance either with the LDP allocations or with the national and local policy framework. There has been a slight reduction in the number of applications approved on greenfield sites since 2017/18 and on balance it is considered that this indicator is meeting the target requirements and contributing towards minimising greenhouse gas emissions.

Indicator 4: Development on safeguarded freight facilities

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

Indicator 75: Applications accompanied by a Renewable Energy Assessment

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

11.1.16 The policy was implemented in respect of the one case that met the relevant threshold. This was a reduction in provision from 2017/18 and the majority of developments have consequently not been required to provide any renewable energy provision. This indicator is therefore assessed as having mixed impacts during this monitoring period and it is recommended that the policy should be reassessed as part of the LDP review to establish whether it would be appropriate to amend the policy thresholds in order to better meet the SA objectives.

Indicator SA1: NPT carbon footprint

11.1.17 The carbon footprint describes the physical quantity of greenhouse gases emitted to atmosphere 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⁽¹⁵⁾ 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.

11.1.18 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.

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

11 . Sustainability Appraisal Monitoring

Indicators SA2 and SA3: NPT gas and electricity consumption

11.1.19 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.

11.1.20 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	Three renewable/low carbon developments were approved in the monitoring period. This is an increase over 2017/18, when none were approved.	
75	The number of applications permitted accompanied by a Renewable Energy Assessment	No applications permitted contrary to the policy framework	1 application met the requirements for submission of a REA. Renewable energy issues were addressed in this case.	

Analysis

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

11.1.21 A total of three applications were approved in the monitoring period for renewable/low carbon developments. These related to a micro hydro-electric installation (22KW), a small wind farm comprising 5 wind turbines (total 18MW) and a 'Combined Heat and Power' (CHP) Installation for a Health Club/Gymnasium (0.15MW).

11.1.22 This constitutes a significant increase since the 2017/18 monitoring period when there were no applications permitted. While two of the applications relate to relatively small installations to provide power for adjacent uses, all three proposals have a positive effect in terms of the SA objective.

Indicator 75: Applications accompanied by a Renewable Energy Assessment

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

11 . Sustainability Appraisal Monitoring

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

11.2 SA Topic 2: Natural Resources and Waste

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

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
1	The number of applications permitted below 35 dwellings per hectare within the Coastal Corridor Strategy Area (CCSA)	An average density of 35 dwellings per hectare on allocated sites within the CCSA should be achieved	Of 23 approvals for residential development within the CCSA, 4 complied with the LDP density requirement (17% 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 19 approvals for residential development within the VSA, 3 complied with the LDP density requirements (16% compliance)	
3	Amount of greenfield land lost not allocated in the LDP	No greenfield land lost contrary to the policy framework	Of 23 approvals for development on greenfield land, 15 were on unallocated sites. These were all justifiable in policy terms taking into account the specific circumstances of each case	
11	The number of applications permitted outside settlement limits	No applications permitted outside settlement limits contrary to the policy framework	There were 25 approvals outside settlement limits, but none were contrary to policy framework	
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 (SLAs) and green wedges contrary to the policy framework	No applications permitted contrary to the policy framework	There were 10 approvals within the relevant designated areas. Two of these were contrary to policy, one in respect of green wedge and SLA policy and one in respect of Green Wedge policy only.	
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			
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 3 approvals within the AQMA, but all complied with the policy framework	
70	<i>Core Indicator:</i> The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN) <i>Local Indicator:</i> Aggregates land supply	A 10 year landbank of crushed rock to be retained throughout the plan period	Neath Port Talbot has a landbank figure of greater than 50 years based on 3-year sales average (2016-2018) and 41 years based on 10-year average sales (2009-2018) (refer to Section 8.4). The requirements of this indicator have been met.	
71	The number of applications permitted that would sterilise a mineral resource	No applications permitted contrary to the policy framework	No applications were approved that would have a significant impact on the future working of any mineral resource	
72	The number of planning applications for extraction of aggregate mineral not in line with Policy M2	No applications permitted contrary to the policy framework	There have been no applications for the extraction of aggregate minerals during the monitoring period	
73	The number of applications permitted within Mineral Buffer Zones	No applications permitted contrary to the policy framework	There were no proposals approved contrary to Policy M3	
SA4	Amount of development on high quality agricultural land	No applications contrary to the policy framework	There were no applications for development on high quality agricultural land	

Analysis

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

Indicators 1 and 2: Density of new development

11 . Sustainability Appraisal Monitoring

11.2.2 As covered under SA Objective 1B above, the density requirements were achieved in 17% of cases in the CCSA and 16% of cases in the VSA which is a lower compliance with the policy requirement than was achieved in 2017/18, which was itself lower than in 2016/17.

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

Indicator 62: Developments in designated areas

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

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 25 approvals outside settlement limits, but none were contrary to policy	
64	The number of applications permitted on nationally and internationally designated sites, regionally important biodiversity and geodiversity sites contrary to the policy framework	No applications permitted contrary to the policy framework	There were no approvals within designated sites	
SA5	% water bodies at 'good' NRW classification status or above	Annual improvement in classification status	Within the Tawe to Cadoxton Management Catchment, 43% of surface water bodies are at good overall classification status, 52% at moderate and 5% at poor overall status. There are no water bodies at high or bad overall status (2015 Classification) ⁽¹⁶⁾	0

11 . Sustainability Appraisal Monitoring

Analysis

Indicator SA5: NRW classification status of water bodies

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

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	Only one application was determined during the period monitored however this did not relate 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)	There is 11.2 years of landfill voidspace available therefore there is sufficient land and facilities across the County Borough to deal with waste arisings. (Monitoring Report 2019)	
SA6	% LACW ⁽¹⁷⁾ reused / recycled / composted	Annual increase	60.5% of NPT LACW was reused, recycled or composted during 2017/18 ⁽¹⁸⁾ . This is a slight decrease compared to the figure for 2016/17, following successive increases since recording started in 2006.	

Analysis

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

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

18 [Waste Planning Monitoring Report \(South West Wales Region 2019\)](#)

17 Local Authority Collected Waste

11 . Sustainability Appraisal Monitoring

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

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	Two applications were approved that included parts of SINC designations within their sites, one for a mine and one for an industrial unit. Both cases were determined in accord 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	There was an overall loss of 0.15ha of SINC habitat (open mosaic on previously developed land)	

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

Analysis

11.3.1 In relation to SA Objective 3A, 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 has not been available previously and this year is the first time that figures have been recorded. While the majority of applications are assessed as not resulting in a residual loss of important habitats or species, the loss recorded means that the target is not being met and the plan is having mixed results overall.

11 . Sustainability Appraisal Monitoring

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

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
12	The number of applications permitted where new or improved infrastructure has been secured through developer contributions	One application permitted contrary to the policy framework	Although a number of applications have led to the securing of new or improved infrastructure, none have specifically secured biodiversity improvements through developer contributions	
SA9	Area of S7/SINC habitat created and secured through planning decisions	Annual increase	No additional habitat secured	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. However, no funding was secured through S106 agreements to address impacts on biodiversity.

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

11.3.4 Information for this indicator has not previously been available and this year is the first for which figures have been recorded. The lack of any creation of S7/SINC habitat will therefore constitute a baseline situation and this indicator will continue to be monitored.

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

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

11 . Sustainability Appraisal Monitoring

Analysis

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

11.4 SA Topic 4: Landscape, Townscape and Historic Character

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

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
8	The number of applications refused on design grounds	No applications permitted contrary to the policy framework	7 significant applications were refused for reasons that included design grounds with none approved contrary to the design policy framework.	
62	The number of applications permitted within the undeveloped coast, special landscape areas and green wedges contrary to the policy framework	No applications permitted contrary to the Policy framework	There were 10 approvals within the relevant designated areas, two of which were contrary to LDP policy	
85	The number of applications permitted impacting upon buildings and features of local, architectural or cultural importance	No applications permitted contrary to the Policy framework	Three significant proposals affecting candidate BLIs have been approved, all in accordance with the policy framework	
87	The number of applications permitted within Conservation Areas and other designated sites	No applications permitted contrary to the Policy framework	5 significant proposals were permitted within Conservation Areas, all in accordance with the policy framework	

Analysis

Indicator 62: Developments in designated areas

11.4.1 As set out in Sections 8.1 and 11.1, two applications have been approved in designated areas contrary to the policy framework and the policy will be reassessed as part of the review of LDP policy. This indicator is therefore assessed as having mixed impacts in respect of the protection/enhancement of the landscape and the policy's effects on the SA objectives will also be fully considered in any amendments made to LDP policy.

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

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

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
85	The number of applications permitted impacting upon buildings and features of local, architectural or cultural importance	No applications permitted contrary to the Policy framework	Three significant proposals affecting candidate BLIs have been approved, all in accordance with the policy framework	
87	The number of applications permitted within Conservation Areas and other designated sites	No applications permitted contrary to the Policy framework	5 significant proposals were permitted within Conservation Areas, all in accordance with the policy framework	

Analysis

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

11.5 SA Topic 5: Pollution

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

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
66	The number of applications permitted within the Air Quality Management Area (AQMA) contrary to the policy framework	Development proposals should not lead to a significant increase in pollution levels and should not lead to an increase in the number of people exposed to significant levels of pollution	There were 3 relevant approvals within the AQMA, all complying with the policy framework	
67	The number of applications permitted not accompanied by a Construction Management Plan (CMP)	No breaches of air quality should occur during the construction phase contrary to the submitted and agreed CMP	3 relevant proposals were permitted within the AQMA. 1 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 (March 2018).	

11 . Sustainability Appraisal Monitoring

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
83	To deliver a Park and Share facility at Junction 38 (M4) Margam	To deliver the project by 2020	Not yet started. 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. There were also exceedences of Nickel concentrations. 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, with no increase since adoption of the LDP	

Analysis

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

Indicator SA10: Air quality objectives

11.5.2 Monitoring information for air quality is published annually and relates to the preceding calendar year⁽¹⁹⁾. The 2017 AMR therefore included information for 2016 and provided a baseline situation to which future results can be compared. In 2016 across the majority of the County Borough, air quality objectives were met for all types of air pollution monitored, with the exception of ozone levels and polyaromatic hydrocarbons concentrations which breached the UK objective but complied with the EU target and nickel concentrations which breached the EU target in two locations.

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

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

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11.5.5 The concentration of polyaromatic hydrocarbons at Port Talbot still exceeds the Air Quality Objective of 0.25 ng/m³, but it has never exceeded the EU target value of 1 ng/m³. The 2018 annual average concentration of 0.69 ng/m³ was slightly up on that measured in the previous year.

11.5.6 Nickel concentrations exceeded the EU target of 20 ng/m³ at Tawe Terrace and Pontardawe Leisure Centre. These non-compliances are considered to be linked to problems with specific abatement plant at the Wall Colmonoy plant, which were subsequently resolved.

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

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

Analysis

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

Indicator SA12: Number and extent of Priority Area designations

11.5.9 Priority Areas are designated by the Welsh Government under the European Environmental Noise Directive, and are areas identified on the basis of the number of properties affected by significant levels of environmental noise⁽²⁰⁾. The information given above relates to the new 2018-2023 Noise and Soundscape Action Plan.

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11.6 SA Topic 6: Community Cohesion

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

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
7	The net change, type and spatial distribution of open space and community facilities	No loss of facilities permitted contrary to the policy framework	There were no significant losses of community facilities or open space as a result of planning approvals during the monitoring period	
10	Amount of major retail, office and leisure development permitted in town centre and in out-of-town centres	No applications permitted contrary to the policy framework	There was one major proposal approved relevant to this indicator. This was within Neath town centre and in accordance with LDP policy	
11	The number of applications permitted outside settlement limits	No applications permitted outside settlement limits contrary to the policy framework	There were 25 approvals outside settlement limits, but none were contrary to policy	
14	The number of new housing units permitted and delivered within the Coastal Corridor Strategy Area	<p>Sites have been allocated within Policy H1 for the provision of 5,690 new housing units within the Coastal Corridor Strategy Area over the Plan period</p> <p>Annual Targets: 2011/12: 152 2012/13: 134 2013/14: 216 2014/15: 268 2015/16: 318 2016/17: 379 2017/18: 495 2018/19: 553 2019/20: 518 2020/21: 513 2021/22: 502 2022/23: 468 2023/24: 412 2024/25: 387 2025/26: 375</p>	The delivery of H1 allocations within the coastal corridor has fallen significantly behind the targets (see section 5.1). This policy will therefore be reassessed as part of the review of the LDP. Any significant prolonged reduction in new housing delivery could have negative impacts for social inclusion and the policy has therefore not had the positive impacts that could be expected in relation to social cohesion	

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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	To deliver a tourism / recreation development at Afan Lido by 2020	The development is expected to commence in 2020/21. Additional local employment is likely to have likely positive impacts on the existing community in Sandfields	
31	The number of new housing units permitted and delivered within the Valleys Strategy Area	<p>Sites have been allocated within Policy H1 for the provision of 1,435 new housing units over the Plan period</p> <p>Annual Targets: 2011/12: 61 2012/13: 108 2013/14: 44 2014/15: 60 2015/16: 90 2016/17: 112 2017/18: 92 2018/19: 75 2019/20: 122 2020/21: 125 2021/22: 117 2022/23: 117 2023/24: 112 2024/25: 126 2025/26: 74</p>	The delivery of H1 allocations within the valleys strategy area has now fallen behind the targets for three consecutive years (see section 5.2). Further research and investigation will be undertaken to understand this, 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	<p>Sites have been allocated within Policy H1 for the provision of 664 new housing units over the Plan period</p> <p>Annual Targets: 2011/12: 0 2012/13: 46 2013/14: 30 2014/15: 38 2015/16: 65 2016/17: 92 2017/18: 72 2018/19: 50 2019/20: 66 2020/21: 50 2021/22: 40 2022/23: 40 2023/24: 35 2024/25: 40 2025/26: 0</p>	The delivery of H1 allocations within the Pontardawe strategic growth area has fallen behind the targets for three consecutive years (see section 5.2 above). Further research and investigation will be undertaken to understand this. Any significant prolonged reduction in new housing delivery could have negative impacts for social inclusion	
33	The number of new housing units permitted and delivered within the	Sites have been allocated within Policy H1 for the provision of 264 new housing units over the Plan period	Housing completions are generally in line with the annual targets, with likely positive impacts through strengthening existing communities	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
	Upper Neath Valley Strategic Growth Area	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		
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 during the monitoring period were significantly lower than the annual target, the third year that there has been a shortfall. This level of new housing delivery will still have positive impacts for the local economy and consequently for social inclusion in general terms, but is falling short of the targets and effects that were envisaged	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
41	The number of net additional affordable and general market dwellings built in the LPA area	To deliver 1,200 affordable housing units by 2026 Annual Targets: 2011/12: 7 2012/13: 5 2013/14: 22 2014/15: 37 2015/16: 72 2016/17: 90 2017/18: 115 2018/19: 130 2019/20: 124 2020/21: 120 2021/22: 111 2022/23: 102 2023/24: 90 2024/25: 89 2025/26: 86	Affordable housing delivery has been below target for the past three years, and no affordable units have been delivered through the planning system within the monitoring period, although the rate of delivery is expected to increase (see section 6.2). The lack of new provision means that LDP affordable housing policy is not currently having positive effects in relation to social exclusion	
46	The number of applications permitted for housing developments that do not address the open space needs of the occupants	All new housing development of 3 or more units should make provision for open space where there is a quantitative deficiency in open space provision	The target for open space provision has not been met in all cases although there are mitigating circumstances (see Section 6.4). A lack of open space provision for new developments is likely to have negative implications for local social inclusion	
47	The number of existing open spaces lost to development contrary to the policy framework	No loss of open space contrary to the policy framework	There have been some impacts on existing open spaces associated with 2 applications (See section 6.4). However, the losses were generally small scale and limited and the policy is having a positive effect overall	
52	The net change in the amount of employment land and floorspace	Principal Target: To make provision for a net gain of approximately 34,000 square metres of employment floorspace within the County Borough by 2026 Interim Targets: 2011/14: 7,000 sq m 2014/17: 7,000 sq m 2017/20: 7,000 sq m 2020/23: 7,000 sq m 2023/26: 7,000 sq m Annual Target: To develop an average of 2,250 sq m of employment floorspace per annum with a cumulative target of 4,500 sq m to be developed over any 2 year period	The level of new employment floorspace provision has now fallen below the target for a two year period for two consecutive years, suggesting a negative impact on the availability of employment premises. This issue will now be considered as part of the wider review of the LDP.	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
58	The number of applications for small scale retail development permitted	An increase in the number of small scale retail proposals permitted	There have been no applications that fit the definition of small scale retail developments during the monitoring period. This is a reduction from last year and will not have positive impacts on community cohesion.	
88	The number of applications permitted accompanied by a Language Action Plan	No applications permitted within the Language Sensitive Areas without addressing Welsh language issues	There have been no applications requiring a Welsh Language Action Plan during the monitoring period.	0

Analysis

11.6.1 The proportion of indicators assessed as positive in relation to community cohesion have slightly increased since last year with two that were mixed last year identified as being positive this year, one moving from positive to mixed impacts and one moving from positive to no impact. This reflects a more consistent application of LDP policy, but also results from a general further reduction in economic activity reducing the number of developments being proposed. Indicators that show an uncertain, mixed or negative impact or that have changed in relation to SA Objective 6A are considered in more detail below.

Indicator 7: Loss of open space and community facilities

11.6.2 Following three approvals during 2017/18 which resulted in a loss of a community facility in each case, during the 2018/19 monitoring period there have been no applications that adversely affected any open space or community facility. The plan is therefore now assessed as having a positive impact in terms of this indicator.

Indicator 10: Major retail, office and leisure development

11.6.3 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.

11.6.4 During 2017/18, one major retail proposal was approved in an out of town centre location which led to a mixed assessment for this indicator. During 2018/19 there was one relevant application which was for a scheme located within Neath town centre which was therefore assessed as having a potentially positive effect on social inclusion through supporting the vitality and vibrancy of the retail centre.

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

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

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

Indicator 46: Delivery of open space for new developments

11.6.7 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 was identified as a concern last year and has been again been identified in this year's LDP monitoring (refer to Section 6.4). It is now proposed to assess the reasons for the lack of provision and the implications of this and consideration will be given to possible changes to the policy approach. The indicator will continue to be monitored.

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

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

Indicator 58: Applications for small-scale retail development

11.6.9 In the past year there have been no applications for small scale retail developments (see Section 7.2) compared to four approvals during 2017/18. This lack of new provision of small local shops is likely to result in a less positive outcome this year in terms of social cohesion and social inclusion. Although this is currently not a trigger requiring the policy to be reviewed, it will continue to be monitored.

Indicator 88: Applications accompanied by a Language Action Plan

11.6.10 There were no applications during the past monitoring period that met the criteria to require a Language Action Plan (LAP), whereas in the previous period two applications required LAPs. This is therefore recorded as a neutral impact in terms of social cohesion.

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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	3 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	5 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	There have been no applications requiring a Welsh Language Action Plan during the monitoring period	0

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 no significant losses of community facilities or open space as a result of planning approvals during the monitoring period	
46	The number of applications permitted for housing developments that do not address the open space needs of the occupants	All new housing development of 3 or more units should make provision for open space where there is a quantitative deficiency in open space provision	The target for open space provision has not been met in all cases (see Section 6.4). A lack of open space provision for new developments suggests that this SA objective has not been fully	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
			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 2 applications (See section 6.4). 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 further 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	The NPT rate of economic activity has fluctuated over the past three years (See section 7.1). In the most recent monitoring period it has increased by 1.5%, narrowing the gap between NPT and the Welsh average, indicating that progress is being made towards meeting the target	
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	The statistics indicate that the NPT unemployment rate has significantly decreased in the last year, to 3.0% although this figure may not be reliable (see Section 7.1). However, the indication is that the target unemployment rate has been comfortably exceeded. 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 3 significant developments approved within the AQMA, all 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	3 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 have shown a negative or mixed outcome either this monitoring period or in past years 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. In previous years, this continuing loss of facilities has raised concern in relation to SA Objective 7A, although the

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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.

11.7.3 However, following further discussions with Development Management officers, an improvement has been recorded during this monitoring period and no significant losses of community facilities or open space have been recorded this year. This indicator will continue to be monitored to assess whether this improvement is sustained.

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 reassess the policy as part of the LDP review. The indicator will continue to be monitored.

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

11.7.6 The most recent employment figures (see section 7.1) show a decline of 3,200 jobs in NPT in the most recent period for which figures are available (2017). This is the second year that there has been a decline and constitutes a 'trigger' in the LDP monitoring, as a result of which the policy will be part of a review process. 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 considered as part of the LDP Review process.

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

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
7	The net change, type and spatial distribution of open space and community facilities	No loss of facilities permitted contrary to the policy framework	There were no significant losses of community facilities or open space as a result of planning approvals during the monitoring period	
46	The number of applications permitted for housing developments that do not address the open space needs of the occupants	All new housing development of 3 or more units should make provision for open space where there is a quantitative deficiency in open space provision	The target for open space provision has not been met in all cases (see Section 6.4). 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 2 applications (See section 6.4). 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 further 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 ill health, health inequalities and poor well-being.	
53	<i>Local Indicator:</i> The rate of economic activity for NPT	To achieve an increase in the rate of economic activity to 76% by 2026	The NPT rate of economic activity has fluctuated over the past three years (See section 7.1). In the most recent monitoring period it	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
	<i>Contextual Indicator:</i> The rate of economic activity for Wales and UK		has increased by 1.5%, narrowing the gap between NPT and the Welsh average, indicating that progress is being made towards meeting the target	
54	<i>Local Indicator:</i> The rate of unemployment for NPT <i>Contextual Indicator:</i> The rate of unemployment for Wales and UK	To achieve a decrease in the unemployment rate to 6.9% by 2026	The statistics indicate that the NPT unemployment rate has significantly decreased in the last year, to 3.0% although this figure may not be reliable (see Section 7.1). However, the indication is that the target unemployment rate has been comfortably exceeded. Reductions in unemployment should be generally positive for health and well-being	
61	The development of a range of improved walking and cycling routes	Completion of the Wales Coast Path by 2012 Completion of the Cognation Mountain Bike Trails by 2013 Completion of the Great Dragon Ride Route by 2012	The routes listed in the LDP have been constructed, with likely positive impacts on health	
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 3 significant developments approved within the AQMA, all 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	3 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

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

Indicator 7: Loss of open space and community facilities

11.7.9 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. In previous years, this continuing loss of facilities has raised concern in relation to SA Objective 7A, although 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.

11.7.10 However, following further discussions with Development Management officers, an improvement has been recorded during this monitoring period and no significant losses of community facilities or open space have been recorded this year. This indicator will continue to be monitored to assess whether this improvement is sustained.

Indicator 46: Delivery of open space for new developments

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

11.7.12 The ongoing shortfall in provision raises concern in relation to SA Objective 7B. In most cases there was a reason why provision could not be made but this indicator has been identified as a concern in the LDP monitoring (refer to Section 6.4), and it is proposed to reassess the policy as part of the LDP review. The indicator will continue to be monitored.

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

11.7.13 The most recent employment figures (see section 7.1) show a decline of 3,200 jobs in NPT in the most recent period for which figures are available (2017). This is the second year that there has been a decline and constitutes a 'trigger' in the LDP monitoring, as a result of which the policy will be part of a review process. Decreasing employment levels are likely to have an overall negative impact on health and well-being.

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11.7.14 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 considered as part of the LDP Review process.

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 further 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>The NPT rate of economic activity has fluctuated over the past three years (See section 7.1). In the most recent monitoring period it has increased by 1.5%, narrowing the gap between NPT and the Welsh average, indicating that progress is being made towards meeting the target</p>	
54	<p><i>Local Indicator:</i> The rate of unemployment for NPT</p> <p><i>Contextual Indicator:</i> The rate of unemployment for Wales and UK</p>	<p>To achieve a decrease in the unemployment rate to 6.9% by 2026</p>	<p>The statistics indicate that the NPT unemployment rate has significantly decreased in the last year, to 3.0% although this figure may not be reliable (see Section 7.1). However, the indication is that the target unemployment rate has been comfortably exceeded. Reductions in unemployment should be generally positive for poverty levels</p>	

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Analysis

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

11.7.16 The indicators relating to economic activity generally show a mixed picture, including those that relate to impacts on poverty. The most recent employment figures (see section 7.1) show a decline of 3,200 jobs in NPT in the most recent period for which figures are available (2017). This is the second year that there has been a decline and constitutes a 'trigger' in the LDP monitoring, as a result of which the policy will be part of a review process.

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

11.8 SA Topic 8: Economy

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

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
12	The number of applications permitted where new or improved infrastructure has been secured through developer contributions	New development will address the impact on communities through the provision of new or improved infrastructure where appropriate	Full details for this indicator are set out in section 4.4. In terms of economic infrastructure, the impact of new development has been addressed during the planning application determination process in all cases during the reporting period. Where it has been considered an appropriate course of action, S106 agreements have been put in place both to address specific impacts relating to the proposed developments and also to ensure the future needs of end users are met	
14	Local indicator the number of new housing units	Sites have been allocated within Policy H1 for the provision of 5,690 new	The delivery of H1 allocations within the coastal corridor has fallen significantly behind the targets (see section 5.1). This policy will	

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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>	therefore be reviewed as part of the review of the LDP. Any significant prolonged reduction in new housing delivery would not positively support local economic infrastructure and could have negative impacts in respect of SA objective 8A	
22	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area [Harbour Way (PDR)]	To deliver Harbour Way (PDR)	Harbour Way has been completed, providing significant new infrastructure to support the future development of central Port Talbot	
31	The number of new housing units permitted and delivered within the Valleys Strategy Area	<p>Sites have been allocated within Policy H1 for the provision of 1,435 new housing units over the Plan period</p> <p>Annual Targets: 2011/12: 61 2012/13: 108 2013/14: 44 2014/15: 60 2015/16: 90 2016/17: 112 2017/18: 92 2018/19: 75 2019/20: 122 2020/21: 125 2021/22: 117 2022/23: 117 2023/24: 112 2024/25: 126 2025/26: 74</p>	The delivery of H1 allocations within the valleys strategy area has now fallen behind the targets for three consecutive years (see section 5.2). Further research and investigation will be undertaken to understand 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 during the monitoring period were significantly lower than the annual target, the third year that there has been a shortfall. This level of new housing delivery will still have some positive impacts for the local economy, but is falling short of the targets and effects that were envisaged	
41	The number of net additional affordable and general market dwellings built in the LPA area	To deliver 1,200 affordable housing units by 2026 Annual Targets: 2011/12: 7 2012/13: 5 2013/14: 22 2014/15: 37 2015/16: 72 2016/17: 90 2017/18: 115 2018/19: 130 2019/20: 124 2020/21: 120 2021/22: 111 2022/23: 102 2023/24: 90 2024/25: 89 2025/26: 86	Affordable housing delivery has been below target for the past three years, and no affordable units have been delivered through the planning system within the monitoring period, although the rate of delivery is expected to increase (see section 6.2). The lack of new provision means that LDP affordable housing policy is not currently having positive effects in relation to the local economy	
52	The net change in the amount of employment land and floorspace	Principal Target: To make provision for a net gain of approximately 34,000 square metres of employment floorspace within the County Borough by 2026 Interim Targets: 2011/14: 7,000 sq m 2014/17: 7,000 sq m 2017/20: 7,000 sq m	The level of new employment floorspace provision has now fallen below the target for a two year period for two consecutive years, suggesting a negative impact on local economic infrastructure. This issue will now be considered as part of the wider review of the LDP.	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
		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	Three relevant retail applications were permitted but all were in accordance with the retail hierarchy and policy framework	
58	The number of applications for small scale retail development permitted	An increase in the number of small scale retail proposals permitted	There have been no applications that fit the definition of small scale retail developments during the monitoring period. This is a reduction from last year and will not have positive impacts in respect of the 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	There were no applications approved that resulted in the loss of tourism facilities	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 over the past few years and continuing apparent shortfalls in meeting the LDP targets therefore imply a reduction in the economic benefits available from house building, with a less positive and more mixed impact on this objective.

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

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

Indicator 58: The number of applications for small scale retail developments

11.8.7 In the past year there have been no applications for small scale retail developments (see Section 7.2) compared to four approvals during 2017/18. This lack of new provision of small local shops is likely to result in a reduction in local economic benefits and an adverse effect on local economic infrastructure. Although this is currently not a trigger requiring the policy to be reviewed, it will continue to be monitored.

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

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
15	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area (residential)	To provide 2,400 new housing units by 2026 Annual Targets: 2011/12: 0 2012/13: 3 2013/14: 72 2014/15: 100 2015/16: 125 2016/17: 140 2017/18: 170 2018/19: 190 2019/20: 215 2020/21: 215 2021/22: 215 2022/23: 225 2023/24: 235 2024/25: 245 2025/26: 250	Significantly fewer housing units were delivered within Coed Darcy than anticipated during the monitoring period and the number of new housing units provided has now fallen below the cumulative target for 2 consecutive years. The project still has positive economic impacts in terms of local resources and assets but the lack of recent development means that its effects overall are now mixed	
16	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area (employment)	A minimum of 4 Ha of land will be developed during the Plan period for employment uses, with a minimum of 0.33 Ha developed per annum for the remaining years of the Plan period with a cumulative target of 0.66 Ha to be developed over any 2 year period	There have been no new employment developments at Coed Darcy within the monitoring period. This lack of progress means that the effects of the policy are mixed	
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	There have been no new housing developments at Harbourside for two consecutive years, although it is expected that substantial residential development will take place at Harbourside in the coming	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
		2025/26: 30	years. The development still has the potential for positive economic impacts in terms of local resources and assets but the lack of recent progress means that its effects overall are now mixed	
20	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area (employment)	A minimum of 7 Ha of land will be developed during the Plan period for employment uses with a minimum of 0.46 Ha developed per annum for the remaining years of the Plan period with a cumulative target of 0.92 Ha to be developed over any 2 year period	There has now been no land developed for employment uses at Harbourside for 3 consecutive years. As with housing development (Indicator 19), the development is still considered to have the potential for positive economic impacts in terms of local resources and assets but the lack of recent progress means that its effects overall are now mixed	
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 in the last three years, reflecting the same economic circumstances noted in Indicators 19 and 20 above. Although the retail part of the allocation represents a significant opportunity in economic terms, the impacts of this have been mixed	
24	The amount of new development permitted and delivered within Neath Town Centre Mixed Use Regeneration Scheme (residential)	To deliver 50 new housing units with anticipated commencement from 2016/17	Although there has been no new housing development within the Neath town centre regeneration scheme site during the last monitoring period, it is understood that work is due to start on site imminently with the first phase expected to be completed in 2020/21. 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	

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
26	The amount of new development permitted and delivered within Glanafan Comprehensive School Mixed Use Regeneration Scheme (residential)	To deliver 50 new housing units with anticipated commencement from 2017/18	Work on the residential element of the scheme is now complete, delivering a slightly lower total of 47 units. Overall the development should have a positive impact on the investment in and use of local resources	
27	The amount of new development permitted and delivered within Glanafan Comprehensive School Mixed Use Regeneration Scheme (retail)	To deliver the retail element of a mixed use development at Glanafan Comprehensive School, Port Talbot by 2020	The retail element of this development is also largely complete and overall the development should have a positive impact on the investment in and use of local resources	
28	The amount of new development permitted and delivered within Afan Lido Mixed-Use Regeneration Scheme (residential)	To deliver 150 new housing units with anticipated commencement from 2016/17	There have been delays with this scheme (see 5.1), but it is anticipated that initial units will start to be delivered in 2020/21, with site completion in 2023/24. Overall the development should contribute towards the investment in and use of local resources	
29	The amount of new development permitted and delivered within Afan Lido Mixed-Use Regeneration Scheme (tourism/recreation)	To deliver a tourism / recreation development at Afan Lido by 2020	The proposed tourism / recreation elements of the development at Afan Lido are 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

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Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
58	The number of applications for small scale retail development permitted	An increase in the number of small scale retail proposals permitted	There have been no applications that fit the definition of small scale retail developments during the monitoring period. This is a reduction from last year and will not have positive impacts in respect of the investment in and use of local resources	
59	The number of tourism applications permitted contrary to the policy framework	No tourism proposals to be permitted contrary to the policy framework	There have been five approvals for tourism developments complying with the policy framework and 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	There were no applications permitted resulting in the loss of any tourism facilities	
70	<p><i>Core Indicator:</i> The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN)</p> <p><i>Local Indicator:</i> Aggregates land supply</p>	A 10 year landbank of crushed rock to be retained throughout the Plan period	Neath Port Talbot has a landbank figure of greater than 50 years based on 3-year sales average (2016-2018) and 41 years based on 10-year average sales (2009-2018) (refer to Section 8.4). This should help to ensure that these local resources can be extracted where necessary in a sustainable way	
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

11.8.8 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

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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.

11.8.9 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.

11.8.10 Development at both Coed Darcy and Harbourside has slowed over the past two monitoring periods, resulting in mixed impacts being recorded for these developments in relation to these indicators this year. This issue will be assessed and addressed as necessary in the forthcoming review of the LDP. The other monitored brownfield sites are considered to be progressing satisfactorily.

11.8.11 The reduction in number of small local shops being established in the last year has resulted in a negative impact assessment (Indicator 58). This is likely to result in a reduction in use and development of local economic resources. Although this is currently not a trigger requiring the policy to be reviewed, it will continue to be monitored.

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

Indicator Ref	Monitoring Indicator	Target	Commentary	Outcome
16	The amount and type of new development permitted and delivered within Coed Darcy Strategic Regeneration Area (employment)	A minimum of 4 Ha of land will be developed during the Plan period for employment uses, with a minimum of 0.33 Ha developed per annum for the remaining years of the Plan period with a cumulative target of 0.66 Ha to be developed over any 2 year period	There have been no new employment developments at Coed Darcy within the monitoring period. This lack of progress means that the effects of the policy are mixed	
20	The amount and type of new development permitted and delivered within Harbourside Strategic Regeneration Area (employment)	A minimum of 7 Ha of land will be developed during the Plan period for employment uses with a minimum of 0.46 Ha developed per annum for the remaining years of the Plan period with a cumulative target of 0.92 Ha to be developed over any 2 year period	There has now been no land developed for employment uses at Harbourside for 3 consecutive years. The development is still considered to have the potential for positive local economic impacts but the lack of recent progress means that its effects overall are now mixed	

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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 expected to be constructed starting in 2020/21, with site completion in 2023/24. Overall the development should contribute towards the investment in and use of local skills and knowledge	
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
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	There have been no applications that fit the definition of small scale retail developments during the monitoring period. This is a reduction from last year and will not have positive impacts in respect of the investment in and use of local skills and knowledge	
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 five approvals for tourism developments complying with the policy framework and 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	There were no applications permitted resulting in the loss of any tourism facilities	

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Analysis

11.8.12 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.

11.8.13 Development at both Coed Darcy and Harbourside has slowed in the last monitoring period, resulting in mixed impacts being recorded for these developments in relation to this indicator this year. This issue will be assessed and addressed as necessary in the forthcoming review of the LDP. The other monitored brownfield sites are considered to be progressing satisfactorily.

11.8.14 The reduction in number of small local shops being established in the last year has resulted in a negative impact assessment (Indicator 58). This is likely to result in a reduction in use and enhancement of local skills and knowledge. Although this is currently not a trigger requiring the policy to be reviewed, it will continue to be monitored.

PART 4 - Conclusion & Recommendations

12 Conclusion & Recommendations

12.0.1 This is the third 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	60
LDP Policies are not being implemented in the intended manner	Officer and/or Member training may be required	1
Indicators suggest the need for further guidance in addition to those identified in the Plan	Supplementary Planning Guidance may be required	2
The indicators are suggesting that the LDP strategic policy is not proving to be as effective as originally expected	Further research and investigation required	0
The indicators are suggesting that the strategic policy is not being implemented	Following confirmation, the policy will be subject to a review process	26
The indicators are suggesting that the LDP strategy is not being implemented	Following confirmation, the LDP will be subject to a review process	0

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

12.0.4 In addition, one indicator continues to show that the policy is not being implemented in a consistent manner and further discussion with Development Management colleagues will be undertaken to resolve the matter. Where there are outstanding SPG documents to be produced, these will be considered and prepared as soon as is practicable.

Conclusion

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

12 . Conclusion & Recommendations

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

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

Recommendation

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

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

12.0.10 It is important therefore that the Council now progresses with the statutory review of the LDP, to address in particular the policy issues highlighted by the monitoring undertaken to date.



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