

# SWANSEA LOCAL DEVELOPMENT PLAN



## 1<sup>st</sup> Annual Monitoring Report - Period 2019-20 (AMR 1)



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## Executive Summary

### Introduction

1. The Swansea Local Development Plan (LDP) was adopted by Swansea Council on the 28th February 2019 and forms the development plan for the City and County of Swansea under the provisions of Section 38(6) of the Planning Act. As part of the statutory development plan process, following adoption of the LDP, the Council is required to prepare an Annual Monitoring Report (AMR) setting out how the objectives of the plan are being achieved, how the strategy, key policies, allocations and infrastructure requirements are being delivered, and identifying any challenges, opportunities and contextual changes in which the plan operates. This document provides the first AMR of the Swansea LDP (AMR 1) and covers the period April 1<sup>st</sup> 2019 to March 31<sup>st</sup> 2020.

### Notable Changes to Plan Context

2. Without doubt the most profound change in circumstance during the AMR period, which has enormously affected societies and economies across the world, has been the COVID 19 coronavirus pandemic. The onset of the COVID 19 virus materialized in the last Quarter of 2019-20, with cases

of transmission rising rapidly across the UK in mid to late March 2020. At that time the UK and Welsh Governments announced strict lockdown measures which affected nearly all aspects of life, bringing most activities to a halt. Going into 2020-21, the future for the economy and development industry is very uncertain. These effects will become clearer over time and this will need to continue to be considered in respect of the LDP and subsequent monitoring. As well as widely affecting economic and social life, and consequently some of the activities monitored by the AMR indicators in the latter part of 2019-20, the pandemic has also impacted on the ability to efficiently report on some monitoring indicators for this AMR. The pandemic has had a big impact on the activities being monitored (e.g. traffic patterns have markedly altered), the ability to survey/record data (e.g. restrictions on survey work have affected traffic journey time monitoring and retail centre occupancy analysis), and potentially the accuracy of some information available to undertake effective monitoring (e.g. due to contacts in the development industry being furloughed). The impacts are described at the relevant points throughout this document, and are likely to continue to raise significant issues going forward, to be reported in AMR 2 at the end of 2021.

3. In terms of new policy and legislation, various new or updated national planning guidance and Ministerial Letters were published, alongside the publication of new legislation. In combination these served to alter the planning context in which the LDP operates. The most notable of these was *Edition 3 of the Development Plans Manual (DPM)*, published by Welsh Government (WG) in March 2020. The document has amended the list of required and key indicators, and requires that a significantly changed approach is taken to housing delivery monitoring. The LDP was prepared and adopted with reference to the previous version of the Guidance. Therefore, required updates have been made to the LDP monitoring framework in this AMR to ensure it takes full account of the new guidance.
  
4. A Ministerial Letter relating specifically to the requirements for AMRs was published on 7<sup>th</sup> July 2020. This confirmed that, in light of the on-going COVID 19 pandemic, Local Planning Authorities were not required to submit AMRs to WG in 2020. Notwithstanding that the normal requirement has been removed this year given the obvious exceptional circumstances, the Council recognises the importance of monitoring the effectiveness of the Plan and resolved to therefore produce AMR 1 and publish the information for reference purposes.

### Summary of LDP Monitoring Findings

5. The LDP Monitoring Framework is based around the Strategic Policies of the Plan, with indicators to measure the effectiveness of the policies and the progress in delivering allocations and infrastructure. **Overall, the monitoring has shown that the strategy and LDP policies are being implemented effectively and there is no cause for review.**
  
6. Progress is being made in bringing forward development in-line with the Plan strategy and placemaking principles both on SDAs and other allocated sites, along with associated infrastructure and other development requirements.

### LDP Monitoring Summary for 2019-20 – AMR 1

Assessment	Action	Number of Indicators
Indicators suggest that the Plan policies are being implemented effectively and there is no cause for review	Continue Monitoring (Green)	122
Indicators suggest that the Plan Policies are not being implemented in the intended manner.	Training Required (Blue)	0
Indicators suggest the need for further guidance in addition to those identified in the Plan	SPG required (Purple)	0

Indicators suggest the Plan Policies are not being effective as originally expected.	Further Research (Yellow)	0
Indicators suggest that Plan policy/ies are not being implemented.	Policy Review (Orange)	0
Indicators suggest the Plan strategy is not being implemented.	Plan Review (Red)	0

7. New housing monitoring provisions have been integrated into the AMR following the changes to WG guidance and national policy. It should be noted that the monitoring schedules are based on the best information available, as the COVID pandemic has impacted on the collation of statistical information from developers.
8. The monitoring shows that housing completions have been below the Average Annual Requirement (AAR) in 2019-20, the first year following adoption of the LDP and the new residential land supply contained in the Plan. However the WG guidance in the DPM is clear on the need to avoid drawing conclusions from single year data, and therefore the adopted trigger points in the LDP monitoring framework emphasise that any indicators with specific numerical outputs (e.g. housing completions / employment land take up) must be measured over two consecutive years. This approach allows for a more accurate and reliable picture of trends to develop and become clearly identifiable. Further consideration of emerging

numerical trends and the factors behind them will need to be taken in future AMRs.

9. Completions (397 units) have been below the AAR in 2019-20 mainly due to expected build on some non-strategic allocations and SD B and D not yet coming forward in 2019-20 as forecasted. However, the housing trajectories of sites going forward from 2020-21 onwards, which have been formulated through engagement with developers and site promoters where possible (with regard to the COVID impacts described above), show that housing supply exceeds what is left to build, both cumulatively and annually over the remainder of the Plan period. Completions are anticipated to increase from 2020-21 onwards, when more non-strategic allocations are scheduled to come forward on site (several received full planning consent in 2019-20, including those at: Townhill Campus, Uplands; Upper Bank, Pentrechwyth; Tyrisha Farm, Grovesend; Brynafon Road, Penyrheol; Brithwen Road, Waunarlwydd; and land adjoining Pennard Drive, Pennard; which add to other schemes consented before then that are also forecasted to come forward). Completions will increase further in the following year as the SDA sites currently progressing at advanced stages through the Reserved Matters planning application stage (SD B, C and D) deliver significant numbers of new homes, from more than one outlet on these large sites.



10. In terms of affordable housing, 199 affordable homes were built through the planning system in 2019-20, 148 social rented and 51 intermediate tenure, while planning consent was granted in the 12 month period for 840 affordable housing units.
11. Completions will continue to be closely monitored in 2020-21. Consultation with the HBF has indicated that housing delivery is likely to be impacted generally across Wales by the COVID 19 crisis with the following factors raised:
- Potential for delays in the time taken to get planning consent for schemes and 'discharge conditions', due to pressures and constraints on developers as well as on the local authority
  - Potential for there being a reduced number of sites open/coming forward for delivery, due to national and local lockdown events.
  - Reduced level of productivity on sites (the HBF have suggested that due to the new working arrangements around social distancing there could be a 30% reduction).
  - Ability to sell homes and the level of market interest due to the impact on wider economic conditions and mortgage availability.
12. The Council has taken action to support the delivery of housing sites. It has established a delivery team to help bring sites forward to meet the housing requirement (both in terms of private developer sites, and the Council's own general fund and More Homes schemes). This involves assisting in the early identification of issues and site requirements, engaging closely with developers to identify general issues experienced in the planning applications process to help improve the efficiency of progressing sites, and working with developers on placemaking, masterplanning and viability issues to support sites to come forward in an appropriate manner. The Council will continue to work with developers and site promoters to bring forward the new housing supply included in the adopted Plan.
13. The amount of employment land granted planning consent on SDAs in 2019-20 provides 14% of the 19 ha LDP employment land requirement. Employment land development has been in-line with the LDP forecasts, with construction of the DPD depot at SD G Felindre Business Park, and significant progress on the delivery of the mixed use Swansea Central regeneration project in the City Centre. A number of economic contextual indicators are identified which show positive findings for the County. However, it should be noted that there are some time lags in the available data and monitoring will need to continue to see the emerging impacts of the COVID 19 pandemic.
14. Monitoring of other Plan policies, such as design and placemaking, Green Infrastructure, Welsh language,

the historic and cultural environment, tourism, transport, and safeguarding public health and natural resources, has shown that these policy areas are being implemented effectively, delivering placemaking objectives and preventing inappropriate development. A small number of minor amendments and clarifications have been made (and highlighted in the relevant parts of this AMR) to monitoring indicators to reflect changes in data availability and context; or to clarify what the indicator seeks to record.

15. Overall, it can be concluded that the **LDP strategy and its key policies and targets remain relevant,**

**appropriate and up-to-date and progress is being made towards achieving them. There is no cause for Plan review.**

16. Monitoring will continue during 2020 and 2021 against the identified trigger points for AMR 2. Monitoring will again need to take account of changes in the context in which the plan operates, in-line with the WG guidance, particularly with regard to the impacts of the COVID 19 pandemic on the ability to collate accurate data and its effects on the activities being monitored.



## Chapter 1. Introduction

- 1.1 The Swansea Local Development Plan (LDP) was adopted by Swansea Council on the 28<sup>th</sup> February 2019 and forms the development plan for the City and County of Swansea under the provisions of Section 38(6) of the Planning Act.
- 1.2 As part of the statutory development plan process, following adoption of the LDP the Council is required to prepare an Annual Monitoring Report (AMR) setting out how the objectives of the plan are being achieved, how the strategy, key policies, allocations and infrastructure requirements are being delivered, and identifying any challenges, opportunities and contextual changes in which the plan operates. The Council must publish an AMR and submit it to Welsh Government (WG) by 31<sup>st</sup> October each year, starting with the first full financial year (April 1<sup>st</sup> to March 31<sup>st</sup> following adoption of the Plan. On 7<sup>th</sup> July 2020, in light of the on-going COVID 19 pandemic (see paragraph 2.18), WG wrote to all Local Planning Authorities to state that it did not require them to submit AMRs to WG this year. Nonetheless, the Council recognises the importance of continuing to monitor the effectiveness of the Plan and has published this AMR. It should be noted that the pandemic has had an impact both on the activities being monitored and the level of information available to undertake effective monitoring. The impacts are described at the relevant points throughout this document.
- 1.3 This is the first AMR of the Swansea LDP (to be known as AMR 1) and covers the period April 1<sup>st</sup> 2019 to March 31<sup>st</sup> 2020. It is based on the monitoring framework set out in Section 4.2 of the LDP. The AMR has been prepared in-line with Welsh Government (WG) regulations and guidance. It should be noted that the WG guidance has been updated since the adoption of the Swansea LDP, through the publication of the Development Plans Manual Edition 3 (March 2020). This updated guidance includes some additional indicators which were not previously required and these have been added to the monitoring framework in this AMR (further information is provided in paragraph 3.2 and Table 1 of this report).
- 1.4 This AMR also integrates the findings of the Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) monitoring of the Plan, to identify any unforeseen adverse effects and enable appropriate remedial action to be taken in-line with the SEA regulations. The Final Sustainability Appraisal Report of the LDP identifies a set of indicators that will be used to monitor LDP progress on sustainability issues. These are interlinked with the LDP monitoring

indicators, but are set out separately (in Chapter 4) in this AMR from the LDP monitoring (Chapter 3) in order to measure the environmental, economic and social impacts of the LDP. This AMR accords with the requirements for monitoring the sustainability performance of the Plan through the SEA Regulations (2004) and the Conservation of Habitats and Species Regulations 2010 (as amended 2011).

1.5 The remainder of this AMR is structured as follows:

- Chapter 2 – a review of significant changes affecting the context within which the LDP operates, including any changes in relevant legislation, national/regional/local policies/strategies; and social, economic, and environmental factors.
- Chapter 3 – begins with a brief overview of the LDP monitoring framework and highlights the additional indicators now required by the updated WG guidance. It then focuses on an analysis of the LDP monitoring indicators, structured under the headings of the Strategic Policies; considering in each section the core/key indicators (required by WG in all LDPs), and the local indicators specifically defined for Swansea.
- Chapter 4 – analysis of the SA indicators and integrated assessment and linkages with the LDP monitoring.
- Chapter 5 – conclusions and recommendations.

## Chapter 2. Significant Contextual Changes

### Overview

2.1 This chapter provides a summary of the relevant significant changes affecting the context within which the LDP operated during 2019-20, including changes in relevant legislation; national, regional and local policies and strategies; and social, economic, and environmental factors.

### Legislation and National Planning Policy and Guidance

2.2 There were a number of new or updated national planning policy and guidance documents published, and legislation, which impacted the planning context in which the LDP operated during 2019-20. These are summarised below.

2.3 *Edition 10 of Planning Policy Wales (December 2018 and March 2020)* – significant updates to the national planning policy document have taken place since the Swansea LDP was adopted. In December 2018, PPW was revised and restructured to take into account the Well-being of Future Generations Act, by incorporating the seven well-being goals for Wales and five ways of working, and refocusing on a placemaking approach for planning. 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 through the implementation of place making principles in both plan making and decision making on planning applications. While this represented a major change at national level, it should be noted that these changes to national policy largely reflected the placemaking approach already adopted in the Swansea LDP.

2.4 Further changes were made to PPW in March 2020 to replace the requirement for LPAs to provide a 5 year housing land supply with a new housing delivery monitoring system set out in the updated DPM (see paragraph 2.6 below). Further information on how these changes to the monitoring regime have affected the AMR is set out in paragraph 3.2 and Table 1.

2.5 *Publication of the Town and Country Planning (Major Residential Development) (Notification) (Wales) Direction 2020 and guidance (January 2020)* - WG amended the provisions regarding “Significant Residential Development” set out in The Town and Country Planning (Notification) (Wales) Direction 2012 (the 2012 Direction) and paragraphs 16 to 18 of Welsh Government Circular 07/12 because they had evidence that speculative and unsustainable

residential developments have been proposed outside of adopted LDPs. The 2020 Direction applies to applications made on or after 15<sup>th</sup> January 2020. The Direction requires the Welsh Ministers to be notified of applications made on or after that date for any proposed residential development of 10 or more residential units, or residential development on 0.5 hectares or more of land, which is not in accordance with one or more provisions of the Development Plan in force and which the Local Planning Authority does not propose to refuse.

- 2.6 *Edition 3 of the Development Plans Manual (DPM, March 2020)* – WG updated the guidance on Development Plan preparation and monitoring. This document provides detailed guidance on how to prepare a Development Plan. Notably for the AMR process, WG has amended the list of required and key indicators and made significant changes to housing delivery monitoring, while specifying requirements for stakeholder consultation on housing monitoring. The LDP was prepared and adopted with reference to the previous version of the Guidance. Therefore, required updates have been made (and have been fully annotated) to the LDP monitoring framework in this AMR to ensure it takes full account of Edition 3 of the DPM.
- 2.7 *Revocation of Technical Advice Note (TAN) 1 (March 2020)* - linked to the amended housing delivery

monitoring arrangements set out above, TAN 1 was revoked by WG, removing the requirement for Joint Housing Land Availability Studies that monitor the provision of a 5 year housing land supply.

- 2.8 *Increasing The Supply of Affordable Homes Through Planning: (July 2019)* – guidance was issued by WG to LPAs re-iterating the importance of addressing the need for affordable housing, including making provision for affordable housing led sites when reviewing LDPs, which must include at least 50% affordable housing. This impacts on the context for decisions for affordable housing proposals, but also reflects the policies already contained in the LDP on providing affordable housing led sites. *Securing Biodiversity Enhancements (October 2019)* - guidance was issued by WG to LPAs to clarify that in light of the legislation and PPW, where biodiversity enhancement is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise it will be necessary to refuse permission.
- 2.9 *Manual for Streets 2 (Urban and Rural Streets) (May 2019)* - extends the Manual for Streets to include urban and rural situations and fills the gap in advice between Manual for Streets and The Standards for Trunk Roads. *Manual for Streets (Residential Streets)*

(May 2019) sets out how to design, construct, adopt and maintain new and existing residential streets.

2.10 *The Welsh National Marine Plan (WNMP published in November 2019)*, sets the framework for the sustainable development of Welsh seas. It provides guidance on the responsibilities of developers and LPAs for ensuring their proposals and decision making respectively are in accordance with the WNMP and provides the matters which each party should have regard to. In addition to demonstrating compliance with the WNMP, proposals must also demonstrate consideration of the relevant marine plans and policies.

2.11 There have been some new emerging documents and draft changes to existing national planning policy and guidance documents published by WG for consultation, which should be noted for setting the direction of travel on key planning issues. These are summarised below.

2.12 *Consultation on the draft National Development Framework (NDF) (Autumn 2019)* – this is the Development Plan which will set the direction for development in Wales from 2020 to 2040. WG published the Draft NDF in Autumn 2019. While this draft was for consultation, it is important to note for its direction of travel on key planning considerations and represents an important milestone in the transition

towards having a three tiered Development Plan structure across the Country with this national spatial development plan at the top. The Final NDF, when published by WG, will have the full legal weight of an adopted Development Plan.

2.13 *Technical Advice Note (TAN) 15: Development, Flooding and Coastal Erosion Consultation (October 2019 to January 2020)* – WG consulted on proposals to replace the Development Advice Map with a new Wales flood map, placing a greater emphasis on the Development Plan and the value of Strategic Flood Consequences Assessments, integrating guidance on coastal erosion with flood risk issues in TAN 15, and providing guidance for regeneration initiatives affecting communities in flood risk areas. *TAN 11: Noise* - is to be updated to include air quality as well as soundscape and noise, to support the place-making focus of PPW. These are noted for direction of travel on these important topics.

### **Regional Context**

2.14 *Mid and South West Wales Regional Planning Group* - With regard to the new and emerging planning regime in Wales and the introduction of Strategic Development Plans (SDPs), including specific WG guidance on preparing SDPs and further clarification in the DPM Edition 3, work has continued with Swansea Strategic Planning Officers involved in

supporting and contributing to the regional agenda<sup>1</sup>. Officers have been working on regional collaboration initiatives and studies, notably, leading on the creation of a consistent Development Viability Model (DVM) and approach. The Council has worked collaboratively with other Councils across the region and also in South East Wales, alongside consultants Burrows-Hutchinson Ltd, to establish a robust and user-friendly DVM tool for the purpose of undertaking an assessment of the financial viability of development proposals. Swansea Planning Officers began using the DVM in 2019 and it has already proved an invaluable tool in the determination of residential planning applications against the infrastructure requirements set out in the LDP.

- 2.15 *Swansea Bay City Deal progress* – the City Deal, established in 2017, will part-fund a programme of major transformational projects across Carmarthenshire, Neath Port Talbot, Pembrokeshire and Swansea over the coming years. The first £18 million of City Deal funding has been released by WG and UK Government, based on the approval of two City Deal projects, one of which is in Swansea - the City and Waterfront Digital District. Construction has commenced during 2019-20 on the Swansea Central Scheme and indoor arena forming part of the

Swansea City and Waterfront Digital District project. Consultation has also taken place on plans for the digital village scheme on the Kingsway, informing a planning application which was submitted in the latter part of 2019-20. Both sites form integral elements of the LDP Strategic Development Area covering the Central Area and Waterfront (SD J).

### ***Local Context***

- 2.16 Following public consultation on a draft document during the summer of 2019, the Council adopted Supplementary Planning Guidance (SPG) in December 2019 on Houses in Multiple Occupation (HMO) and Purpose Built Student Accommodation (PBSA). This SPG provides guidance to support LDP policies H 9 and H 11 to inform decision making on HMOs and PBSA planning applications.

### ***Economic, Social and Environmental Context***

- 2.17 At the end of the third Quarter 2019-20, the Bank of England reported<sup>2</sup> that underlying United Kingdom (UK) growth had been subdued up to that point during the year, driven partly by weakening global growth,

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<sup>1</sup> Subsequent to the period 2019-20, which this report covers, changes set out in the revised NDF laid to the Senedd in September 2020, have altered the

proposed regional context with 4 regions defined and Swansea to be part of a South West Region.

<sup>2</sup> Monetary Policy Report November 2019. The Bank of England.



and also Brexit related uncertainties. Up until the end of the third Quarter of 2019-20, most indicators of economic performance for Swansea were showing a small uplift and positive year on year trends (see chapter 3 for the analysis of local employment contextual indicators). Significant projects such as the City Deal transformational developments in the City Centre were underway.

- 2.18 However, the last Quarter of 2019-20 saw a dramatic change with the onset of the COVID 19 virus pandemic across the World. With cases of community transmission rising rapidly across the UK in mid to late March 2020, the UK Government announced strict lock down measures instructing the vulnerable to self isolate and the wider public to stay at home except for very limited purposes, such as shopping for basic necessities, one form of exercise a day, traveling to or from work if absolutely necessary, and medical needs. These measures affected nearly all aspects of economic and social life bringing most activities to a halt. Financial support measures were put in place by the Government to support businesses and employees but it is likely that the economic impacts will be severe, while many established ways of life, such as work patterns, travel habits and how we use

our homes could change significantly. Going into 2020-21, the future for the development industry and other commercial sectors is very uncertain. Taking the housebuilding sector as an example, there is a likelihood of there being a reduced number of sites open, forecasts of a reduced level of productivity on site due to new working arrangements around social distancing, and likely market uncertainty. The latest unemployment claimant count for Swansea in April 2020 already showed a +3,145 increase (+59%) on the previous month's figure. Brexit is also likely to have impacts on the economy over the coming years, the nature of these effects will depend on the terms which are finally agreed. These effects will become clearer over time and this will continue to be considered in respect of the LDP and subsequent monitoring. Whilst clearly widely affecting economic and social life, and consequently some LDP indicators in the latter part of 2019-20, the lockdown has also impacted on the ability to efficiently report on some monitoring indicators for this AMR. For example, it has restricted outdoor surveys from being undertaken in April 2020, and prevented or delayed the collation of statistical information from developers who were furloughed. The role of planning is going to be critical in helping Wales to recover from this crisis<sup>3</sup>.

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<sup>3</sup> Building Better Places was published in July 2020 by WG, subsequent to this monitoring period, to highlight the ways in which placemaking can help the recovery of Wales.

- 2.19 During 2019-20 Natural Resources Wales (NRW) published regional Area Statements outlining the key environmental challenges facing localities, what people can all do to meet those challenges, and how people can better manage natural resources for the benefit of future generations. Viewed together, the seven Area Statements set out the key challenges and opportunities for the sustainable management of Wales' natural resources into the future against a backdrop of WG's declaration of a climate and a nature emergency. Swansea is covered by the South West Wales Area Statement, which sets out the following key themes for the area to be addressed within a whole systems approach:
- Examining the opportunities to address health inequalities in South West Wales by using natural resources and habitats.
  - Ensuring land is sustainably managed for future generations.
  - Exploring how to reverse the decline of biodiversity by building resilient ecological networks.
  - How people can adapt and respond to a changing climate.
- 2.20 Reinforcing this final bullet point, the last Quarter of 2019-20 saw significant storm events across the UK in January and February, followed by severe flooding,

highlighting the importance of the LDP policies to address climate change and its impacts. In June 2019 the Council declared a climate emergency in recognition that globally, the actions required to address climate change effectively rest with national governments and require international collaboration, but there is also important work that the Council can continue to do building upon the actions already taken to reduce carbon emissions, enhance biodiversity, and secure a prosperous, low-carbon economy.

- 2.21 The NRW Marine Area Statement, which covers the inshore waters of Wales extending out 12 nautical miles, applies to Swansea. NRW have identified the following actions across the Marine Area Statement to:
- Support work that can help to 'reconnect' people with Welsh seas
  - Engage at a local level to explore what people value about coasts/seas
  - Work more closely through Public Service Boards to identify and address marine and coastal issues and opportunities
  - Raise the profile of marine and coastal areas and their role in supporting local well-being

## Chapter 3. LDP Key and Local Indicators

### Overview

- 3.1 The LDP Monitoring Framework was developed based around the Strategic Policies of the Plan, with indicators to measure the effectiveness of the policies in meeting identified targets and trigger points beyond which remedial action may be required if targets are not met. The monitoring framework was based on the WG guidance extant at that time.
- 3.2 Updated WG guidance identifies the indicators required in all Development Plan monitoring frameworks. The majority of these were already covered by the LDP monitoring framework, but any that were not have been added for the purposes of this and subsequent AMRs. The most notable change is that, following the amendment to national policy to no longer require LPAs to monitor housing land supply and the revoking of TAN 1, the Council is no longer required to report on LDP indicator 5. WG has introduced a new housing monitoring regime which has been adopted in this AMR in place of the original indicator 5. Table 1 summarises how the monitoring framework in the LDP fulfils the WG guidance and where it has been updated to reflect the latest requirements. It is also noted that the DPM states that trigger points that have specific numerical outputs (e.g. housing completions/ employment land take up) should be measured over two consecutive years (annual delivery rates not the number of AMRs submitted) allowing for trends to develop and become clearly identifiable.
- 3.3 The monitoring indicators have a target, which relates to the Plan's strategy, objectives and policy outcomes; and a trigger point which sets the parameters against which policies should deliver.
- 3.4 It is not necessarily anticipated that a failure to meet an established target will automatically result in a review of the policy. The first course of action will normally include a thorough analysis of the reason(s) for the failure and a broader assessment of the implications as far as the successful implementation of the Plan is concerned. There will be cases where effective policy implementation will be a key factor in determining how successful the Plan will be in achieving the Strategic Objectives. In such cases (e.g. in relation to new housing development where delivery will need to occur throughout the Plan period), it will be important to ensure that delivery remains on track to achieve the policy aims by the end of the Plan period. In this case, missing one target would represent an opportunity to assess the policy to establish the causes of the lower than

anticipated level of performance. However, missing a further target could significantly impact on the ability of the Plan to achieve its stated aims and objectives and require a review of that particular policy. The AMR will identify any policy that is not being implemented in the anticipated manner. It will outline

steps that will be taken to address the issues identified.

**Table 1: Indicators Required in DPM Edition 3 Cross Referenced to Indicators in this AMR**

DPM Edition 3 Guidance	AMR LDP Indicator Reference
<b>Indicators Required by Legislation</b>	
Number of net additional affordable and market dwellings built in the LPA area. LDP Regulation 37. All AMRs must include the annual affordable and market housing completions in the plan area.	Indicator 6
<b>Key Indicators Applicable to all Plans</b>	
Spatial distribution of housing development. To monitor housing completions each year in line with the growth strategy and the settlement hierarchy	Indicators 6b and 8
The annual level of housing completions monitored against the Average Annual Housing Requirement (AAR)  The components of housing supply, including site allocations, large and small windfalls should also be monitored separately	New indicator 5a added to cover AAR.  Supply components are monitored by indicator 7-7d.
Total cumulative completions monitored against the anticipated cumulative completion rate.	Indicator 5b (new).
The level of affordable housing completions monitored against the Plan's overarching target.	Indicator 6a
The tenure of affordable housing completions.	Indicator 6aii (new)
Employment land take-up against allocations.	Indicator 11.
Job growth in line with the strategy.	Indicator 16a (new)
Delivery of the affordable housing policy - thresholds and percentage targets for each sub-market area.	Indicator 78

<b>DPM Edition 3 Guidance</b>	<b>AMR LDP Indicator Reference</b>
Viability. LPA should monitor trends (positive and negative) in key determinants of market conditions and viability such as, house prices, land values, build costs.	Indicator 81.
The rate of development on key allocations (completions linked to phasing trajectories and infrastructure schemes, where appropriate).	Indicators 7, 11 and 27-69
The delivery of key infrastructure that underpins the plan strategy.	Indicators 2 and 4
<p>The completion of Gypsy and Traveller sites to meet identified need. This will monitor the development of allocated Gypsy and Traveller sites to meet identified need over the full plan period.</p> <p>A separate indicator will also be required to monitor and make provision for any newly arising need outside of the GTAA.</p>	<p>Indicator 9</p> <p>Indicator 9a (new)</p>
The scale/type of highly vulnerable development permitted within C2 flood risk.	Indicator 106
<b>Locally Specific and Contextual Indicators</b>	
Local Indicators. Policy/topic specific indicators should be defined by each LPA specific to their area and considered against the importance of monitoring the effectiveness of the plan's strategy.	Numerous indicators.
Contextual Indicators. These should be defined by each LPA and involve the consideration of influences at a strategic level to describe the economic, social and environmental conditions within which the development plan operates.	Numerous indicators.
<b>Linkages to SA/SEA Monitoring</b>	
SA /SEA. The plan will need to consider the linkages between the SEA/SA monitoring process and the LDP monitoring process to avoid duplication. Opportunities for joint reporting should be maximised.	Chapter 4

**Table 2: Adopted LDP Monitoring Options**

ASSESSMENT	ACTION
<b>Continue Monitoring (Green)</b>	
Indicators suggest that the Plan policies are being implemented effectively and there is no cause for review.	No further action required, other than to continue monitoring.
<b>Training Required (Blue)</b>	
Indicators suggest that the Plan Policies are not being implemented in the intended manner.	Officer and/or member training may be required.
<b>Supplementary Planning Guidance Required (Purple)</b>	
Indicators suggest the need for further guidance in addition to those identified in the Plan	Publish additional Supplementary Planning Guidance
<b>Further Research (Yellow)</b>	
Indicators suggest the Plan Policies are not being effective as originally expected.	Further research and investigation required, including looking at contextual information about the County or topic area.
<b>Policy Review (Orange)</b>	
Indicators suggest that Plan policy/ies are not being implemented.	Full investigation into why the Plan policies are not being implemented which may lead to a formal review of the Plan policy/ies.
<b>Plan Review (Red)</b>	
Indicators suggest the Plan strategy is not being implemented.	Full investigation into why Plan strategy is not being implemented which may determine a formal review of the Plan is required.

3.5 Table 2 sets out the options available to the Council with respect to each LDP monitoring indicator, when monitoring against the target and trigger point, and these are in-line with the updated WG guidance.

3.6 From this point onwards, Chapter 3 provides an analysis of the performance for each LDP indicator during 2019-20 structured under the following headings:

- Policy PS 1: Sustainable Places
- Policy PS 3: Sustainable Housing Strategy
- Policy PS 4: Sustainable Employment Strategy
- Policy SD 1: Strategic Development Sites
- Policy SD 2: Masterplanning Principles
- Policy RC 1: Swansea Central Area Regeneration
- Policy IO 1: Supporting Infrastructure and Planning Obligations
- Policy ER 2: Strategic Green Infrastructure Network
- Policy SI 1: Health and Well-being
- Policy TR 1: Tourism and Recreation Development
- Policy ER 1: Climate Change
- Policy T 1: Transport Measures and Infrastructure
- Policy RP 1: Safeguarding Public Health and Natural Resources
- Policy HC 1: Historic and Cultural Environment
- SPG preparation

3.7 In each section, an analysis has been undertaken of the required/key indicators, and then an analysis of local or contextual indicators specifically defined in the LDP for Swansea.

3.8 All information presented is up to date as of April 1<sup>st</sup> 2020.

**Policy PS 1: Sustainable Places**

3.9 Policy PS 1 sets out a sustainable settlement strategy which directs future growth to the most sustainable locations within the defined settlement boundaries of the urban area and Key Villages; safeguards and protects the character and openness of Green Wedges; and resists inappropriate development in the countryside. A summary of the assessment outcomes for the indicators monitoring this aspect of the LDP policy framework is shown in Table 3. Overall, the policy framework is working well and no action is required.

**Table 3: Summary of Assessment Outcomes for PS 1**

Indicators	Assessment Outcome
1. Local Indicator: Number of planning applications for development permitted outside defined settlement boundaries of the urban area and Key Villages	No action required, continue monitoring
2. Key Indicator: Provision of community facilities and infrastructure on SDAs in accordance with the Site Masterplan and policy.	No action required, continue monitoring
3. Local Indicator: SDAs to be delivered in accordance with the Placemaking principles set out in the site policy and masterplan	No action required, continue monitoring
4 Key Indicator: Number of planning applications permitted which deliver infrastructure measures identified in Appendix 3 of the Plan.	No action required, continue monitoring

3.10 Each of these indicators is considered in detail below. Indicator 1 monitors the number of planning consents for development outside defined settlement boundaries of the defined urban area and Key Villages.



<b>LDP Objective(s):</b>	<b>All</b>						
<b>Key policies:</b>	<b>PS 1</b>	<b>Related policies:</b>	<b>PS 3, PS 4, CV 2</b>				
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>				
<b>1. Local Indicator: Number of planning applications for development permitted outside defined settlement boundaries of the urban area and Key Villages.</b>	Development in the countryside to be limited to exceptional circumstances.	<table border="1"> <tr> <td><b>Adoption:</b></td> <td>Policies adopted in the Plan</td> </tr> <tr> <td><b>AMR No. 1:</b></td> <td>117 planning applications permitted outside defined settlement/key village boundaries in 2019-20. The decisions reflected the LDP policy framework.</td> </tr> </table>	<b>Adoption:</b>	Policies adopted in the Plan	<b>AMR No. 1:</b>	117 planning applications permitted outside defined settlement/key village boundaries in 2019-20. The decisions reflected the LDP policy framework.	One planning application permitted outside settlement boundaries contrary to the policy framework.
<b>Adoption:</b>	Policies adopted in the Plan						
<b>AMR No. 1:</b>	117 planning applications permitted outside defined settlement/key village boundaries in 2019-20. The decisions reflected the LDP policy framework.						
<b>Analysis:</b>							
In 2019-20 there were 117 planning applications for development permitted outside defined settlement boundaries of the urban area and Key Villages. The majority were for minor types of development (e.g. householder extensions, replacement windows and roofs). The decisions have been reviewed and were in-line with the LDP policy framework. The target is being met.							
<b>Action:</b>							
<b>No further action required, other than to continue monitoring.</b>							

- 3.11 WG guidance requires that the delivery of key infrastructure that underpins the Plan strategy is monitored. Indicators 2, 3, and 4 fulfil this requirement for the allocated housing sites in the Plan, and monitor the delivery of sustainable places.

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>PS 1</b>	<b>Related policies:</b>	<b>PS 2, SD policies, IO 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>2. Key Indicator: Provision of community facilities and infrastructure on SDAs in accordance with the Site Masterplan and policy.</b>	All development on SDAs to be supported by community facilities and infrastructure.	<b>Adoption:</b>	Sites adopted in the Plan
		<b>AMR No. 1:</b>	Sites being progressed in-line with the Site Masterplans and policies.
<b>Trigger point:</b>			
Community facilities and infrastructure not delivered in accordance with the policy framework or within the agreed phased period on an SDA.			
<b>Analysis:</b>			
<p>Planning permission was granted on some of the SDAs in 2019-20. A commentary is provided on each of these below. Each SDA is considered in more detail later in this report under Indicators 27-69.</p> <p><b>SD B</b> - Outline planning consent (ref: 2016/1478) was granted to Persimmon Homes in December 2019, in-line with the LDP site policy and masterplan. A Section 106 was signed for 20% affordable housing provision, agreed phased financial contributions towards highway improvements, active travel measures, bus services, local environmental enhancement, open space maintenance, recreation facilities, and school provision (or contributions towards the building of a school). The outline consent comprises over 50 detailed planning conditions including the requirement for a detailed phasing plan. Further monitoring required with regard to the determination of the Reserved Matters planning applications in AMR 2.</p> <p><b>SD D</b> - Outline planning consent was granted (ref: 2017/1822/OUT) to Llanmoor Homes in October 2019. A Section 106 Agreement was signed for the provision of infrastructure and community facilities following detailed viability assessments. The Section 106 requires 15% affordable housing on the initial phases; agreed phased financial contributions towards highway improvements, active travel measures, bus services, open space and ecological mitigation, and construction of the primary school and contributions towards secondary</p>			

provision. There are also many detailed planning conditions requiring development to conform to the agreed phasing. Following detailed viability appraisals by the Council's consultant Burrows Hutchinson using the Council's adopted DVM, it was agreed that there was evidence to justify a lower percentage of social rented affordable housing provision on the initial phases. Measures have though been put in place in the Section 106 Agreement to ensure that a viability review is undertaken after the occupation of the 500th residential unit to determine whether an additional education contribution and higher social rented housing provision can be delivered on later phases. Further monitoring required with regard to the determination of the Reserved Matters planning applications in AMR 2.

**SD J** - The Swansea Central scheme is in accordance with the LDP site policy and masterplan. The scheme consented during 2019-20 (ref: 2019/0980/S73; ref: 2019/1373/RES) provides a comprehensive retail and leisure-led mixed-use place of a quality, scale and critical mass appropriate for a Regional Centre properly integrating, and complementing the existing Retail Centre. The development will create new streets and spaces with active edges and an urban scale including a high quality built edge and active frontages to Oystermouth Road. It includes a high quality bridge crossing over Oystermouth Road at St Davids/LC2 site, high quality pedestrian/cycle connection between the Waterfront/Civic Centre site and St Davids/Retail Centre, and green infrastructure.

**SD K** – One planning consent granted during 2019-20 (ref 2019/1120/FUL), which was within the SA1 Waterfront part of the SDA, at Unit 3 Langdon House, Langdon Road, for a change of use from Office (Class B1) to a Referral Centre (Class D1). The planning application was permitted in accordance with the site policy and masterplan.

Overall, it is considered that the target is being met and the SDAs were progressed in-line with the Site Masterplans and policies in 2019-20.

**Action:**

**No further action required, other than to continue monitoring.**

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>PS 1</b>	<b>Related policies:</b>	<b>PS 2, SD policies, IO 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>3. Local Indicator: SDAs to be delivered in accordance with the Placemaking principles set out in the site policy and masterplan</b>	All SDAs to be delivered in accordance with Placemaking principles set out in the site policy and masterplan, unless exceptions are justified by evidence.	<b>Adoption:</b>	Sites allocated in the Plan
		<b>AMR No. 1:</b>	Sites being progressed in-line with the Site Masterplans and policies
<b>Trigger point:</b> One planning application permitted not in accordance with the site policy and masterplan without sufficient justification.			
<b>Analysis:</b>			
The placemaking principles are fundamental to the delivery of sustainable places. The LPA is working closely with all the site promoters of the SDAs and the proposals coming forward are the product of extensive engagement over a number of years at the pre-application stage. Specifically regarding the planning applications consented in 2019-20, the LPA has engaged extensively with the developers concerned to ensure the agreed schemes will deliver sustainable places in-line with the Plan's placemaking requirements. As stated under Indicator 2, planning consents were granted in 2019-20 for SD B, SD D and significant elements of SD J, and it is considered that the sites are progressing in-line with the site masterplans and policies and the target is being met.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

3.12 Appendix 3 of the LDP sets out key site requirements and informatives for all the sites allocated in the Plan. The appendix provides additional detail to the requirements set out in the policies and sets out clearly where the Council will require infrastructure to be provided to support development. Indicator 4 monitors planning applications consented on allocated

sites in 2019-20 against the LDP Appendix 3 requirements.

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>PS 1</b>	<b>Related policies:</b>	<b>PS 2, IO 1, H 1, H 5, SD policies</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>4. Key Indicator: Number of planning applications permitted which deliver infrastructure measures identified in Appendix 3 of the Plan.</b>	Development addresses the impact on communities through the provision of new or improved infrastructure measures as identified in Appendix 3 of the Plan.	<b>Adoption:</b>	Sites allocated in the LDP
		<b>AMR No. 1:</b>	10 allocated housing sites granted planning permission in 2019-20.  All planning applications permitted in-line with Appendix 3.
<b>Analysis:</b>			
<p>Planning permission was granted on the following SDAs in 2019-20. A commentary is provided below for each site in relation to the requirements set out in Appendix 3.</p> <p><b>SD B Land north of Garden Village-</b> Outline planning consent (ref: 2016/1478) was granted in 2019-20 in-line with the LDP requirements. A Section 106 was signed for 20% affordable housing provision, agreed phased financial contributions towards highway improvements, active travel measures, bus services, local environmental enhancement, open space maintenance, recreation facilities, and school provision (or contributions towards the building of a school). The application has benefitted from the input of the Council's Ecologist to ensure that there is a substantial undeveloped buffer between the proposed houses and the SINC woodland that wraps around the north and west parts of the site, with intervening interim open space with limited public access. The outline consent comprises over 50 detailed planning conditions including the requirement for a detailed phasing plan. Detailed consideration will be given to the secondary access, appearance, landscaping, layout and scale of the development at the reserved matters stage. Further monitoring required with regard to the determination of the Reserved Matters planning applications in AMR 2.</p> <p><b>SD D West of Llangyfelach Road, Penderry -</b> Outline planning consent was granted (ref: 2017/1822/OUT) to Llanmoor Homes in October 2019 in-line with the LDP requirements. A Section 106 Agreement was signed for the provision of infrastructure and community</p>			

facilities following detailed viability assessments. The Section 106 requires 15% affordable housing on the initial phases; agreed phased financial contributions towards highway improvements, countryside access active travel measures, bus services, open space and ecological mitigation, and construction of the primary school and contributions towards secondary provision. There are also many detailed planning conditions requiring development to conform to the agreed phasing. Following detailed viability appraisals by the Council's consultant Burrows Hutchinson using the Council's adopted Development Viability Model, it was agreed that there was evidence to justify a lower percentage of social rented affordable housing provision on the initial phases. Measures have though been put in place in the Section 106 Agreement to ensure that a viability review is undertaken after the occupation of the 500th residential unit to determine whether an additional education contribution and higher social rented housing provision can be delivered on later phases. Further monitoring required with regard to the determination of the Reserved Matters planning applications in AMR 2.

**SD J Swansea Central Area** - The Swansea Central scheme is in accordance with the LDP. The scheme consented during 2019-20 (ref: 2019/0980/S73; ref: 2019/1373/RES) provides a comprehensive retail and leisure-led mixed-use place of a quality, scale and critical mass appropriate for a Regional Centre properly integrating, and complementing the existing Retail Centre. The development will create new streets and spaces with active edges and an urban scale including a high quality built edge and active frontages to Oystermouth Road. It includes a high quality bridge crossing over Oystermouth Road at St Davids/LC2 site, high quality pedestrian/cycle connection between the Waterfront/Civic Centre site and St Davids/Retail Centre, and green infrastructure.

**SD K Fabian Way Corridor** – One planning consent granted which was within the SA1 Waterfront part of the SDA during 2019-20 (ref 2019/1120/FUL), Unit 3 Langdon House Langdon Road, change of use from Office (Class B1) to Referral Centre (Class D1). The planning application was permitted in accordance with the LDP.

In terms of non-strategic sites, the following have been granted planning consent in 2019-20, and a commentary is provided below for each of these sites:

**H1.3 Townhill Campus, Townhill Road, Townhill** - Planning consent granted (ref: 2018/2698/FUL) during 2019-20 in-line with the LDP requirements for a hybrid planning application for the redevelopment of the site to form up to 160 residential units and 1 retail unit. A full planning permission for the demolition of most buildings, apart from the main part of the 1912 building which is to be converted and extended to create 62 apartments; and outline planning permission for the construction of up to 98 residential units and 1 retail unit with indicative access, layout and scale parameters. The application has acknowledged that the main building constitutes a local land mark feature and it has been retained as part of the development to be converted and appropriately extended. The development involves the

removal of a number of poor-quality additions to the rear of the building which will help reveal the building's original Edwardian features and enables the building to be modified in a sustainable and economically viable way. Green infrastructure, open space provision and biodiversity enhancements are included with the mature parkland and open space to be conserved and managed to maintain a natural green 'lung' for the new housing as well as providing dedicated amenity space for the adjacent residential areas. Access is primarily from Townhill Road with a new access created to replace the existing sub-standard one. Contributions will be made towards specific highway and active travel schemes. With respect to the significant abnormal costs involved in developing the site and the affordable housing provision and highways contributions required, it was concluded on balance in terms of the viability of the scheme, and in-line with the Policy IO 1, that it was not justified to request an education contribution in this instance.

**H1.5 Land at Upper Bank, Pentrechwyth** - The site is being developed incrementally in phases. Planning consent was granted (ref: 2018/2692/FUL) in 2019-20 for a further phase involving the retention and completion of development for 107 residential dwellings, subject to the signing of a Section 106 formulated following a detailed viability assessment by the LPA, requiring affordable housing provision, contributions towards school improvements and ecological mitigation for the loss of SINC habitat.

**H1.30 Land at Tyrisha Farm, Grovesend** - Planning consent granted (ref: 2018/2720/FUL) in 2019-20 for demolition of the existing buildings on site and redevelopment of the site to provide 60 residential units. The permission is subject to the signing of a Section 106 agreement for a minimum of 15% on-site affordable housing provision, highways, parks and education contributions. In determining the application, it was acknowledged that while the allocation indicates that connections and improvements will be sought to PROWs on site or adjacent to the site, required land is in separate ownership so it was not considered feasible or necessary in this instance to request any upgrade to the nearby PROW.

**H1.31 Land off Brynafon Road and Gower View Road, Penyrheol** – Planning consent granted in 2019-20 for construction of 144 residential dwellings (ref: 2019/2144/RES). In-line with the LDP, the site layout provides for a place linked to existing neighbourhoods both by vehicle and on foot and also provides a link to the adjacent PROW. A community facility will be located in a central location which would benefit not only residents of the new development but residents of the surrounding community which further helps stitch this development into the existing neighbourhood. The layout provides for a variety of public spaces within the development. The existing park will be retained and enhanced and the existing zip wire relocated. The LPA worked with the applicant to ensure the residential amenity of the development with regard to adjacent areas was acceptable. A contribution was provided for education as part of the S73 to the outline planning consent and was secured via S106. The proposals are considered acceptable in terms of their incorporation of green

infrastructure. The applicant submitted a Welsh Language Action Plan (WLAP) with the previous application and the recommendations of that have been secured via condition.

**H1.34 Land adjacent to 114 Brithwen Road, Waunarlwydd** – Planning consent granted in 2019-20 (ref: 2019/0017/FUL) for construction of 9 residential dwelling units on part of the allocated site. None of the dwellings shall be brought into use until the highway known as 'Greenways' has been improved and resurfaced in accordance with details to be submitted to and approved by the LPA.

**H5.4 Land adjoining Pennard Drive, Pennard** - Planning consent granted in 2019-20 (ref: 2018/2580/FUL) for the construction of 70 dwellings including a majority number of 36 affordable dwellings in-line with Policy H 5. It was considered that the house types positively reflect the traditional Gower Vernacular, the development would not have significant adverse impact on the natural assets of the Gower AONB, and the development was of a form and scale, design, density and intensity of use that is compatible with the character of the Gower AONB, in accordance with the Gower Design guide SPG. Translocation of a hedge conditioned. Section 106 requiring maintenance and management plans for the retained trees, new trees and planting, existing hedgerows, LAPS, opens spaces, and sustainable urban drainage system, highways contribution and safety measures, and education contribution.

Overall, it is considered that the sites are being progressed in-line with the LDP requirements and the target is being met.

**Action:**

**No further action required, other than to continue monitoring.**



### Policy PS 3: Sustainable Housing Strategy

3.13 Policy PS 3 sets out how the Plan will meet the identified housing requirement over the Plan period. A number of indicators monitor this aspect of the Plan. A summary of the assessment outcomes for these indicators is shown in Table 4.

**Table 4: Assessment Outcomes for Policy PS 3**

Indicators	Assessment Outcome
5a. Key Indicator: The annual level of housing completions monitored against the Average Annual Requirement (AAR).	No action required, continue monitoring
5b. Key Indicator: cumulative completions measured against the cumulative average annual housing requirement set out in the plan presented both in numerical and percentage terms (plus/minus x %).	No action required, continue monitoring
6. Required Indicator: Number of net additional affordable and general market dwellings built in the County (through the planning system) minus demolitions.	No action required, continue monitoring
6b Key Indicator: Number of net additional dwellings built in the County by SHPZ.	No action required, continue monitoring

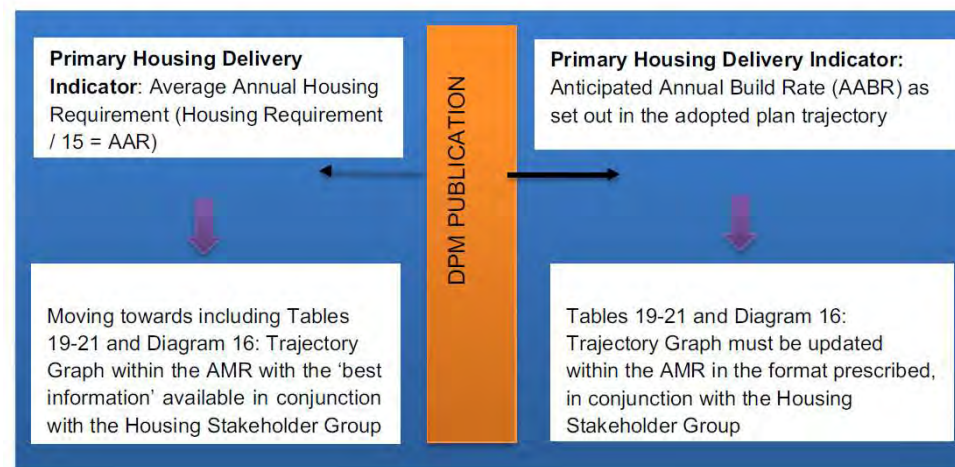
7 – 7 c Key Indicator: Total housing units built on allocated sites as a % of overall housing provision	No action required, continue monitoring
7d Key Indicator: Total housing units built on windfall sites as a % of overall housing provision	No action required, continue monitoring
8. Key Indicator: Number of net additional dwellings built in the County in Key Villages	No action required, continue monitoring
9. Key Indicator: Provision is made to meet the Gypsy & Traveller needs identified within the GTAA	No action required, continue monitoring
9a Key Indicator: Newly arising need for pitches in addition to that identified in the GTAA evidence on which the LDP is based	No action required, continue monitoring
10 Local Indicator: The proportion of HMOs within the Castle and Uplands Wards, having regard to the overall numbers of registered HMO properties as a proportion of the residential properties.	No action required, continue monitoring

## Monitoring Housing Delivery

- 3.14 The revised Development Plan Manual (DPM edition 3 2020) published by WG has set out an amended monitoring process for tracking housing delivery. This new approach to monitoring reflects amendments that have been made to national planning policy. As a result of this, Core Indicator 5 in the Swansea LDP (the indicator that was intended to monitor the 5 year housing land supply in accordance with the now revoked TAN 1) is no longer needed. Instead, LDP Indicator 5 has been replaced by two new key indicators (5a and 5b) as per the requirements set out in the latest DPM.
- 3.15 The DPM is clear (para 8.14) that “for the avoidance of doubt, those Local Planning Authorities who adopted their LDP prior to the publication of the DPM (Edition 3) in March 2020 should use the Average Annual Housing Requirement (AAR) method as the primary indicator to measure housing delivery, and include the trajectory approach within Annual Monitoring Reports (AMRs) going forward”. A trajectory must be included where delivery is compared against the straight AAR line (para 8.15). In the case of Swansea, this approach necessitates that the total requirement for housing in the LDP (15,600 units) be divided by the 15 year period of the Plan. The DPM summarises this approach by means of a

useful illustration, which is replicated in Figure 1 below.

**Figure 1: Extract from the DPM on the Monitoring Method to be Followed for Housing Delivery**



- 3.16 The DPM requires Local Planning Authorities to chart and tabulate actual completions against the ‘straight AAR line’, and forecast the timing and phasing of sites/supply in the remaining years of the plan period.
- 3.17 In accordance with these requirements, the Council has prepared an update to the records for the delivery of all housing sites with the benefit of planning consent, and/or that are allocated in the LDP, in terms of the number of units completed since the LDP examination, as well as the forecasts for future completions. In-line with the DPM, the Council has

tracked forward the progress made on sites since the forecasts that were agreed at the Swansea LDP Examination and formalised in the adopted Plan. This amended schedule incorporates the agreed approach of specifying a time lag (to apply as of April 1st 2020) for i) pre-application / PAC, ii) the time between submission of the planning application until determination, and iii) the time taken from planning consent to discharge of conditions to enable construction to start. For consistency, the Council has used the same time lag periods on the Strategic Development Area (SDA) sites as accepted by the Inspectors in the LDP Examination, with a slightly longer time lag on the public sector owned sites to allow more time for the marketing and sale of the sites. In-line with the DPM, the Council has also applied time lags to the non strategic allocations using the same source as was used on the SDAs in the LDP Examination as a guide (Chamberlain and Walker: The Role of Land Pipelines in the UK Housebuilding Process). Evidence gathering and discussions with builders on the progress of sites have been used to update the forecasts agreed in the LDP examination and are set out in the site schedules at Appendix 1, which follow the structure required in the template Tables 19 and 20 of the DPM. Indicators 5a and 5b are based on these schedules. It should be noted that the schedules are based on the best information available, and the COVID pandemic has

impacted on the collation of statistical information from developers where their staff were furloughed.

- 3.18 In-line with the DPM, the Council undertook consultation with homebuilders between 1st June and 17th July 2020, which was a period during which many staff had been furloughed. As a consequence, only limited feedback was received. The following specific questions were raised:
- What conversations have been had with developers regarding the Former Walkers Factory and Bolgoed Brickworks at Pontarddulais as these have been regarded by Swansea as allocated sites for a long time now with no such interest?
  - Why does the anticipated completions jump from 543 in 2020-21, 833 in 2021-22 and then 2,270 in 2022-23?
- 3.19 Following the stakeholder engagement, the Council reviewed the anticipated trajectory for the two specific sites queried. The Former Walkers Factory was not scheduled in the LDP to come forward until the end of the Plan period and no information has come forward in the AMR to suggest any change is required to this trajectory. Bolgoed Brickworks is included as a reserve site in the Social Housing Grant Programme Development Plan and is expected to come forward by 2022, and the trajectory reflects this. A commentary has been provided under Figure 2 below

regarding the query to explain the pattern of anticipated completions from 2020-21 onwards.

<b>LDP Objective(s):</b>	<b>1,9,14,17</b>		
<b>Key policies:</b>	<b>PS 3</b>	<b>Related policies:</b>	<b>H 1-H 6, H 9</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>5a. Key Indicator: Completions measured against the AAR set out in the plan presented in numerical and percentage terms (plus/minus x %).</b>	AAR - 1,040 homes per annum (15,600/15 years 2010-25).	<b>Adoption:</b>	AAR of 1,040 identified
		<b>AMR No. 1:</b>	Completions in 2019-20 = 397 (38% of the AAR).
<b>Analysis:</b>			
Using the updated site trajectories set out in Appendix 1**, the Council has prepared a table and chart illustrating completions and forecasts against the AAR straight line. The chart and table below are based on the required templates in the guidance (DPM Table 21 and Diagram 16b).			

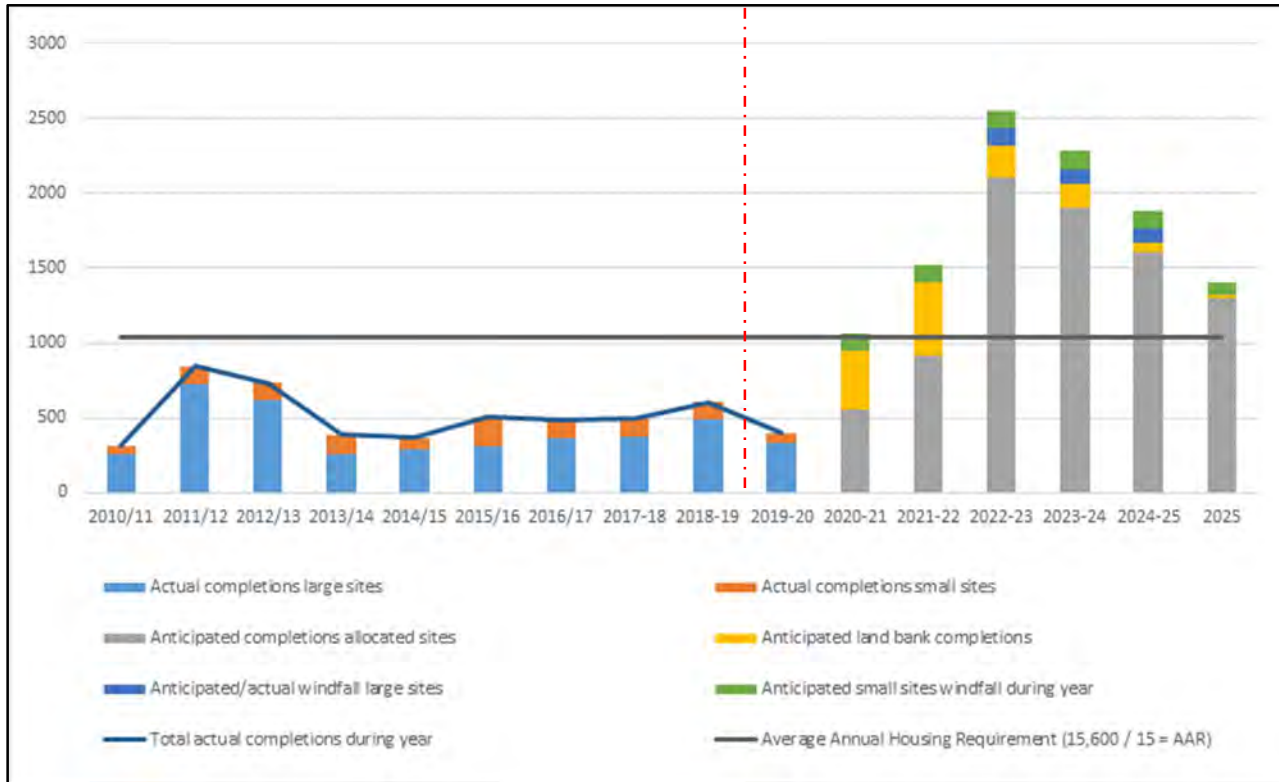
**Table 5: Actual and Forecasted Annual Housing Completions compared against the AAR**

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017-18	2018-19	LDP Adopted	2019-20**	2020-21	2021-22	2022-23	2023-24	2024-25	2025
Actual completions, large sites (before LDP adoption)	260	724	617	260	286	305	366	375	486								
Actual completions, small sites (before LDP adoption)	54	120	114	129	82	201	120	117	119								
Actual/Anticipated completions allocated sites during year (after LDP adoption)											179	589	911	2102	1899	1606	1294
Actual/Anticipated land bank completions during year (after LDP adoption)											148	391	358	213	166	63	24
Anticipated windfall during year (after LDP adoption)											0*	0*	138	124	98	98	74
Actual/Anticipated small windfall during year (after LDP adoption)											70	117	117	117	117	117	88
<b>Total actual completions during year</b>	<b>314</b>	<b>844</b>	<b>731</b>	<b>389</b>	<b>368</b>	<b>506</b>	<b>486</b>	<b>492</b>	<b>605</b>		<b>397</b>	<b>1,097</b>	<b>1,524</b>	<b>2,556</b>	<b>2,280</b>	<b>1,884</b>	<b>1,480</b>
<b>AAR (15,600 / 15)</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>		<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>

*\*Large windfall sites have been excluded in the first 2 years of supply after LDP adoption as per the DPM.*

*\*\*It should be noted that the schedules are based on the best information available, the COVID pandemic has impacted on the collation of statistical information from developers where their staff were furloughed, and site visits*

**Figure 2: Actual and Forecasted Annual Completions compared against the AAR straight line**



The graph shows the Plan when it reaches the four year review period following adoption (in-line with Regulation 41). It shows that completions have been below the straight AAR line in 2019-20, the first year following adoption of the LDP (denoted by the red line) and the new residential land supply allocated in the Plan. This is mainly due to expected completions on some non-strategic allocations and SD B and D not yet coming forward in 2019-20 as forecasted in the LDP. However, the updated supply bars from 2020-21 onwards, which have been formulated through engagement with developers and site promoters, show that housing supply exceeds what is left to build, both cumulatively and annually. Completions are anticipated to increase from 2020-21 onwards, when more non-strategic allocations are scheduled to come forward on site (several were consented in 2019-20 – see further information set out under Indicator 4, which add to other schemes consented before then which are also forecasted to come forward). Completions will increase further in subsequent years

as the SDA sites currently progressing at advanced stages through the Reserved Matters planning application stage (SD B, C and D) deliver significant numbers of new homes, from more than one outlet on these large sites. In respect of housing delivery, the Plan is expected to deliver the identified housing requirement over the Plan period.

Completions will be closely monitored in 2020-21 but it should be noted that consultation with the HBF has identified that housing delivery could be impacted generally across Wales by the COVID 19 crisis with the following factors raised:

- Whether there might be delays in the time it takes to get planning consent for schemes and discharge of conditions due to strains on local authority and developer resources.
- Potential for there being a reduced number of sites open, and consequent impact on delivery, due to lockdown events.
- Reduced level of productivity on site (the HBF suggested that due to the new working arrangements around social distancing there could be a 30% reduction).
- Ability to sell homes and the level of market interest due to the impact on wider economic conditions and mortgage availability.

The Council has taken action to support the delivery of housing sites in the Plan. It has established a delivery unit to help bring housing sites forward to meet the housing requirement, assisting in the early identification of issues and site requirements, engaging closely with developers to identify general issues experienced in the planning applications process to help improve the efficiency of progressing sites, and working with developers on masterplanning and viability issues to support sites to come forward in an appropriate manner. The Council will continue to work with developers and site promoters to bring forward the new housing supply included in the adopted Plan.

**Action:**

**No further action required, other than to continue monitoring.**

<b>LDP Objective(s):</b>	<b>1,9,14,17</b>		
<b>Key policies:</b>	<b>PS 3</b>	<b>Related policies:</b>	<b>H 1-H 6, H 9</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>5b. Key Indicator: cumulative completions measured against the cumulative average annual housing requirement set out in the Plan presented both in numerical and percentage terms (plus/minus x %).</b>	Cumulative AAR as shown in table 6.	<b>Adoption:</b>	AAR of 1,040 identified
		<b>AMR No. 1:</b>	Cumulative completions by 2019-20 total 5,132 (49% of the cumulative AAR)
<b>Analysis:</b>			
<p>The table below shows completions** have been below the AAR level in 2019-20, which is the first year following adoption of the LDP, while cumulative completions are below the cumulative AAR rate as a result of completions having been below the required rate in the early years of the Plan period before the LDP and its new housing supply was adopted. However, the amended supply bars from 2020-21 onwards, shown in Figure 2 above, which have been formulated through engagement with developers and site promoters, show that housing supply exceeds what is left to build, both cumulatively and annually. Completions are anticipated to increase from 2020-21 onwards, when more LDP non-strategic allocations are scheduled to come forward; and then increase further in subsequent years as the LDP SDA sites begin to deliver significant numbers of new homes. In respect of housing delivery, the Plan is expected to deliver the identified housing requirement over the Plan period.</p>			



**Table 6: Cumulative Annual Completions compared against the Cumulative AAR rate**

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017-18	2018-19	LDP Adopted	2019-20**
Total actual completions during year	314	844	731	389	368	506	486	492	605		397
Cumulative completions	314	1,158	1,889	2,278	2,646	3,152	3,638	4,130	4,735		5,132
Cumulative Average Annual Housing Requirement (15,600 / 15 = AAR)	1,040	2,080	3,120	4,160	5,200	6,240	7,280	8,320	9,360		10,400

*\*\*It should be noted that the schedules are based on the best information available, the COVID pandemic has impacted on the collation of statistical information from developers where their staff were furloughed, and site visits.*

**Action:**

**No further action required, other than to continue monitoring.**

## Net Additional Dwellings (minus Demolitions)

3.20 Indicator 6 is required in all LDPs. It monitors progress in meeting the 15,600 new homes identified as the housing requirement for Swansea over the LDP period 2010-25.

<b>LDP Objective(s):</b>	<b>1,9,14,17</b>		
<b>Key policies:</b>	<b>PS 3</b>	<b>Related policies:</b>	<b>H 1-H 6, H 9</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>6. Required Indicator: Number of net additional affordable and general market dwellings built in the County (through the planning system) minus demolitions.</b>	To deliver 15,600 dwellings in total during the Plan period. Annual targets for remainder of Plan period:		<b>Adoption:</b> Housing requirement and site delivery set out in the Plan  <b>AMR No. 1:</b> 2019-20**: 397 new dwellings built in the first year following adoption of the LDP.
	2018/19	816	
	<b>LDP adopted</b>		
	2019/20	1,360	
	2020/21	1,654	
	2021/22	1,760	
	2022/23	1,959	
	2023/24	1,436	
	2024/25	1,569	
2025	961		
<b>Analysis:</b>			
397 new dwellings were completed (net*) in 2019-20 comprising: <ul style="list-style-type: none"> <li>• 327 completions recorded on large sites (of 10+ dwellings).</li> <li>• 70 completions recorded on small sites (&lt;10 dwellings).</li> </ul>			

Overall housing completions are below the requirement in 2019-20, the first year in which the LDP and its new housing land supply have been in operation. Please see the Council’s commentary on housing delivery and the actions being taken to bring forward housing sites, which is set out under Indicator 5a above.

*\*Completed replacement dwellings have been excluded since a home was demolished to make way for the new dwelling.*

*\*\*It should be noted that the schedules are based on the best information available, the COVID pandemic has impacted on the collation of statistical information from developers where their staff were furloughed, and site visits.*

**Action:** No further action required, other than to continue monitoring.

### Additional Dwellings by Strategic Housing Policy Zone (SHPZ)

<b>LDP Objective(s):</b>	<b>1,9,14,17</b>							
<b>Key policies:</b>	<b>PS 3</b>			<b>Related policies:</b>			<b>H 1-H 6, H 9</b>	
<b>Indicator:</b>	<b>Target:</b>			<b>Outcome:</b>			<b>Trigger point:</b>	
<b>6b Key Indicator: Number of net additional dwellings built in the County by SHPZ.</b>	To deliver 15,600 dwellings in total during the Plan period, broken down by SHPZ as follows. Annual targets for remainder of Plan period:							
		<b>C</b>	<b>E</b>	<b>GNW</b>	<b>G</b>	<b>GF</b>	<b>N</b>	<b>W</b>
	2018/19	182	199	149	0	0	69	125
	<b>LDP adopted</b>							
	2019/20	187	190	560	0	25	209	179
	2020/21	153	240	703	25	30	430	107
	2021/22	130	412	629	0	40	484	115
	2022/23	533	290	500	0	0	600	117
	2023/24	122	195	550	0	0	491	80
	2024/25	245	240	555	0	0	441	110
2025	203	105	318	0	0	248	71	
<b>Adoption:</b>	Housing requirement and site delivery set out in the Plan						Delivery varies by more than 10% above or below for any consecutive 2 year period	
<b>AMR No. 1:</b>	2019-20 New dwellings by SHPZ** (net*):							
	<b>C</b>	<b>E</b>	<b>GNW</b>	<b>G</b>	<b>GF</b>	<b>N</b>	<b>W</b>	
2019/20**	44	88	126	1	2	66	70	

<b>Analysis:</b>	
Housing completions are below the requirement in 2019-20, the first year in which the LDP has been in operation. Please see the Council's commentary on housing delivery and the actions being taken to bring forward housing sites, which is set out under Indicator 5a above.	
*Completed replacement dwellings have been excluded since a home was demolished to make way for the new dwelling.	
**It should be noted that the schedules are based on the best information available, the COVID pandemic has impacted on the collation of statistical information from developers where their staff were furloughed, and site visits.	
<b>Action:</b>	
<b>No further action required, other than to continue monitoring.</b>	

### Additional Dwellings on Allocated Sites

<b>LDP Objective(s):</b>	1,9,14,17			
<b>Key policies:</b>	PS 3	<b>Related policies:</b>	SD 1, H 1, H 5	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>	
<b>7 Key Indicator: Core Indicator: Total housing units built on allocated sites as a % of overall housing provision</b>	To deliver 9,930 dwellings in total during the Plan period on allocated sites. Annual targets for remainder of Plan period:	<b>Adoption:</b>	Housing requirement and site delivery set out in the Plan	
		<b>AMR No. 1:</b>	2019-20**: 179 new dwellings built on allocated sites	
	2018/19			240
	<b>LDP adopted</b>			
	2019/20			884
	2020/21			1,469
	2021/22			1,658
	2022/23			1,923
	2023/24			1,333
	2024/25			1,519
2025	885			
			The overall number of new housing units built on allocated sites in the County falls below the requirement for 2 consecutive years	

**Analysis:**

179 new homes were delivered on allocated sites in 2019-20 which was the first year following adoption of the Plan and its housing allocations. This amounted to 45% of the 397 housing units delivered in the year.

Housing completions are below the requirement in 2019-20, the first year in which the LDP has been in operation. Completions are anticipated to increase from 2020-21 onwards, when more non-strategic allocations are scheduled to come forward on site (several were consented in 2019-20 – see Indicator 4, which add to other schemes consented before then which are also forecasted to come forward). Completions will increase further in subsequent years as the SDA sites currently progressing through the Reserved Matters planning application stage (see Indicator 4 above) begin to deliver significant numbers of new homes, from more than one outlet on the sites. Please see the Council's commentary on housing delivery and the actions being taken to bring forward housing sites, which is set out under Indicator 5a above.

*\*\*It should be noted that the schedules are based on the best information available, the COVID pandemic has impacted on the collation of statistical information from developers where their staff were furloughed, and site visits.*

**Action:**

**No further action required, other than to continue monitoring.**

## Additional Dwellings on Strategic Development Areas (SDAs)

<b>LDP Objective(s):</b>	1,9,14,17																				
<b>Key policies:</b>	PS 3	<b>Related policies:</b>	SD 1, SD A-L																		
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>																		
<b>7a Key Indicator: Total housing units built on allocated sites as a % of overall housing provision</b>	To deliver 7,109 dwellings on SDAs in total during the Plan period. Annual targets for remainder of Plan period:	<b>Adoption:</b>	Housing requirement and site delivery set out in the Plan																		
	<table border="1"> <tr> <td>2018/19</td> <td>100</td> </tr> <tr> <td colspan="2" style="background-color: red; color: white;">LDP adopted</td> </tr> <tr> <td>2019/20</td> <td>349</td> </tr> <tr> <td>2020/21</td> <td>891</td> </tr> <tr> <td>2021/22</td> <td>1,124</td> </tr> <tr> <td>2022/23</td> <td>1,388</td> </tr> <tr> <td>2023/24</td> <td>1,103</td> </tr> <tr> <td>2024/25</td> <td>1,269</td> </tr> <tr> <td>2025</td> <td>885</td> </tr> </table>	2018/19	100	LDP adopted		2019/20	349	2020/21	891	2021/22	1,124	2022/23	1,388	2023/24	1,103	2024/25	1,269	2025	885	<b>AMR No. 1:</b>	2019-20**: 0 new dwellings built on SDAs.
	2018/19	100																			
	LDP adopted																				
	2019/20	349																			
	2020/21	891																			
	2021/22	1,124																			
	2022/23	1,388																			
	2023/24	1,103																			
2024/25	1,269																				
2025	885																				
			The overall number of additional dwellings built on SDAs falls below the requirement for 2 consecutive years																		
<b>Analysis:</b>																					
<p>No new homes were delivered on allocated SDA sites in 2019-20 which was the first year following adoption of the Plan and its housing allocations. 96 units were though recorded as being under construction on SDA sites.</p> <p>Housing completions are below the requirement in 2019-20, the first year in which the LDP has been in operation. Completions are anticipated to increase from 2021-22 onwards as the SDA sites currently progressing through the Reserved Matters planning application stage (see Indicator 4 above) begin to deliver significant numbers of new homes, from more than one outlet on the sites. Please see the Council's commentary on housing delivery and the actions being taken to bring forward housing sites, which is set out under Indicator 5a above.</p>																					

*\*\*It should be noted that the schedules are based on the best information available, the COVID pandemic has impacted on the collation of statistical information from developers where their staff were furloughed, and site visits.*

**Action:**    
**No further action required, other than to continue monitoring.**

### Additional Dwellings on Non-Strategic Allocations under Policy H 1

<b>LDP Objective(s):</b>	1,9,14,17																				
<b>Key policies:</b>	PS 3	<b>Related policies:</b>	H 1																		
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>																		
<b>7b Key Indicator: Total housing units built on allocated sites as a % of overall housing provision</b>	To deliver 2,611 dwellings on H 1 allocations in total during the Plan period. Annual targets for remainder of Plan period:	<b>Adoption:</b>	Housing requirement and site delivery set out in the Plan																		
	<table border="1"> <tr> <td>2018/19</td> <td>100</td> </tr> <tr> <td colspan="2" style="background-color: red; color: white; text-align: center;">LDP adopted</td> </tr> <tr> <td>2019/20</td> <td>460</td> </tr> <tr> <td>2020/21</td> <td>523</td> </tr> <tr> <td>2021/22</td> <td>494</td> </tr> <tr> <td>2022/23</td> <td>535</td> </tr> <tr> <td>2023/24</td> <td>230</td> </tr> <tr> <td>2024/25</td> <td>250</td> </tr> <tr> <td>2025</td> <td>0</td> </tr> </table>	2018/19	100	LDP adopted		2019/20	460	2020/21	523	2021/22	494	2022/23	535	2023/24	230	2024/25	250	2025	0	<b>AMR No. 1:</b>	2019-20**: 162 new dwellings built on H 1 sites
	2018/19	100																			
	LDP adopted																				
	2019/20	460																			
	2020/21	523																			
	2021/22	494																			
	2022/23	535																			
	2023/24	230																			
2024/25	250																				
2025	0																				
			The overall number of additional dwellings built on H 1 allocations falls below the requirement for 2 consecutive years.																		
<b>Analysis:</b>																					
162 new homes were delivered on allocated H 1 sites in 2019-20, 41% of all housing delivery in this year. A further 32 units were recorded as being under construction, while 97 homes were delivered in 2017-19 on H 1 allocated sites.																					

Housing completions on H 1 allocated sites are below the requirement in 2019-20, the first year in which the LDP and its new housing land supply have been in operation. Completions are anticipated to increase from 2020-21 onwards, when more non-strategic allocations are scheduled to come forward on site (several were consented in 2019-20 – see Indicator 4, which add to other schemes consented before then which are also forecasted to come forward). Please see the Council’s commentary on housing delivery set out under Indicator 5a.

*\*\*It should be noted that the schedules are based on the best information available, the COVID pandemic has impacted on the collation of statistical information from developers where their staff were furloughed, and site visits.*

**Action:**

**No further action required, other than to continue monitoring.**



## Additional Dwellings on Policy H 5 Allocations

<b>LDP Objective(s):</b>	<b>1,9,14,17</b>		
<b>Key policies:</b>	<b>PS 3</b>	<b>Related policies:</b>	<b>H 5</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>7c Key Indicator: Total housing units built on allocated sites as a % of overall housing provision</b>	To deliver 210 dwellings on H 5 allocations in total during the Plan period. Annual targets for remainder of Plan period:	<b>Adoption:</b>	Housing requirement and site delivery set out in the Plan
	2018/19	40	<b>AMR No. 1:</b> 2019-20**: 17 new dwellings completed on H 5 sites
	<b>LDP adopted</b>		
	2019/20	75	
	2020/21	55	
	2021/22	40	
	2022/23	0	
	2023/24	0	
	2024/25	0	
2025	0		
<b>Analysis:</b>			
17 new homes were delivered on allocated H 5 sites in 2019-20, 4% of all housing delivery in this year. A further 9 units were recorded as being under construction.			
Housing completions are below the requirement in 2019-20, the first year in which the LDP and its new housing land supply have been in operation. Completions are anticipated to increase from 2020-21 onwards, when more H 5 allocations are scheduled to come forward on site (H5. 4 was consented in 2019-20 – see Indicator 4 and is under construction, H5. 5 is expected to be finished in 2020-21, and a planning application for H5. 6 is being determined by the LPA). Please see the Council’s commentary on housing delivery set out under Indicator 5a.			

*\*\*It should be noted that the schedules are based on the best information available, the COVID pandemic has impacted on the collation of statistical information from developers where their staff were furloughed, and site visits.*

**Action:**

**No further action required, other than to continue monitoring.**

### Additional Dwellings on Windfall Sites

<b>LDP Objective(s):</b>	1,9,14,17		
<b>Key policies:</b>	PS 3	<b>Related policies:</b>	PS 1, PS 2, H 3-6, 9
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>7d Key Indicator: Total housing units built on windfall sites as a % of overall housing provision</b>	To deliver 1,882 dwellings on windfall sites in total during the Plan period. Annual targets for remainder of Plan period:	<b>Adoption:</b>	Housing requirement and site delivery set out in the Plan
	2018/19	215	<b>AMR No. 1:</b> 2019-20**: 80 new dwellings were completed on windfall sites
	<b>LDP adopted</b>		
	2019/20	215	
	2020/21	215	
	2021/22	215	
	2022/23	215	
	2023/24	215	
	2024/25	215	
2025	162		
<b>Analysis:</b>	80 new homes were delivered on windfall sites in 2019-20, 20% of all housing delivery in this year. A further 56 units were recorded as being under construction.		

An estimate for windfall development was included in the Plan for approximately 215 units per annum on large and small sites. Housing completions on windfall sites are below the estimated forecast in 2019-20, the first year in which the LDP has been in operation. A low number of windfall completions on large (10+ unit) sites at this early stage of the Plan being in operation is to be expected. Please see the Council's commentary on housing delivery set out under Indicator 5a.

*\*\*It should be noted that the schedules are based on the best information available, the COVID pandemic has impacted on the collation of statistical information from developers where their staff were furloughed, and site visits.*

**Action:**

**No further action required, other than to continue monitoring.**

### Additional Dwellings in Key Villages

<b>LDP Objective(s):</b>	1,9,14,17			
<b>Key policies:</b>	PS 3	<b>Related policies:</b>	H 1-H 6, H 9	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>	
<b>8. Key Indicator: Number of net additional dwellings built in the County in Key Villages</b>	Build 358 dwellings in Key Villages in total by 2025. (78 built to 1st April 2017). Cumulative completion targets for remainder of Plan period	<b>Adoption:</b>	Housing requirement and site delivery set out in the Plan	
		<b>AMR No. 1:</b>	2019-20**: 1 new dwelling in Key Villages	
	2017/18			24
	2018/19			56
	<b>LDP adopted</b>			
	2019/20			88
	2020/21			120
	2021/22			152
	2022/23			184
	2023/24			216
2024/25	248			
2025	280			
			The overall number of additional housing built within the Plan area is 10% or more below the cumulative requirement set in the Policy Target for 2 consecutive years.	

**Analysis:**

1 new dwelling was recorded as built in Key Villages in 2019-20 and a further 9 as being under construction\*\*.

Housing completions are below the forecast in 2019-20, the first year in which the LDP has been in operation. Completions are anticipated to increase from 2020-21 onwards, when some sites with planning consent located in Key Villages are scheduled to come forward (including but not limited to: H5. 4 Land at Pennard Drive was consented in 2019-20 and is under construction; Tyrisha Farm, Grovesend was consented in 2019-20 – see Indicator 4). Please see the Council’s commentary on housing delivery set out under Indicator 5a.

*\*\*It should be noted that the schedules are based on the best information available, the COVID pandemic has impacted on the collation of statistical information from developers where their staff were furloughed, and site visits.*

**Action:**

**No further action required, other than to continue monitoring.**

**Gypsy and Traveller Sites**

- 3.21 The LDP identified accommodation needs for Gypsies and Travellers based on evidence from the Gypsy Traveller Accommodation Assessment (GTAA) and set out how this need would be accommodated over the Plan period. Indicator 9, below, monitors the provision of new pitches to meet identified needs within the required timescales set out in the LDP.

<b>LDP Objective(s):</b>	<b>1,9,14,17</b>		
<b>Key policies:</b>	<b>Policy PS 3</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>9. Key Indicator:</b> <b>Provision is made to meet the Gypsy &amp; Traveller needs identified within the GTAA over the periods: 2016-21 – 7 residential pitches at Pant y Blawd Road (planning permission reference 2018/0830). 2021-25 – 6 residential pitches (or the re-assessed need for pitches identified in the new GTAA expected to be published in 2020).</b>	Provision is made to meet the Gypsy & Traveller needs identified within the GTAA over the periods	<b>Adoption:</b>	Identified need for 7 new pitches 2016-21 to be met by development of planning consent 2018/0830 at land west of Pant y Blawd Road.
		<b>AMR No. 1:</b>	Development of new pitches under ref 2018/0830 has not commenced in 2019-20.
<b>Trigger point:</b>			
Development of 2018/0830 at Pant y Blawd Road not completed by 2021.  No start on site in year 2023/24 for delivery of 6 pitches to meet residual need (or sufficient pitches to address the re-assessed need).			
<b>Analysis:</b>			
Development of the planning consent 2018/0830 for the land west of Pant y Blawd Road, which it is identified in the Plan will accommodate the 7 pitches needed in the period up to 2021, has not yet commenced. Further monitoring of progress will be undertaken in AMR 2.  The Council's next GTAA has been put back to 2022 by Welsh Government.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

3.22 The new WG DPM also notes that a separate LDP indicator is now required to monitor and make provision for any newly arising need identified outside of the GTAA on which the LDP is based. No specific indicator for newly arising need outside of the GTAA

was published in the LDP due to the Plan being adopted before this new WG guidance. Therefore indicator 9a has been added to the monitoring framework below.

<b>LDP Objective(s):</b>	<b>1,9,14,17</b>		
<b>Key policies:</b>	<b>Policy PS 3</b>	<b>Related policies:</b>	<b>H 7</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>9a Key Indicator: Newly arising need for pitches in addition to that identified in the GTAA evidence on which the LDP is based</b>		<b>Adoption:</b>	A forecast for newly arising need over the Plan period was included in the GTAA on which the LDP was based
		<b>AMR No. 1:</b>	No further newly arising need recorded
<b>Analysis:</b>			
It should be noted that the current GTAA, which forms the LDP evidence base for Gypsy and Traveller accommodation needs, included a forecast for newly arising need over the Plan period, and the Council has not identified any additional newly arising need.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

## Houses in Multiple Occupation

- 3.23 The Plan seeks to ensure that future HMO provision is managed sustainably in the interests of fostering cohesive communities, including avoiding instances of over-concentration of HMOs to the detriment of residential amenity and community balance. Policy H 9 identifies two tiers of specific thresholds, above

which further concentrations of HMOs will normally be deemed a harmful concentration. One of these thresholds (25%) applies to a HMO Management Area which is defined on the LDP Proposals Map, and covers parts of Uplands and Castle Wards. Indicator 10, below, monitors the background level of HMOs as a proportion of all residential properties in the HMO Management Area.

<b>LDP Objective(s):</b>	<b>1,9,14,17</b>		
<b>Key policies:</b>	<b>Policy PS 3</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>10 Local Indicator: The proportion of HMOs within Castle and Uplands Wards, having regard to the overall numbers of registered HMO properties as a proportion of the residential properties.</b>	To ensure the number of HMOs as a proportion of the total number of residential properties within the HMO Management Area does not significantly exceed the 25% threshold.	<b>Adoption:</b>	HMOs comprise around 25% of all residential properties in the HMO Management Area.
		<b>AMR No. 1:</b>	HMOs comprise 23.3% of all residential properties in the HMO Management Area.
<b>Trigger point:</b>			
Average concentration of HMO's within the LSOAs of the HMO Management Area either reduces or increases by +/- 2% from the base level, which is currently around 25%.			
<b>Analysis:</b>			
Overall, within the HMO Management Area, HMOs were identified as comprising 23.3% of all residential properties. The percentage remains within the +/-2% range identified in the monitoring indicator trigger point. The indicator target, to ensure the number of HMOs as a proportion of the total number of residential properties within the HMO Management Area does not significantly exceed the 25% threshold, has been achieved in 2019-20.			

<b>Action:</b>	
<b>No further action required, other than to continue monitoring.</b>	

### **Policy PS 4: Sustainable Employment Strategy**

3.24 This section provides an analysis of the monitoring indicators for the plan’s Strategic Employment Strategy, which is set out in Policy PS 4. The WG guidance<sup>4</sup> requires LPAs to monitor employment land take-up against allocations, and class B job growth in line with the Plan strategy. These requirements are fulfilled by the indicators in this section. A summary of the assessment outcomes for the indicators monitoring this aspect of the LDP policy framework is shown in Table 7. The indicators show no action is needed.

**Table 7: Summary of Assessment Outcomes for PS 4**

Indicators	Assessment Outcome
14. Contextual Indicator: Average full-time weekly earnings	No action required, continue monitoring
15. Contextual Indicator: Worklessness rate (working age).	No action required, continue monitoring

16. Contextual Indicator: Productivity – GVA (Gross Value Added) per hour worked.	No action required, continue monitoring
16a. Key indicator: job growth	No action required, continue monitoring
11. Key Indicator: Employment land permitted (Ha) on allocated sites as a % of all employment allocations.	No action required, continue monitoring
19. Local Indicator: Amount of employment development on allocated SDAs	No action required, continue monitoring
20. Local Indicator: Planning applications for employment uses permitted on land outside existing employment or industrial areas.	No action required, continue monitoring
21. Local Indicator: Loss of the existing employment land bank.	No action required, continue monitoring

<sup>4</sup> Edition 3 of the Development Plans Manual (DPM), March 2020.



12 Core Indicator: Amount of major retail, office and leisure development (sq.) permitted within established town and District Centre boundaries and outside established town and District Centre boundaries.	No action required, continue monitoring
13 Local Indicator: Number of rural enterprise planning applications permitted.	No action required, continue monitoring

### Contextual Indicators

3.25 The beginning of this section analyses several locally defined indicators which provide a useful understanding of the economic context in which the Plan has operated in Swansea. It should be noted that the datasets for these statistics often have a time lag before release, and the latest available data has been reported for each indicator. The indicators are largely positive for Swansea showing small increases and positive trends up until the most recent available data. However, the onset of the COVID 19 pandemic (described earlier) and its effects on the national and local economy may not be truly evident until the data that will be presented in AMR 2 or later.

<b>LDP Objective(s):</b>	2, 10, 11, 12, 13, 15, 16		
<b>Key policies:</b>	Policy PS 4	<b>Related policies:</b>	<b>Policies RC 1-13</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>14. Contextual Indicator: Average full-time weekly earnings</b>	An increase in average wage levels.	<b>Adoption:</b>	Average earnings for Swansea were £564.20 per week (April 2019)  Latest data on annual change shows earnings increased by 5.5% over the most recent period of available data (2018-19).
		<b>AMR No. 1:</b>	
<b>Analysis:</b>			
It should be noted that the latest available data on earnings is for April 2019 (published in October 2019), 8 months after the Plan was adopted in February 2019.			

Full time employee gross median weekly earnings estimates saw an annual increase of +5.5% between April 2018 to 2019 providing a useful understanding of the economic context around the time of the Plan being adopted and leading into the first year of the Plan. This increase was higher than the equivalent increase for Wales (+4.3%). The average earnings per week figure for Swansea in April 2019 was £564.20, which was just above the Wales average of £540.70.

Annual change recorded is positive with an increase in average full time earnings in Swansea observed.

*Data source: Office for National Statistics (ONS)' Annual Survey of Hours and Earnings (ASHE), for April 2019.*

**Action:**

**No further action required, other than to continue monitoring.**

<b>LDP Objective(s):</b>	<b>2, 10, 11, 12, 13, 15, 16</b>		
<b>Key policies:</b>	<b>Policy PS 4</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>15. Contextual Indicator: Worklessness rate (working age).</b>	A reduction in the worklessness rate.	<b>Adoption:</b>	51,900 people of working age (Jan-Dec 2018)
		<b>AMR No. 1:</b>	46,900 people of working age (Jan-Dec 2019)
		Annual reduction of -9.6%	
<b>Trigger point:</b>			
An increase is recorded for 2 consecutive years.			
<b>Analysis:</b>			
Worklessness is defined by the ONS data as where people aged 16-64 years are not in employment. They may be unemployed or economically inactive (unavailable to work because of family commitments, retirement or study, or sickness or disability).			
The latest worklessness figure for working age people in Swansea is for January to December 2019 (published April 2020), and the figure is 46,900 which equates to 30.2% of the working age population. This represents a 5,000 reduction (-9.6%) on the same time in 2018. Over the same period across Wales the number economically inactive fell only very slightly by -0.3%.			

Annual change recorded is positive with a decrease in worklessness rates for Swansea observed.

*Data source: ONS Annual Population Survey (APS), which is a sample survey of households living at private addresses in the UK.*

**Action:**

**No further action required, other than to continue monitoring.**

<b>LDP Objective(s):</b>	2, 10, 11, 12, 13, 15, 16		
<b>Key policies:</b>	Policy PS 4	<b>Related policies:</b>	Policies RC 1-13
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>16. Contextual Indicator: Productivity – GVA (Gross Value Added) per hour worked.</b>	An increase in productivity	<b>Adoption:</b>	Latest available index figure (for 2017) 101.0
		<b>AMR No. 1:</b>	Latest available index figure (for 2018) 101.1.  Annual increase recorded
<b>Analysis:</b>			
<p>ONS data on Gross Value Added (GVA) per hour worked provides a measure of economic output and productivity. The latest published data for Swansea is for 2018, which was released in February 2020.</p> <p>The ONS provide several different types of analysis which have been reviewed for the most appropriate measure to be used for this indicator. The data selected is unsmoothed and based on constant prices (described by the ONS as “real terms” which exclude the effects of inflation) which the ONS advise are the most appropriate for considering time series trends. This data allows an understanding of whether there has been any increase in volumes of goods and services, with the effects of changes in prices removed. By contrast, when using nominal current price data, it is not possible to differentiate between the effects of price changes and quantity changes.</p> <p>The data is presented in the table below as an index from the base year 2016 (=100) identified by ONS in their analysis. The latest GVA figure available for Swansea which is for 2018 is 101.1, which shows a small increase on the previous 2 years, 2017 (101.0, which was</p>			

the most recent data at the time the Plan was adopted) and 2016 (100.0). In comparison, Wales as a whole saw a slight decrease between 2017-18 following a small increase in 2016-17.

Therefore, annual change recorded is positive with an increase in GVA for Swansea observed for the last 2 available years of data.

**Real (unsmoothed) GVA per hour worked indices; 2010 - 2018**

	2010	2011	2012	2013	2014	2015	2016	2017	2018
Region	index	index	index	index	index	index	index	index	index
UK	98.1	98.9	98.9	99.5	99.1	100.5	100.0	101.0	101.5
Wales	97.8	99.8	101.0	101.2	99.0	99.4	100.0	101.6	100.6
Swansea	97.2	99.1	105.2	102.2	99.9	95.9	100.0	101.0	101.1

*Data source: ONS Subregional Productivity February 2020 release*

**Action:**

**No further action required, other than to continue monitoring.**

**Monitoring the Strategic Employment Strategy**

**Job Growth**

3.26 The Plan aims to ensure that sufficient land is available to support forecasted economic growth in

Swansea, which identified potential for 13,600 net new jobs over the Plan period. The new WG guidance requires the monitoring of job growth in line with the employment strategy of the Plan. This indicator was not included in the LDP, therefore, an additional indicator (16a) has been included in the AMR below.

<b>LDP Objective(s):</b>	2, 10, 11, 12, 13, 15, 16		
<b>Key policies:</b>	PS 4	<b>Related policies:</b>	SD G –K; RC 1-13
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>16a Key indicator: job growth</b>	An increase in the number of jobs	<b>Adoption:</b>	Latest data available (September 2017): 111,000 jobs
		<b>AMR No. 1:</b>	Latest data available (September 2018): 112,000 jobs  An annual increase of 1,000 jobs

**Analysis:**

Employment figures have been sourced from the annual ONS Business Register and Employment Survey (BRES) workplace employment analysis. The latest information available is for September 2018.

The estimates for September 2018 are shown in the table below, broken down by employment sector, and are compared to the corresponding estimates for 2017. Overall, the latest estimates indicate that the number of jobs in Swansea has increased (by around 1,000, +0.9%) on the previous year, which is a positive trend. There was an increase in the majority of business sectors including the professional services, health, and accommodation and food services identified in the LDP evidence base as the key sectors expected to drive future growth in the LDP period.

**Employment Estimates by Broad Industry Sector for Swansea 2017-18**

	2018	2017	Annual change (n)	Annual change (%)
1: Agriculture, forestry & fishing	400	300	100	33.3%
2: Mining, quarrying & utilities	1000	900	100	11.1%
3: Manufacturing	6000	6000	0	0.0%
4: Construction	5000	4500	500	11.1%
5: Motor trades	2500	2250	250	11.1%

6: Wholesale	2250	2500	-250	-10.0%
7: Retail	11000	11000	0	0.0%
8: Transport & storage	3000	2500	500	20.0%
9: Accommodation & food services	9000	8000	1000	12.5%
10: Information & communication	2500	5000	-2500	-50.0%
11: Financial & insurance	5000	4500	500	11.1%
12: Property	1750	1500	250	16.7%
13: Professional, scientific & technical	6000	5000	1000	20.0%
14: Business administration & support services	9000	8000	1000	12.5%
15: Public administration & defence	12000	12000	0	0.0%
16: Education	11000	11000	0	0.0%
17: Health	20000	19000	1000	5.3%
18: Arts, entertainment, recreation & other services	4500	6000	-1500	-25.0%
<b>Total</b>	<b>112000</b>	<b>111000</b>	<b>1000</b>	<b>0.9%</b>

Data source: ONS Business Register and Employment Survey (BRES).

**Action:**

**No further action required, other than to continue monitoring.**

***Employment Land Permitted on Allocated Sites 2019-20***

3.27 Strategic Policy PS 4 sets out the sustainable employment strategy for the LDP. It allocates mixed use SDAs that incorporate substantive areas for new or retained employment uses of varying scale. There

was no identified requirement for the allocation of non-strategic employment sites in the LDP. Indicator 11 analyses the amount of employment development planning applications permitted on the SDAs in 2019-20 in order to monitor delivery of this element of the sustainable employment strategy.

<b>LDP Objective(s):</b>	2, 10, 11, 12, 13, 15, 16		
<b>Key policies:</b>	PS 4	<b>Related policies:</b>	SD G – K
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>11. Key Indicator: Employment land permitted (Ha) on allocated sites as a % of all employment allocations.</b>	None specified in the LDP	<b>Adoption:</b>	Mixed use SDAs allocated in the LDP
		<b>AMR No. 1:</b>	Employment land permitted in 2019-20 on allocated sites = up to a maximum of 2.7 ha  This is 5% of the 60 ha allocated on SDAs in the LDP
<b>Analysis:</b>			
<ul style="list-style-type: none"> <li>• SD G: Land north of M4 Junction 46 (14 Ha allocated): Outline planning application submitted, but no planning applications for employment development consented in 2019-20.</li> <li>• SD H: Land north of Waunarwydd/Fforestfach (26 Ha allocated): Site is at pre-application stage. No planning applications for employment development consented in 2019-20.</li> <li>• SD I: Swansea Vale (4 Ha allocated): Site at pre-application stage. No employment planning applications consented 2019-20.</li> <li>• SD J: Swansea Central Area (4 Ha allocated): outline planning permission granted for the Swansea Central Scheme (ref: 2019/0980/S73) including combined parameters for B1/D1 uses of a minimum 1,900 sq m up to a maximum of 24,800 sq m. Further schemes consented at 5 Meridian Bay, Trawler Road (ref: 2020/0039/FUL) for 154 sq m of B1 use; and Picton Yard, Oxford Street (ref: 2019/2846/FUL) (subject to Section 106) for 2,246 sq m of B1 office use. This totals up to a maximum of 27,200 sq m (2.7 ha) of B uses consented in SD J during 2019-20.</li> <li>• SD K: Fabian Way Corridor (12 Ha allocated); No employment development permitted in 2019-20.</li> </ul> <p>The 2.7 ha of total employment land granted planning consent in 2019-20 equates to 5% of the overall LDP allocation of 60 ha. It should be noted that the Plan provides a higher level of employment land allocations than the identified employment land requirement of 19 ha. The allocations have been made on a range of sites for different types of investors at sustainable locations across the County, to maximise opportunities for investment and to be flexible to changes in market demand.</p>			

Therefore it is also useful to note that the amount of employment land granted planning consent in 2019-20 provides 14% of the 19 ha LDP employment land requirement.

**Action:**

**No further action required, other than to continue monitoring.**

***Employment Land Delivered on Allocated Sites  
2019-20***

3.28 Indicator 19 analyses the amount of employment floorspace delivered on the mixed use SDAs in 2019-20 to monitor delivery of this element of the sustainable employment strategy.

<b>LDP Objective(s):</b>	<b>2, 10, 11, 12, 13, 15, 16</b>		
<b>Key policies:</b>	<b>RC 10</b>	<b>Related policies:</b>	<b>PS 4; SD G-K</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>19 Local Indicator: Amount of employment development on allocated SDAs</b>	To deliver up to 19 ha of employment generating development at allocated mixed use SDAs. Annual targets (Ha) for remainder of the Plan period:	<b>Adoption:</b> Mixed use SDAs allocated in the LDP	The amount of floorspace built falls below the cumulative requirement for 2 consecutive years



	SD G	SD H	SD I*	SD J	SD K
2019/20	1	0	0	0	0
2020/21	0	0	2	1	2
2021/22	1	0	1	0	0
2022/23	0	0	0	3	2
2023/24	1	0	1	0	0
2024/25	0	10	0	0	2
2025	1	11	0	0	0

**AMR No. 1:**

1 Ha of B8 use completed at SD G in 2019-20

Delivery is in-line with the LDP monitoring trajectory

**Analysis:**

- SD G: Land north of M4 Junction 46 (14 Ha allocated): Delivery of the DPD, B8 use class, depot at Units 17-19 of Felindre Business Park completed in 2019-20, 1 ha of B8 use.
- SD H: Land north of Waunarlyydd/Fforestfach (26 Ha allocated): No employment development completed in 2019-20. No economic development was forecasted to take place in the LDP trajectory during 2019-20.
- SD I: Swansea Vale (4 Ha allocated): No employment development completed in 2019-20. No economic development was forecasted to take place in the LDP trajectory during 2019-20.
- SD J: Swansea Central Area (4 Ha allocated): The outline planning consent for Swansea Central comprises a minimum of 1,900 sq m and maximum of 24,800 sq m of B1 / D1 uses. Development commenced in 2019-20. No economic development was forecasted to be completed in the LDP trajectory during 2019-20. Mariner Street development including commercial space under construction.
- SD K: Fabian Way Corridor (12 Ha allocated); No employment development in 2019-20. No delivery forecasted in the LDP trajectory in 2019-20.

Overall, the amount of employment development completed in 2019-20 was in-line with the LDP forecasts, in terms of total quantum and by site.

**Action:**

**No further action required, other than to continue monitoring.**

**Employment Development Permitted Outside of Existing Employment Areas 2019-20**

3.29 As part of the sustainable employment strategy of the Plan, Policy RC 10 states that proposals for employment use (B use class) on sites outside existing employment or industrial areas will need to demonstrate in the first instance why the proposal cannot reasonably be located within an existing employment area, or designated SDA where

appropriate, having regard to the nature and scale of the scheme. The policy also recognises the importance of allowing some appropriate flexibility for windfall employment opportunities within settlement boundaries where it is demonstrated that proposals would not have an adverse effect on surrounding uses or allocations. Indicator 20 monitors this element of the employment strategy.

<b>LDP Objective(s):</b>	<b>2, 10, 11, 12, 13, 15, 16</b>		
<b>Key policies:</b>	<b>RC 10</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>20. Local Indicator: Planning applications for employment uses permitted on land outside existing employment or industrial areas.</b>	To steer employment use to existing areas or allocated SDAs in the first instance.	<b>Adoption:</b>	Policies adopted in the LDP
		<b>AMR No. 1:</b>	No planning consents contrary to the policy framework in 2019-20
<b>Trigger point:</b>			
Planning applications for employment uses permitted on land outside SDAs or existing employment or industrial areas contrary to the policy framework			
<b>Analysis:</b>			
Only one planning application was identified where a B use was consented in 2019-20 at a location outside of an existing employment or industrial areas or an allocated mixed use SDA. The application was in-line with the policy framework.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

**Monitoring Loss of the Existing Employment Land Bank 2019-20**

3.30 There is no identified requirement for the allocation of non-strategic employment sites in the LDP, but the policy framework instead safeguards the land and premises in active viable employment use for future employment uses, which will allow for churn and provide choice. The Plan also recognises that

appropriate flexibility must be retained for instances where circumstances may change and existing sites become unviable. Policy RC 11 sets out the criteria which must met for a development of established industrial and commercial land and premises for non-business uses falling outside of Use Classes B1, B2 and B8. Indicator 21 monitors this element of the employment strategy.

<b>LDP Objective(s):</b>	<b>2, 10, 11, 12, 13, 15, 16</b>						
<b>Key policies:</b>	<b>RC 11</b>	<b>Related policies:</b>	<b>PS 4; RC 10</b>				
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>				
<b>21. Local Indicator: Loss of the existing employment land bank.</b>	Protect existing and permitted industrial and commercial use premises and land (both occupied and vacant) that make a valued contribution to the range and choice of land and premises for future business uses.	<table border="1"> <tr> <td><b>Adoption:</b></td> <td>Policies adopted in the LDP</td> </tr> <tr> <td><b>AMR No. 1:</b></td> <td>A small number of changes of use from an existing B use to a non B use were consented in 2019-20. The decisions were in-line with the policy framework.</td> </tr> </table>	<b>Adoption:</b>	Policies adopted in the LDP	<b>AMR No. 1:</b>	A small number of changes of use from an existing B use to a non B use were consented in 2019-20. The decisions were in-line with the policy framework.	Planning applications for non-employment uses permitted on existing employment land bank contrary to the policy framework.
<b>Adoption:</b>	Policies adopted in the LDP						
<b>AMR No. 1:</b>	A small number of changes of use from an existing B use to a non B use were consented in 2019-20. The decisions were in-line with the policy framework.						
<b>Analysis:</b>							
Some planning applications for a change of use from an existing B use to a non B use were consented in 2019-20. Policy RC 11 allows for some exceptional circumstances where there will be a need for flexibility to be applied in considering proposals for a change of use away from employment uses, in the interests of ensuring the best use of redundant land and premises, and these decisions were in-line with the policy framework.							
<b>Action:</b>							
<b>No further action required, other than to continue monitoring.</b>							

***Monitoring the Retail, Leisure and Office Development Policies***

- 3.31 The Plan sets out a retail and leisure hierarchy under Policy RC 2, identifying a centres first policy approach in-line with national policy. Retail and leisure proposals must in the first instance assess the suitability of sites and premises within the following Centres of the retail hierarchy, having regard to the nature, scale and location of the proposed development.
- i. Swansea Central Area Retail Centre
  - ii. District Centres
  - iii. Local Centres
- 3.32 Indicator 12 monitors the effectiveness of the retail/leisure policy framework. It monitors the amount of major retail and leisure development permitted within and outside the Central Area Retail Centre (defined by Policy RC 3) and nine designated District Centres (defined in Policy RC 5). Major development, for the purposes of this indicator, is defined as any retail or leisure development of 1,000 sq m or more, since Policy RC 6 states that small scale retail and leisure development is defined as being proposals of fewer than 1,000 sq m to meet the day to day needs of the local neighbourhood which will be directed towards designated Local Centres. The LDP

paragraph 2.8.17 confirms that leisure development includes appropriate commercially and publicly provided uses within the Use Classes A3, D1, D2 and Unique Uses (formerly Sui Generis).

- 3.33 Policy RC 12 sets out that the preferred location for significant office development (defined as being over 200 sq m of gross floor area) is the Swansea Central Area. Indicator 12 also monitors the effectiveness of Policy RC 12, defining major office development as over 200 sq m and analysing the amount of office development permitted within the Central Area boundary (defined by SD J) and outside of it.

<b>LDP Objective(s):</b>	2, 10, 11, 12, 13, 15, 16		
<b>Key policies:</b>	RC 2; RC 12	<b>Related policies:</b>	PS 4; RC 1; RC 3-11; RC 13
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>12. Core Indicator: Amount of major retail, office and leisure development (sq.) permitted within established town and District Centre boundaries and outside established town and District Centre boundaries.</b>	No applications permitted contrary to the policy framework.	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	No applications permitted contrary to the policy framework.
<b>Trigger point:</b> One application permitted contrary to the policy framework			
<b>Analysis:</b>			
<p><b>Inside Centres</b></p> <p>The Table below lists the relevant planning applications of major retail and leisure uses granted consent in 2019-20 inside the Central Area Retail Centre and the designated District Centres; and major office uses consented within the Central Area. Overall there were 3 relevant planning consents all located in the Central Area Retail Centre.</p>			

**Major retail, leisure and office development consented inside relevant Centres 2019-20**

<b>Ref</b>	<b>Location</b>	<b>Description</b>	<b>Centre</b>
2019/2846/FUL	Picton Yard, 242-246 Oxford Street, Swansea, SA1 3B	Approved Subject to Section 106 - Redevelopment, extension and enhancement of the existing building, retaining A1 floor space at ground floor and first floor level, B1 use on the second and third floors. The construction of a new tower in Picton yard comprising ground and first floor D1 Educational Use, B1 Use on second and third floor and the provision of residential apartments over the upper floors , the provision of flexible space within Picton Yard, along with associated works, and public realm improvements. 2,246 sq m of B1 uses.	Central Area Retail Centre
2019/1097/FUL	Unit 18, Little Wind Street City Centre Swansea SA1 1ED	Change of use of first floor from food and drink (Class A3) to Assembly and leisure (Class D2) for indoor virtual golf facility. 1,296 sq m of D2 use.	Central Area Retail Centre
2019/0980/S73	Former St Davids Centre And Other Land North And South Of Oystermouth Road Swansea	Outline planning application (with all matters reserved) for the refurbishment, alteration and/or demolition of all existing buildings / structures on the site (except St Mary's Church and St David's Church) and redevelopment of site with following parameters consented: A1/A2/A3 – minimum 15,950 sq m - maximum 36,150 sq m B1/D1 – minimum 1,900 sq m - maximum 24,800 sq m D2 cinema and arena – minimum 11,275 sq m – maximum 13,500 sq m*	Central Area Retail Centre

**Outside Centres**

An analysis has been undertaken for relevant planning applications granted consent in 2019-20 for significant retail, office and leisure development outside of these defined Centres. A small number of applications have been identified and reviewed and were in-line with the policy framework.

**Major retail, leisure and office development consented outside relevant Centres 2019-20**

Ref	Location	Description
2019/0262/FUL	Unit 1 Parc Tawe North Parc Tawe Swansea SA1 2AA	Subdivision of an existing retail unit to create 2 no retail units sized 1,491 Sq m and 1,015 Sq m.
2019/1252/FUL	Unit 42/43 Cwmdru Industrial Estate Gendros SA5 8LG	Change of use of industrial unit to a gym (Class D2) of 1,300 sq m.
2019/2468/FUL	CK's 1 Bridge Street Waun Wen Swansea SA1 2BL	Change of use from retail (Class A1) to a coffee shop (Class A3) and soft play area (Class D1) comprising 2,000 sq m.

**Action:**

**No further action required, other than to continue monitoring.**

***Monitoring the Rural Enterprise Developments Policy Framework***

3.34 Part of the Plan's sustainable employment strategy, set out in Policy PS 4, is based on allowing small scale sustainable employment developments within

Key Villages, plus appropriate rural enterprises within the countryside to help enhance and diversify the rural economy. Indicator 13 monitors this element of the strategy.

<b>LDP Objective(s):</b>	<b>2, 10, 11, 13, 15, 16</b>		
<b>Key policies:</b>	<b>PS 4</b>	<b>Related policies:</b>	<b>CV 2, CV 5, TR 1, TR 5, TR 6, TR 8, TR 10, TR 11</b>

Indicator:	Target:	Outcome:		Trigger point:
<b>13. Local Indicator:</b> <b>Number of rural enterprise planning applications permitted.</b>	An increase in the number of rural enterprises permitted.	<b>AMR No. 1</b>	45 relevant applications determined in 2019-20.  43 permitted / prior approval not required.  AMR 2 will provide the first opportunity to monitor annual change under the LDP.	No increase in the number of rural enterprise planning applications permitted over a 2 year period.
<b>Analysis:</b>				
<p>Definition of Rural Enterprises: <i>'land related businesses, including agriculture, forestry and other activities that obtain their primary inputs from the site'</i>.</p> <p>A total of 43 related planning applications for rural enterprises were permitted in 2019-20 (they were either permitted, determined that prior notification of agricultural development was not required or that development was considered lawful).</p> <p>2019-20 was the first year that the Plan has been in operation. AMR 2 will provide the first opportunity to monitor annual change in the number of planning applications permitted under the LDP with regard to the trigger point identified in the monitoring framework.</p> <p>With regard to the identified trigger and monitoring changes in numbers over time, it should be noted that the majority of applications for rural enterprises are for holiday/visitor accommodation, which can be divided into caravan rallies, temporary permissions for seasonal caravan sites (for 5 or less caravans), and use of existing buildings as holiday let accommodation and festival camping. The number of planning applications for caravan rallies can vary each year, which may influence the target of a 2 year annual increase in the number of planning applications permitted. Similarly, the majority of planning applications for seasonal caravan/camping sites seek temporary permission for 2 years. Therefore, those permitted in 2019-20 will mostly also cover the 2020-21 season and will not require a further planning application next year.</p>				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				



## **Policy SD 1: Strategic Development Sites**

3.35 This section provides an analysis of the monitoring indicators for the Strategic Development Areas (SDAs) allocated in the LDP under policy SD 1; and the individual site policies SD A to SD L, which set out the placemaking principles and development requirements for each site. The WG guidance<sup>5</sup> requires LPAs to monitor the rate of development on key allocations (linked to phasing trajectories, placemaking principles and infrastructure schemes). This requirement is fulfilled by the indicators in this section. A summary of the assessment outcomes for the indicators monitoring this aspect of the LDP policy framework is shown in Table 8. Overall, no action is required at this stage other than to continue to support the delivery of these sites and monitor in future AMRs.

**Table 8: Summary of Assessment Outcomes for SD 1**

<b>Indicators</b>	<b>Assessment Outcome</b>
SD A: Land South of Glanffrwd Road, Pontarddulais; Key Indicators 27-29	No action required, continue monitoring
SD B: Land North of Garden Village; Key Indicators 30-32	No action required, continue monitoring
SD C: Land South of the A4240, Penllergaer; Key Indicators 33-35	No action required, continue monitoring
SD D: West of Llangyfelach Road, Penderry; Key Indicators 36-38	No action required, continue monitoring
SD E: Land North of Clasemont Road, Morriston; Key Indicators 39-41	No action required, continue monitoring
SDF: Cefn Coed Hospital, Cockett; Key Indicators 42-44	No action required, continue monitoring

<sup>5</sup> Edition 3 of the Development Plans Manual (DPM), March 2020

Indicators	Assessment Outcome
SD G: Land Northwest of M4 Junction 46, Llangyfelach; Key Indicators 45-48	No action required, continue monitoring
SD H: North of Waunarlwydd/Fforestfach; Key Indicators 49-52	No action required, continue monitoring
SD I: Swansea Vale; Key Indicators 53-56	No action required, continue monitoring
SD J: Central Area and Waterfront; Key Indicators 57-60	No action required, continue monitoring
SD K: Fabian Way Corridor; Key Indicators 61-65	No action required, continue monitoring
SD L: Tawe Riverside Corridor and Hafod Morfa Copperworks; Key Indicators 66-69	No action required, continue monitoring

3.36 The indicators are considered in detail below.

**SD A: Land South of Glanffrwd Road, Pontarddulais**

3.37 Site A is allocated for a comprehensive residential led, development of circa 486 homes during the Plan period, incorporating a Primary School, leisure and recreation facilities, public open space and appropriate community facilities, employment and commercial uses. Policy SD 1 states that the site has capacity for further homes beyond the Plan period with a total capacity of around 720 homes. The site is at the pre-application stage.

<b>LDP Objective(s):</b>	<b>All</b>			
<b>Key policies:</b>	<b>Policy SD A</b>	<b>Related policies:</b>		<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>27. Key Indicator: Delivery of SD A and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan, unless exceptions are justified by evidence.	<b>Adoption:</b>	SD A allocated in the LDP	One planning application permitted not in accordance with the site policy and masterplan, unless exceptions are justified by evidence.
		<b>AMR No. 1:</b>	Site is at the pre-application stage.	
<b>Analysis:</b>				
Site is at the pre-application stage. No planning applications determined in 2019-20.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

<b>LDP Objective(s):</b>	<b>All</b>			
<b>Key policies:</b>	<b>Policy SD A</b>	<b>Related policies:</b>		<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>28. Key Indicator: Delivery of new homes on SD A in accordance with site masterplan and policy.</b>	Delivery of 486 homes by end of Plan period.  Annual targets for remainder of Plan period:	<b>Adoption:</b>	SD A allocated in the LDP	Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.

	<table border="1"> <thead> <tr> <th>Year</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>0</td> </tr> <tr> <td>2020-2021</td> <td>58</td> </tr> <tr> <td>2021-2022</td> <td>90</td> </tr> <tr> <td>2022-2023</td> <td>90</td> </tr> <tr> <td>2023-2024</td> <td>90</td> </tr> <tr> <td>2024-2025</td> <td>90</td> </tr> <tr> <td>2025</td> <td>68</td> </tr> </tbody> </table>	Year	Units	2019-2020	0	2020-2021	58	2021-2022	90	2022-2023	90	2023-2024	90	2024-2025	90	2025	68	<b>AMR No. 1:</b> Development has not started.  No completions were forecasted in the LDP during this monitoring year.
Year	Units																	
2019-2020	0																	
2020-2021	58																	
2021-2022	90																	
2022-2023	90																	
2023-2024	90																	
2024-2025	90																	
2025	68																	
<b>Analysis:</b>																		
Site is at the pre-application stage. No planning applications have been determined in 2019-20. No completions were forecasted to take place in the LDP trajectory during 2019-20.																		
<b>Action:</b>																		
No further action required, other than to continue monitoring.																		

<b>LDP Objective(s):</b>	All		
<b>Key policies:</b>	Policy SD A	<b>Related policies:</b>	SD 1, SD 2, PS 1
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>29. Key Indicator: Commercial development (sq m) permitted on Strategic Development Site SD A</b>	No target specified in the LDP	<b>Adoption:</b>	SD A allocated in the LDP
		<b>AMR No. 1:</b>	Site is at pre-application stage.
<b>Analysis:</b>			
Site is at pre-application stage. No commercial development permitted at this stage.			
<b>Action:</b>			
No further action required, other than to continue monitoring.			

**SD B: Land North of Garden Village**

- 3.38 Site B is allocated for a comprehensive, residential led, development of circa 700 homes during the Plan period, incorporating a Primary School, leisure and recreation facilities, public open space and flexible units for local facilities and commercial uses. Policy SD 1 states that the site has capacity for further homes beyond the Plan period with a total capacity of around 750 homes.
- 3.39 As of the AMR 1 base date, detailed Reserved Matters planning applications (references: 2019/2905/RES and 2019/2906/RES) are being considered by the Authority for the whole site. Outline planning consent was granted to Persimmon Homes

in December 2019 (ref: 2016/1478) for up to 750 homes to be developed in phases, provision of a 2.5 form entry Primary school; circa 280 square metres (sq m) of flexible A1-A3 / D1 floorspace; open space including parks; natural and semi natural green space; amenity green spaces; facilities for children and young people; outdoor sports provision including playing pitches; associated services, infrastructure and engineering works including new vehicular accesses, improvement works to the existing highway network, new roads, footpaths/cycleways; landscaping works (including sustainable drainage systems), ecological mitigation works and ancillary works.

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD B</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>30. Key Indicator: Delivery of SD B and supporting infrastructure in</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan,	<b>Adoption:</b>	SD B allocated in the LDP
			<b>Trigger point:</b> One planning application permitted not in accordance with

<b>accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	unless exceptions are justified by evidence.	<b>AMR No. 1:</b>	Outline planning consent granted in-line with the LDP site policy and masterplan in 2019-20.	the site policy and masterplan. unless exceptions are justified by evidence.
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**Analysis:**

Outline planning consent was granted to Persimmon Homes in December 2019, in-line with the LDP site policy and masterplan. A Section 106 was signed for 20% affordable housing provision, agreed phased financial contributions towards highway improvements, active travel measures, bus services, local environmental enhancement, open space maintenance, recreation facilities, and school provision (or contributions towards the building of a school). The outline consent comprises over 50 detailed planning conditions including the requirement for a detailed phasing plan. Further monitoring required with regard to the determination of the Reserved Matters planning applications in AMR 2.

**Action:**

**No further action required, other than to continue monitoring.**

<b>LDP Objective(s):</b>	<b>All</b>							
<b>Key policies:</b>	<b>Policy SD B</b>	<b>Related policies:</b>		<b>SD 1, SD 2, PS 1</b>				
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>				
<b>31. Key Indicator: Delivery of new homes on SD B in accordance with site policy and masterplan.</b>	Delivery of 700 homes by end of Plan period.	<b>Adoption:</b>	SD B allocated in the LDP	Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.				
	<table border="1"> <thead> <tr> <th>Year</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>125</td> </tr> </tbody> </table>				Year	Units	2019-2020	125
	Year				Units			
2019-2020	125							

	2020-2021	100	<b>AMR No. 1:</b>	Residential completions were forecasted by the LDP trajectory to commence in 2019-20. Delivery has not yet commenced.
	2021-2022	100		
	2022-2023	100		
	2023-2024	100		
	2024-2025	100		
	2025	75		

**Analysis:**  
 125 units were forecasted to be delivered in 2019-20 by the LDP trajectory. Completions have not yet. Further monitoring required in AMR 2. It should be noted that outline planning consent was granted in December 2019 to Persimmon, and a detailed Reserved Matters application is being considered by the Authority.

**Action:**  
 No further action required, other than to continue monitoring.

<b>LDP Objective(s):</b>	All		
<b>Key policies:</b>	Policy SD B	<b>Related policies:</b>	SD 1, SD 2, PS 1
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>32. Key Indicator: Commercial development (sq m) permitted on Strategic Development Site SD B</b>	None specified in the LDP	<b>Adoption:</b>	SD B allocated in the LDP
		<b>AMR No. 1:</b>	Outline planning consent granted in 2019-20 including for 280 – 370 sq m of flexible A1-A3 / D1 use class floorspace.
			None specified in the LDP

**Analysis:**  
 The Plan allocates the site for uses which include “flexible units for local facilities and commercial uses”. Outline planning consent was granted in December 2019 to Persimmon which includes consent for 280 – 370 sq m of flexible A1-A3 / D1 use class floorspace.

**Action:**  
 No further action required, other than to continue monitoring.

**SD C: Land South of the A4240, Penllergaer**

3.40 Site C is allocated for a comprehensive, residential led, mixed use development of circa 644 homes during the Plan period, incorporating Primary School, leisure and recreation facilities, public realm, public open space and appropriate community and commercial uses. Policy SD 1 states that the site has capacity for further homes beyond the Plan period with a total capacity of around 850 homes.

3.41 As of the base date of AMR 1, a hybrid planning application, part outline for the whole site, and part detailed for 184 of the homes (ref 2018/2697/OUT), has been submitted by Bellway Homes and is being considered by the Authority<sup>6</sup>.

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD C</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>33. Key Indicator: Delivery of SD C and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with <i>Placemaking</i> principles set out in Policy SD 2 and the site policy and masterplan unless exceptions are justified by evidence.	<b>Adoption:</b>	SD C allocated in the LDP
		<b>AMR No. 1:</b>	No planning applications determined in 2019-20.
<b>Trigger point:</b>			
One planning application permitted not in accordance with the site policy and masterplan, unless exceptions are justified by evidence.			
<b>Analysis:</b>			

<sup>6</sup> On July 17th 2020 Planning Committee resolved to approve the application, subject to amended conditions and Planning Obligations, and subject to confirmation from Welsh Government that they do not intend to call-in the application for determination by the Welsh

Ministers. Welsh Government have subsequently confirmed in writing (9th September 2020) to the Council that, following consideration, they do not consider the application should be called in.



No planning applications determined in 2019-20. Bellway Homes hybrid planning application being determined by the Authority, comprising of an outline application for the whole site and a detailed element for the first phase of 184 units. Continue monitoring in AMR 2.

**Action:**

**No further action required, other than to continue monitoring.**

<b>LDP Objective(s):</b>	<b>All</b>																		
<b>Key policies:</b>	<b>Policy SD C</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>																
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>																
<b>34. Key Indicator: Delivery of new homes on SD C in accordance with site policy and masterplan.</b>	Delivery of 644 homes by end of Plan period.	<b>Adoption:</b>	SD C allocated in the LDP																
	Annual targets for remainder of Plan period:	<b>AMR No. 1:</b>	A very small number (4) of residential completions were forecasted by the LDP trajectory to commence in 2019-20. Delivery has not yet commenced.																
	<table border="1"> <thead> <tr> <th>Year</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>4</td> </tr> <tr> <td>2020-2021</td> <td>100</td> </tr> <tr> <td>2021-2022</td> <td>100</td> </tr> <tr> <td>2022-2023</td> <td>110</td> </tr> <tr> <td>2023-2024</td> <td>120</td> </tr> <tr> <td>2024-2025</td> <td>120</td> </tr> <tr> <td>2025</td> <td>90</td> </tr> </tbody> </table>	Year	Units	2019-2020	4	2020-2021	100	2021-2022	100	2022-2023	110	2023-2024	120	2024-2025	120	2025	90		Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.
Year	Units																		
2019-2020	4																		
2020-2021	100																		
2021-2022	100																		
2022-2023	110																		
2023-2024	120																		
2024-2025	120																		
2025	90																		
<b>Analysis:</b>																			
A very small number of residential completions were forecasted in the LDP trajectory for 2019-20 with development expected to get underway fully in 2020-21. It should be noted that, as of the base date of AMR 1, a hybrid planning application by Bellway Homes is being considered by the Authority, comprising of an outline application for the whole site and a detailed element for the first phase of 184 units. Further monitoring required in AMR 2.																			

<b>Action:</b>	
<b>No further action required, other than to continue monitoring.</b>	

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD C</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>35. Key Indicator: Commercial development (sq m) permitted on SD C.</b>	No target specified in the LDP	<b>Adoption:</b>	SD C allocated in the LDP
		<b>AMR No. 1:</b>	No planning applications determined in 2019-20.
<b>Analysis:</b>			
No planning applications determined in 2019-20.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

**SD D: West of Llangyfelach Road, Penderry**

3.42 Site D is allocated for a comprehensive, residential led, development of circa 1,088 homes during the Plan period, incorporating a mix of low-medium and high density residential, a new local centre with commercial units, Primary School, a mix of public realm, open space, play provision and a new community building. Policy SD 1 states that the site has capacity for further homes beyond the Plan period with a total capacity of around 1,950 homes.

3.43 A detailed Reserved Matters planning application is currently being considered for the first phase comprising up to 470 homes (ref: 2019/2881/RES). Outline planning consent (ref: 2017/1822/OUT) was granted to Llanmoor Homes in October 2019 for the whole site, comprising consent for up to 1,950 dwellings to be built in phases (1,160 within the LDP Plan period), creation of a link road, local centre, provision of a primary school, community facilities, public open space including facilities for children, and areas of landscaping (including sustainable drainage systems), outdoor sports provision including playing pitches, associated services, infrastructure and

engineering works including new vehicular access, improvements to the existing highway network, new roads, footpaths / cycleways, and ancillary works.

<b>LDP Objective(s):</b>	<b>All</b>			
<b>Key policies:</b>	<b>Policy SD D</b>	<b>Related policies:</b>		<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>36. Key Indicator: Delivery of SD D and supporting infrastructure in accordance with the <i>Placemaking</i> principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with <i>Placemaking</i> principles set out in Policy SD 2 and the site policy and masterplan, unless exceptions are justified by evidence.	<b>Adoption:</b>	SD D allocated in the LDP	One planning application permitted not in accordance with the site policy and masterplan , unless exceptions are justified by evidence.
		<b>AMR No. 1:</b>	Outline planning consent granted in 2019-20 in-line with the policy framework	
<b>Analysis:</b>				
Outline planning consent was granted to Llanmoor Homes in October 2019. A Section 106 Agreement was signed for the provision of infrastructure and community facilities following detailed viability assessments. The Section 106 requires 15% affordable housing on the initial phases; agreed phased financial contributions towards highway improvements, countryside access active travel measures, bus services, open space and ecological mitigation, and construction of the primary school and contributions towards secondary provision. There are also many detailed planning conditions requiring development to conform to the agreed phasing. Following detailed viability appraisals by the Council’s consultant Burrows Hutchinson using the Council’s adopted DVM, it was agreed that there was evidence to justify a lower percentage of social rented affordable housing provision on the initial phases. Measures have though been put in place in the Section 106 Agreement to ensure that a viability review is undertaken after the occupation of the 500th residential unit to determine whether an additional education contribution and higher social rented housing provision can be delivered on later phases. Decision is in-line with the policy framework.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

<b>LDP Objective(s):</b>	<b>All</b>																		
<b>Key policies:</b>	<b>Policy SD D</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>																
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>																
<b>37. Key Indicator: Delivery of new homes on SD D in accordance with site policy and masterplan.</b>	Delivery of 1,088 homes by end of Plan period.	<b>Adoption:</b>	SD D allocated in the LDP																
	Annual targets for remainder of Plan period:	<b>AMR No. 1:</b>	Residential completions were forecasted by the LDP trajectory to commence in 2019-20. Delivery has not yet commenced.																
	<table border="1"> <thead> <tr> <th>Year</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>120</td> </tr> <tr> <td>2020-2021</td> <td>160</td> </tr> <tr> <td>2021-2022</td> <td>170</td> </tr> <tr> <td>2022-2023</td> <td>170</td> </tr> <tr> <td>2023-2024</td> <td>170</td> </tr> <tr> <td>2024-2025</td> <td>170</td> </tr> <tr> <td>2025</td> <td>128</td> </tr> </tbody> </table>			Year	Units	2019-2020	120	2020-2021	160	2021-2022	170	2022-2023	170	2023-2024	170	2024-2025	170	2025	128
	Year			Units															
	2019-2020			120															
	2020-2021			160															
	2021-2022			170															
	2022-2023			170															
2023-2024	170																		
2024-2025	170																		
2025	128																		
<b>Analysis:</b>																			
120 residential completions were forecasted in the LDP trajectory for 2019-20. Delivery has not yet commenced. It should be noted that outline planning consent was granted to Llanmoor Homes in 2019-20, and a detailed Reserved Matters application is being considered by the Authority. Further monitoring required in AMR 2.																			
<b>Action:</b>																			
<b>No further action required, other than to continue monitoring.</b>																			

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD D</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>38. Key Indicator: Commercial development (sq m) permitted on Strategic Development Site SD D.</b>	No target specified in the LDP	<b>Adoption:</b>	SD D allocated in the LDP
		<b>AMR No. 1:</b>	Outline planning consent granted in 2019-20 including a local centre. Floorspace restricted to: - 1,000 sq m A1; - 560 sq m A3; - 250 sq m D1
<b>Trigger point:</b>			
No trigger specified in the LDP			
<b>Analysis:</b>			
The Plan allocates the site for uses which include “a new local centre with commercial units”. Outline planning consent was granted in October 2019 to Llanmoor Homes which includes consent for a local centre and community facilities. The floorspace for each element is restricted as follows: 1,000 sq m of A1 floor space; 560 sq m of A3 floor space; 250 sq m of D1 floor space in the commercial centre.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

**SD E: Land North of Clasemont Road, Morriston**

3.44 Site E is allocated for a comprehensive, residential led, development of circa 490 homes during the Plan period, incorporating a Primary School, leisure and recreation facilities, public open space and

appropriate community facilities and commercial uses. Policy SD 1 states that the site has capacity for further homes beyond the Plan period with a total capacity of around 600 homes. The site is at the pre-application stage.

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD E</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>39. Key Indicator: Delivery of SD E and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan, unless exceptions are justified by evidence.	<b>Adoption:</b>	SD E allocated in the LDP
		<b>AMR No. 1:</b>	Site is at pre-application stage.
<b>Trigger point:</b>			
One planning application permitted not in accordance with the site policy and masterplan, unless exceptions are justified by evidence.			
<b>Analysis:</b>			
Site is at pre-application stage.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	<b>All</b>																			
<b>Key policies:</b>	<b>Policy SD E</b>	<b>Related policies:</b>																		
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>																		
<b>40. Key Indicator: Delivery of new homes on SD E in accordance with site policy and masterplan.</b>	Delivery of 490 homes by end of Plan period.	<b>Adoption:</b>	SD E allocated in the LDP	<b>Trigger point:</b> Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.																
	Annual targets for remainder of Plan period:																			
	<table border="1"> <thead> <tr> <th>Year</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>0</td> </tr> <tr> <td>2020-2021</td> <td>72</td> </tr> <tr> <td>2021-2022</td> <td>80</td> </tr> <tr> <td>2022-2023</td> <td>90</td> </tr> <tr> <td>2023-2024</td> <td>90</td> </tr> <tr> <td>2024-2025</td> <td>90</td> </tr> <tr> <td>2025</td> <td>68</td> </tr> </tbody> </table>	Year	Units		2019-2020	0	2020-2021	72	2021-2022	80	2022-2023	90	2023-2024	90	2024-2025	90	2025	68	<b>AMR No. 1:</b>	No completions forecasted in the LDP trajectory during this monitoring year.
	Year	Units																		
	2019-2020	0																		
	2020-2021	72																		
	2021-2022	80																		
	2022-2023	90																		
2023-2024	90																			
2024-2025	90																			
2025	68																			
<b>Analysis:</b>																				
Site is at pre-application stage. No completions were forecasted to take place in the LDP trajectory during 2019-20.																				
<b>Action:</b>																				
<b>No further action required, other than to continue monitoring.</b>																				

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD E</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>41. Key Indicator: Commercial development (sq m) permitted on SD E</b>	No target specified in the LDP.	<b>Adoption:</b>	SD E allocated in the LDP
		<b>AMR No. 1:</b>	Site is at pre-application stage.
<b>Analysis:</b>			
Site is at pre-application stage.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

**SDF: Cefn Coed Hospital, Cockett**

3.45 Site F is allocated for a comprehensive residential led, mixed use development of circa 371 homes during the Plan period, incorporating leisure and recreation facilities, public open space and retained health facilities. Policy SD 1 states that the site has capacity for further homes beyond the Plan period (56 units),

while an initial phase of the development, comprising 73 units, is under construction. This latter part of the site with planning consent (ref: 2014/0969), which was granted in 2015 under the Unitary Development Plan (UDP), is shown as a commitment in the LDP and does not form part of the LDP allocation. Overall, there is total scope for 500 homes at the combined site. The allocated area is at the pre-application stage.



<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD F</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>42. Key Indicator: Delivery of SD F and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan.	<b>Adoption:</b>	SD F allocated in the LDP
		<b>AMR No. 1:</b>	The area comprising the LDP allocation is at the pre-application stage.
<b>Trigger point:</b>			
One planning application permitted not in accordance with the site policy and masterplan.			
<b>Analysis:</b>			
The area of the site that is under construction is shown as a commitment in the LDP following planning consent under the UDP. The wider site allocated in the LDP is at the pre-application stage.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	<b>All</b>																		
<b>Key policies:</b>	<b>Policy SD F</b>	<b>Related policies:</b>																	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>																	
<b>43. Key Indicator: Delivery of new homes on SD F in accordance with site policy and masterplan.</b>	Delivery of 371 homes by end of Plan period.	<b>Adoption:</b>	SD F allocated in the LDP																
	Annual targets for remainder of Plan period:	<b>AMR No. 1:</b>	No completions were forecasted in the LDP trajectory during this monitoring year for the allocated area.																
	<table border="1"> <thead> <tr> <th>Year</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>0</td> </tr> <tr> <td>2020-2021</td> <td>52</td> </tr> <tr> <td>2021-2022</td> <td>60</td> </tr> <tr> <td>2022-2023</td> <td>80</td> </tr> <tr> <td>2023-2024</td> <td>80</td> </tr> <tr> <td>2024-2025</td> <td>78</td> </tr> <tr> <td>2025</td> <td>21</td> </tr> </tbody> </table>			Year	Units	2019-2020	0	2020-2021	52	2021-2022	60	2022-2023	80	2023-2024	80	2024-2025	78	2025	21
	Year			Units															
	2019-2020			0															
	2020-2021			52															
	2021-2022			60															
	2022-2023			80															
2023-2024	80																		
2024-2025	78																		
2025	21																		
			Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.																
<b>Analysis:</b>																			
No completions were forecasted to take place in the LDP trajectory during 2019-20 on the allocated area.																			
<b>Action:</b>																			
<b>No further action required, other than to continue monitoring.</b>																			

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD F</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>44. Key Indicator: Commercial development (sq m) permitted on Strategic Development Site SD F</b>	No target specified in the LDP	<b>Adoption:</b>	SD F allocated in the LDP
		<b>AMR No. 1:</b>	The LDP allocation is at pre-application stage.
<b>Trigger point:</b>			
No trigger specified in the LDP			
<b>Analysis:</b>			
The allocated area is at the pre-application stage.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

**SD G: Land Northwest of M4 Junction 46, Llangyfelach**

3.46 Site G is allocated for a comprehensive mixed use development of circa 565 homes during the Plan period, incorporating a mix of low-medium and high density residential, a new local centre with commercial units, Primary School, a mix of public realm, open space and play provision, new community buildings, and a strategic business park with 14 hectares of potential development areas that could accommodate appropriate B1 and B2 uses. Policy SD 1 states that the site has capacity for further homes beyond the Plan period with a total capacity of

around 800 homes.

3.47 An outline planning application was submitted by WG for the whole site (ref: 2018/1618/OUT) in July 2018 for mixed-use development comprising residential development (up to 800 dwellings, including affordable housing), primary school, local centre (village hall (Class D1) and retail space (Class A1) with flats above), recreational facilities including sports pavilion (Class D2), open space, improvements to existing road bridges, habitat enhancement and management, and all associated building and engineering operations and landscaping. WG are currently reviewing the proposed masterplan to incorporate SuDS.

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD G</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>45. Key Indicator: Delivery of SD G and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan.	<b>Adoption:</b>	SD G allocated in the LDP
		<b>AMR No. 1:</b>	No planning applications determined in 2019-20.
<b>Trigger point:</b>			
One planning application permitted not in accordance with the site policy and masterplan.			
<b>Analysis:</b>			
Welsh Government have submitted an outline planning application for the whole site which is being considered by the Authority.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD G</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>46. Key Indicator: Delivery of new homes</b>	Delivery of 565 homes by end of Plan period.	<b>Adoption:</b>	SD G allocated in the LDP
<b>Trigger point:</b>			
Delivery of homes falls below the			

<b>on SD G in accordance with site policy and masterplan.</b>	Annual targets for remainder of Plan period		<b>AMR No. 1:</b>	No completions were forecasted in the LDP trajectory during this monitoring year.	cumulative target over any 2 year period for 2 consecutive years.
	Year	Units			
	2019-2020	0			
	2020-2021	90			
	2021-2022	100			
	2022-2023	100			
	2023-2024	100			
	2024-2025	100			
2025	75				

**Analysis:**

No completions were forecasted to take place in the LDP trajectory during 2019-20.

**Action:**

**No further action required, other than to continue monitoring.**

<b>LDP Objective(s):</b>	All		
<b>Key policies:</b>	Policy SD G	<b>Related policies:</b>	SD 1, SD 2, PS 1
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>47 Local Indicator: Commercial development (sq m) permitted on Strategic Development Site SD G</b>	No applications permitted contrary to the policy framework	<b>Adoption:</b>	SD G allocated in the LDP
		<b>AMR No. 1:</b>	No planning applications determined in 2019-20.
<b>Analysis:</b>			
Outline planning application under consideration. No commercial development permitted in 2019-20.			

<b>Action:</b>	
<b>No further action required, other than to continue monitoring.</b>	

3.48 It should be noted that there is an error in the indicator 48 target published in the LDP. It erroneously specifies the target as being the number of housing

units to be delivered each year not the amount of employment development land in hectares. This has been amended below and the target now stated has been sourced from indicator 19.

<b>LDP Objective(s):</b>	<b>All</b>				
<b>Key policies:</b>	<b>Policy SD G</b>	<b>Related policies:</b>		<b>SD 1, SD 2, PS 1</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>	
<b>48. Key Indicator: Amount of employment development delivered on SD G</b>	To deliver up to 14 Ha of potential employment generating development at SD G.	<b>Adoption:</b>	SD G allocated in the LDP	The amount of floorspace built falls below the cumulative requirement for all SD sites for 2 consecutive years.	
	Annual targets for remainder of Plan period	<b>AMR No. 1:</b>	Delivery of 1 Ha of B8 use class development completed.		
	Year	Ha			
	2019-2020	1			
	2020-2021	0			
	2021-2022	1			
	2022-2023	0			
	2023-2024	1			
2024-2025	0				
2025	1				
<b>Analysis:</b>					
Delivery of the DPD, 1 ha of B8 use class, depot at Units 17-19 of Felindre Business Park was completed in 2019-20.					

<b>Action:</b>	
<b>No further action required, other than to continue monitoring.</b>	

**SD H: North of Waunarlwydd/Fforestfach**

Regional Employment Site with 26 hectares of potential development areas that could accommodate appropriate B1, B2 and B8 uses. Policy SD 1 states that the site has capacity for further homes beyond the Plan period with a total capacity of around 1,319 homes. The site is at the pre-application stage.

3.49 Site H is allocated for a comprehensive mixed use development of circa 716 homes during the Plan period, incorporating public realm, a Primary School, commercial units, community buildings and a

<b>LDP Objective(s):</b>	<b>All</b>			
<b>Key policies:</b>	<b>Policy SD H</b>	<b>Related policies:</b>		<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>49. Key Indicator: Delivery of SD H and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan.	<b>Adoption:</b>	SD H allocated in the LDP	One planning application permitted not in accordance with the site policy and masterplan.
		<b>AMR No. 1:</b>	Site is at pre-application stage.	
<b>Analysis:</b>				
Site is at pre-application stage.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

<b>LDP Objective(s):</b>	<b>All</b>																					
<b>Key policies:</b>	<b>Policy SD H</b>	<b>Related policies:</b>																				
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>																				
<b>50. Key Indicator: Delivery of new homes on SD H in accordance with site policy and masterplan.</b>	Delivery of 716 homes by end of Plan period.	<b>Adoption:</b>	SD H allocated in the LDP	<b>Trigger point:</b> Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.																		
	Annual targets for remainder of Plan period:				<b>AMR No. 1:</b>	No completions were forecasted during this monitoring year in the LDP trajectory.																
	<table border="1"> <thead> <tr> <th>Year</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>0</td> </tr> <tr> <td>2020-2021</td> <td>126</td> </tr> <tr> <td>2021-2022</td> <td>149</td> </tr> <tr> <td>2022-2023</td> <td>160</td> </tr> <tr> <td>2023-2024</td> <td>133</td> </tr> <tr> <td>2024-2025</td> <td>96</td> </tr> <tr> <td>2025</td> <td>52</td> </tr> </tbody> </table>	Year	Units				2019-2020	0	2020-2021	126	2021-2022	149	2022-2023	160	2023-2024	133	2024-2025	96	2025	52		
	Year	Units																				
	2019-2020	0																				
	2020-2021	126																				
	2021-2022	149																				
	2022-2023	160																				
2023-2024	133																					
2024-2025	96																					
2025	52																					
<b>Analysis:</b>																						
Site is at pre-application stage. No completions were forecasted to take place in the LDP trajectory during 2019-20.																						
<b>Action:</b>																						
<b>No further action required, other than to continue monitoring.</b>																						



<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD H</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>51. Key Indicator: Commercial development (sq m) permitted on SD H</b>	No target specified in the LDP	<b>Adoption:</b>	SD H allocated in the LDP
		<b>AMR No. 1:</b>	Site is at pre-application stage.
<b>Analysis:</b>			
Site is at pre-application stage.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD H</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>52. Key Indicator: Amount of employment development delivered on SD H</b>	To deliver up to 26 Ha of employment generating development at SD H	<b>Adoption:</b>	SD H allocated in the LDP
			The amount of floorspace built falls below the cumulative requirement for all

	Annual targets for remainder of Plan period		<b>AMR No. 1:</b>	No employment generating development forecasted in the LDP during this monitoring year.	SD sites for 2 consecutive years.
	Year	Ha			
	2019-2020	0			
	2020-2021	0			
	2021-2022	0			
	2022-2023	0			
	2023-2024	0			
	2024-2025	10			
2025	11				
<b>Analysis:</b>					
Site is at pre-application stage. No economic development was forecasted to take place in the LDP trajectory during 2019-20.					
<b>Action:</b>					
No further action required, other than to continue monitoring.					

**SD I: Swansea Vale**

3.50 Site I is allocated for a comprehensive, residential led, mixed use development of circa 410 homes during the Plan period, and the completion of the Swansea Vale

business park for commercial and employment use with 4 hectares of potential development areas that could accommodate appropriate B1 and B2 uses, with appropriate leisure uses. Policy SD 1 states that the site has capacity for further homes beyond the Plan period with a total capacity of around 450 homes.

<b>LDP Objective(s):</b>	<b>All</b>			
<b>Key policies:</b>	<b>Policy SD I</b>	<b>Related policies:</b>		<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>53. Key Indicator: Delivery of SD I and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan, unless exceptions are justified by evidence.	<b>Adoption:</b>	SD I allocated in the LDP	One planning application permitted not in accordance with the site policy and masterplan, unless exceptions are justified by evidence.
		<b>AMR No. 1:</b>	No planning applications determined	
<b>Analysis:</b>				
No planning applications determined in 2019-20.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

<b>LDP Objective(s):</b>	<b>All</b>			
<b>Key policies:</b>	<b>Policy SD I</b>	<b>Related policies:</b>		<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>54. Key Indicator: Delivery of new homes</b>	Delivery of 410 homes by end of Plan period.	<b>Adoption:</b>	SD I allocated in the LDP	Delivery of homes not in accordance

on SD I in accordance with site policy and masterplan.	Year	Units	AMR No. 1:	No completions were forecasted during this monitoring year in the LDP trajectory.	with phasing trajectory
	2019-20	0			
	2020-21	10			
	2021-22	100			
	2022-23	100			
	2023-24	50			
	2024-25	100			
	2025	50			

**Analysis:**  
 No planning applications have been determined. No completions were forecasted to take place in the LDP trajectory during 2019-20.

**Action:**  
 No further action required, other than to continue monitoring.

<b>LDP Objective(s):</b>	All			
<b>Key policies:</b>	Policy SD I	<b>Related policies:</b>		SD 1, SD 2, PS 1
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>55. Key Indicator: Commercial development (sq m) permitted on Strategic Development Site SD I</b>	No target specified in the LDP	<b>Adoption:</b>	SD I allocated in the LDP	No trigger specified in the LDP
		<b>AMR No. 1:</b>	No planning applications have been determined.	
<b>Analysis:</b> No commercial development permitted in 2019-20.				
<b>Action:</b> No further action required, other than to continue monitoring.				

<b>LDP Objective(s):</b>	<b>All</b>																		
<b>Key policies:</b>	<b>Policy SD I</b>	<b>Related policies:</b>																	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>																	
<b>56. Key Indicator: Amount of employment development delivered on SD I</b>	To deliver up to 4 Ha employment generating development at SD I.	<b>Adoption:</b>	SD I allocated in the LDP																
	Annual targets for remainder of Plan period	<b>AMR No. 1:</b>	No employment generating development forecasted in the LDP trajectory during this monitoring year.																
	<table border="1"> <thead> <tr> <th>Year</th> <th>Ha</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>0</td> </tr> <tr> <td>2020-2021</td> <td>2</td> </tr> <tr> <td>2021-2022</td> <td>1</td> </tr> <tr> <td>2022-2023</td> <td>0</td> </tr> <tr> <td>2023-2024</td> <td>1</td> </tr> <tr> <td>2024-2025</td> <td>0</td> </tr> <tr> <td>2025</td> <td>0</td> </tr> </tbody> </table>			Year	Ha	2019-2020	0	2020-2021	2	2021-2022	1	2022-2023	0	2023-2024	1	2024-2025	0	2025	0
	Year			Ha															
	2019-2020			0															
	2020-2021			2															
	2021-2022			1															
	2022-2023			0															
2023-2024	1																		
2024-2025	0																		
2025	0																		
<b>Trigger point:</b>																			
The amount of floorspace built falls below the cumulative requirement for all SD sites for 2 consecutive years.																			
<b>Analysis:</b>																			
No employment development permitted in 2019-20. No employment generating development forecasted in the LDP trajectory during this monitoring year.																			
<b>Action:</b>																			
No further action required, other than to continue monitoring.																			

### SD J: Central Area and Waterfront

3.51 Site J is allocated for a range of regeneration projects with the overall aim of creating a vibrant, distinctive, Central Area that capitalises on its unique assets to become a destination of regional and national

significance. It includes proposals for a high quality retail and leisure led scheme, mixed use waterfront developments, circa 856 homes, 4 hectares of potential development areas that could accommodate B1 uses, and area initiatives and environmental enhancements during the Plan period. Policy SD 1

states that the site has capacity for further homes beyond the Plan period with a total capacity of around 906 homes. Some other development sites within the Central Area were granted planning consent under the UDP and are shown as commitments in the LDP.

4.52 Construction is underway of the mixed use strategic regeneration scheme, Swansea Central, on land comprising of the former St David's Centre and other land north and south of Oystermouth Road. The scheme will help provide economic growth for the regeneration of Swansea City Centre and strengthen its role as a regional shopping and leisure destination within the Swansea City Bay Region.

4.53 Outline consent was approved for an amended Swansea Central proposal (ref: 2019/0980/S73) in 2019-20 for the refurbishment, alteration and/or demolition of all existing buildings/ structures on the site (except St Mary's Church and St David's Church) and redevelopment of the site with indicative access/layout and scale parameters on the north site of a maximum of 1 to 7 storeys and maximum new floorspace of 84,050 sqm comprising retail/ commercial/office use (Classes A1/A2/A3/B1) residential (Class C3), non-residential institution

(Class D1) and leisure (Class D2), multistorey car park and redevelopment of south site of a maximum of 40,700 sqm of floorspace comprising a new arena (Class D2), up to 13 storey hotel/residential building (Class C1/ C3), food and drink (Class A3), undercroft car park, potential energy centre. Across both sites, the provision of associated new public open space/public realm and landscaping, new pedestrian and vehicular access and servicing arrangements (including a pedestrian bridge link across Oystermouth Road), provision of new bus stops on Oystermouth Road, new pedestrian access through existing arches along Victoria Quay, relocation of Sir H Hussey Vivian statue, earthworks, and plant.

4.54 Reserved matters were also approved (ref: 2019/1373/RES) during 2019-20 for Phase 1 of the northern part of the scheme. Reserved matters for the southern part of the site (2018/1648/RES), including the arena, were approved before adoption of the LDP in 2018. Further schemes consented at 5 Meridian Bay, Trawler Road (ref: 2020/0039/FUL) for 154 sq m of B1 use; and Picton Yard, Oxford Street (ref: 2019/2846/FUL) (subject to Section 106) for 2,246 sq m of B1 office use.

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD J</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>57. Key Indicator: Delivery of SD J and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan, unless exceptions are justified by evidence.	<b>Adoption:</b>	SD J allocated in the LDP
		<b>AMR No. 1:</b>	Amended outline and reserved matters consent granted in 2019-20 in-line with the site policy and masterplan for the Swansea Central regeneration site.
<b>Trigger point:</b>			
One planning application permitted not in accordance with the site policy and masterplan , unless exceptions are justified by evidence.			
<b>Analysis:</b>			
The Swansea Central scheme is in accordance with the LDP site policy and masterplan. The consented scheme provides a comprehensive retail and leisure-led mixed-use place of a quality, scale and critical mass appropriate for a Regional Centre properly integrating, and complementing the existing Retail Centre. The development will create new streets and spaces with active edges and an urban scale including a high quality built edge and active frontages to Oystermouth Road. It includes a high quality bridge crossing over Oystermouth Road at St Davids/LC2 site, high quality pedestrian/cycle connection between the Waterfront/Civic Centre site and St Davids/Retail Centre, green infrastructure.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD J</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>58. Key Indicator: Delivery of new homes on SD J in accordance with site policy and masterplan.</b>	Delivery of 856 homes by end of Plan period.	<b>Adoption:</b>	SD J allocated in the LDP
	Annual targets for remainder of Plan period:	<b>AMR No. 1:</b>	33 homes completed in the SD J area in 2019-20.
			A block of 52 flats also under construction.
			The rate of development is considered to be close to the LDP trajectory.
			Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.
<b>Analysis:</b>			
50 units were forecasted to be completed in the LDP trajectory in 2019-20. 33 new homes were completed in the SD J area in 2019-20, and 52 apartments in the Orchard House RSL scheme are well under construction, while development has commenced on the Swansea Central Scheme Phase 1 which will include 33 residential units. Therefore, the rate of development is considered to be close to the forecasted trajectory.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			



<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD J</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>59. Key Indicator: Commercial development (sq m) permitted on Strategic Development Site SD J</b>	No target specified in the LDP	<b>Adoption:</b>	SD J allocated in the LDP
		<b>AMR No. 1:</b>	Outline planning consent for the Swansea Central scheme comprises a minimum of 40,425 sq m of additional commercial floorspace in the Central Area and maximum of 85,750 sq m.  In addition, on other sites, 4,262 sq m of commercial development was given planning consent in 2019-20.
<b>Trigger point:</b>			
No trigger specified in the LDP			
<b>Analysis:</b>			
<p>The outline planning consent for Swansea Central comprises the following minimum and maximum parameters for additional commercial use floorspace:</p> <ul style="list-style-type: none"> <li>• A1/A2/A3 – minimum 15,950 sq m - maximum 36,150 sq m</li> <li>• B1/D1 – minimum 1,900 sq m - maximum 24,800 sq m</li> <li>• D2 cinema and arena – minimum 11,275 sq m – maximum 13,500 sq m</li> <li>• C1 hotel - 11,300 sq m</li> </ul> <p>Other planning applications for commercial development that were permitted in 2019-20 in the Central Area have been analysed. The most notable other planning consent (2019/2846/FUL subject to Section 106) being for 2,246 sq m of B1 office use at Picton Yard, Oxford Street. Aside from the Swansea Central scheme, these planning applications resulted in planning consent being granted in 2019-20 for 4,262 sq m of commercial development, though it should be noted that as some of these were changes of use, this is not all additional commercial floorspace but has resulted in changes in the amount of floorspace permitted for certain commercial use classes.</p>			

<b>Action:</b>	
<b>No further action required, other than to continue monitoring.</b>	

<b>LDP Objective(s):</b>	<b>All</b>																			
<b>Key policies:</b>	<b>Policy SD J</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>																	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>																	
<b>60. Key Indicator: Amount of employment development delivered on SD J</b>	To deliver up to 4 Ha of B1 uses at SD J:	<b>Adoption:</b>	SD J allocated in the LDP																	
		<b>AMR No. 1:</b>	Development of Swansea Central has commenced.																	
	<table border="1"> <thead> <tr> <th>Year</th> <th>Ha</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>0</td> </tr> <tr> <td>2020-2021</td> <td>1</td> </tr> <tr> <td>2021-2022</td> <td>0</td> </tr> <tr> <td>2022-2023</td> <td>3</td> </tr> <tr> <td>2023-2024</td> <td>0</td> </tr> <tr> <td>2024-2025</td> <td>0</td> </tr> <tr> <td>2025</td> <td>0</td> </tr> </tbody> </table>			Year	Ha	2019-2020	0	2020-2021	1	2021-2022	0	2022-2023	3	2023-2024	0	2024-2025	0	2025	0	The amount of floorspace built falls below the cumulative requirement for all SD sites for 2 consecutive years
	Year			Ha																
	2019-2020			0																
	2020-2021			1																
	2021-2022			0																
	2022-2023			3																
2023-2024	0																			
2024-2025	0																			
2025	0																			

<b>Analysis:</b>			
No delivery forecasted in the LDP trajectory in 2019-20.			
Significant development is underway. The outline planning consent for Swansea Central comprises a minimum of 1,900 sq m and maximum of 24,800 sq m of B1 / D1 uses. Development of the scheme has commenced.			
Further schemes consented at 5 Meridian Bay, Trawler Road (ref: 2020/0039/FUL) for 154 sq m of B1 use; and Picton Yard, Oxford Street (ref: 2019/2846/FUL) (subject to Section 106) for 2,246 sq m of B1 office use.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

### SD K: Fabian Way Corridor

accommodate appropriate B1, B2 and B8 uses to complement the role of the Swansea Central Area as the City Region economic driver, and facilitating an Innovation Corridor.

3.55 Site K is allocated for mixed commercial, residential (525 dwellings) and employment development with 12 hectares of potential development areas that could

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD K</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>61. Key Indicator: Delivery of SD K and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan, unless exceptions are justified by evidence.	<b>Adoption:</b>	SD K allocated in the LDP.
		<b>AMR No. 1:</b>	Planning application permitted in accordance with the site policy and masterplan.
<b>Trigger point:</b>			
One planning application permitted not in accordance with the site policy and masterplan, unless exceptions are justified by evidence.			
<b>Analysis:</b>			
The following new planning consent was granted within the SA1 Waterfront part of the site during 2019-20: 2019/1120/FUL. Unit 3 Langdon House Langdon Road. Change of use from Office (Class B1) to Referral Centre (Class D1). The planning application was permitted in accordance with the site policy and masterplan.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	<b>All</b>																	
<b>Key policies:</b>	<b>Policy SD K</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>															
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>															
<b>62. Key Indicator: Delivery of new homes on SD K in accordance with site policy and masterplan.</b>	Delivery of 525 homes by end of Plan period.	<b>Adoption:</b>	SD K allocated in the LDP															
	Annual targets for remainder of Plan period: <table border="1" data-bbox="577 571 958 901"> <thead> <tr> <th>Year</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>50</td> </tr> <tr> <td>2020-2021</td> <td>50</td> </tr> <tr> <td>2021-2022</td> <td>80</td> </tr> <tr> <td>2022-2023</td> <td>80</td> </tr> <tr> <td>2023-2024</td> <td>80</td> </tr> <tr> <td>2024-2025</td> <td>80</td> </tr> <tr> <td>2025</td> <td>55</td> </tr> </tbody> </table>	Year	Units	2019-2020	50	2020-2021	50	2021-2022	80	2022-2023	80	2023-2024	80	2024-2025	80	2025	55	<b>AMR No. 1:</b>
Year	Units																	
2019-2020	50																	
2020-2021	50																	
2021-2022	80																	
2022-2023	80																	
2023-2024	80																	
2024-2025	80																	
2025	55																	
<b>Analysis:</b>																		
16 units completed in 2019-20. Further 44 homes under construction. This is close to the LDP trajectory for 2019-20.																		
<b>Action:</b>																		
<b>No further action required, other than to continue monitoring.</b>																		

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD K</b>	<b>Related policies:</b>	
		<b>SD 1, SD 2, PS 1</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>63. Key Indicator: Provision of supporting infrastructure on SD K in accordance with the Site Masterplan and Policy.</b>	All development on SDAs to be supported by community facilities and infrastructure.	<b>Adoption:</b>	SD K allocated in the LDP.
		<b>AMR No. 1:</b>	Planning application permitted in accordance with the site policy and masterplan.
<b>Trigger point:</b>			
Delivery of supporting infrastructure not in accordance with appropriate phase as specified in planning permissions			
<b>Analysis:</b>			
The following new planning consent was granted within the SA1 Waterfront part of the site during 2019/20: 2019/1120/FUL. Unit 3 Langdon House Langdon Road. Change of use from Office (Class B1) to Referral Centre (Class D1). It was determined that no off site supporting infrastructure was required to mitigate the impacts of the development. The planning application was permitted in accordance with the site policy and masterplan.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD K</b>	<b>Related policies:</b>	
		<b>SD 1, SD 2, PS 1</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>64. Key Indicator: Amount of</b>	No target specified in the LDP	<b>Adoption:</b>	SD K allocated in the LDP
<b>Trigger point:</b>			

Commercial development (sq m) permitted on Strategic Development Site SD K in accordance with site policy and masterplan.		<b>AMR No. 1:</b>	No commercial development permitted in 2019-20.	No trigger specified in the LDP
<b>Analysis:</b>				
No commercial development permitted in 2019-20.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

<b>LDP Objective(s):</b>	All													
<b>Key policies:</b>	Policy SD K	<b>Related policies:</b>		SD 1, SD 2, PS 1										
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>										
65. Key Indicator: Amount of employment development delivered on SD K	To deliver up to 12 Ha of B1 uses at SD K.	<b>Adoption:</b>	SD K allocated in the LDP	The amount of floorspace built falls below the cumulative requirement for all SD sites for 2 consecutive years.										
	Annual targets for remainder of Plan period:	<b>AMR No. 1:</b>	No delivery forecasted in the LDP trajectory in 2019-20.											
	<table border="1" data-bbox="566 1066 960 1356"> <thead> <tr> <th>Year</th> <th>Ha</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>0</td> </tr> <tr> <td>2020-2021</td> <td>1</td> </tr> <tr> <td>2021-2022</td> <td>0</td> </tr> <tr> <td>2022-2023</td> <td>3</td> </tr> <tr> <td>2023-2024</td> <td>0</td> </tr> <tr> <td>2024-2025</td> <td>0</td> </tr> </tbody> </table>				Year	Ha	2019-2020	0	2020-2021	1	2021-2022	0	2022-2023	3
Year	Ha													
2019-2020	0													
2020-2021	1													
2021-2022	0													
2022-2023	3													
2023-2024	0													
2024-2025	0													

	2025	0		
<b>Analysis:</b>				
No employment B use class development in 2019-20. No delivery forecasted in the LDP trajectory.				
<b>Action:</b>				
No further action required, other than to continue monitoring.				

**SD L: Tawe Riverside Corridor and Hafod Morfa Copperworks**

3.56 Land and buildings are allocated within Site L for a mixed use heritage and culture led regeneration site consisting of up to 258 dwellings, employment uses

(B1), leisure and community uses, and contributing towards the preservation and enhancement of the area's unique historic and cultural heritage. Policy SD 1 states that the site has capacity for further homes beyond the Plan period with a total capacity of around 370 homes.

<b>LDP Objective(s):</b>	All			
<b>Key policies:</b>	Policy SD L	<b>Related policies:</b>		SD 1, SD 2, PS 1
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>66. Key Indicator: Delivery of SD L and</b>	All SDAs to be delivered in accordance with Placemaking	<b>Adoption:</b>	SD L allocated in the LDP	One planning application

<b>supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	principles set out in Policy SD 2 and the site policy and masterplan, unless exceptions are justified by evidence.	<b>AMR No. 1:</b>	No planning applications determined in 2019-20	permitted not in accordance with the site policy and masterplan , unless exceptions are justified by evidence.
<b>Analysis:</b>				
No relevant planning applications determined in 2019-20.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

<b>LDP Objective(s):</b>	<b>All</b>																					
<b>Key policies:</b>	<b>Policy SD L</b>	<b>Related policies:</b>		<b>SD 1, SD 2, PS 1</b>																		
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>																		
<b>67. Key Indicator: Delivery of new homes on SD L in accordance with site policy and masterplan.</b>	Delivery of 258 homes by end of Plan period. <table border="1" data-bbox="591 992 963 1353"> <thead> <tr> <th>Year</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>2018-2019</td> <td>0</td> </tr> <tr> <td>2019-2020</td> <td>0</td> </tr> <tr> <td>2020-2021</td> <td>0</td> </tr> <tr> <td>2021-2022</td> <td>45</td> </tr> <tr> <td>2022-2023</td> <td>50</td> </tr> <tr> <td>2023-2024</td> <td>40</td> </tr> <tr> <td>2024-2025</td> <td>70</td> </tr> <tr> <td>2025</td> <td>53</td> </tr> </tbody> </table>	Year	Units	2018-2019	0	2019-2020	0	2020-2021	0	2021-2022	45	2022-2023	50	2023-2024	40	2024-2025	70	2025	53	<b>Adoption:</b>  <b>AMR No. 1:</b>	SDA allocated in the LDP  No completions were forecasted during 2019-20 in the LDP trajectory.	Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.
Year	Units																					
2018-2019	0																					
2019-2020	0																					
2020-2021	0																					
2021-2022	45																					
2022-2023	50																					
2023-2024	40																					
2024-2025	70																					
2025	53																					



<b>Analysis:</b>	
No residential development in 2019-20. No completions were forecasted during this monitoring year in the LDP trajectory.	
<b>Action:</b>	
<b>No further action required, other than to continue monitoring.</b>	

<b>LDP Objective(s):</b>	All		
<b>Key policies:</b>	Policy SD L	<b>Related policies:</b>	SD 1, SD 2, PS 1
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>68. Key Indicator: Provision of supporting infrastructure on SD L in accordance with the Site Masterplan and Policy.</b>	All development on SDAs to be supported by community facilities and infrastructure.	<b>Adoption:</b>	SDA allocated in the LDP
		<b>AMR No. 1:</b>	No planning applications determined in 2019-20.
			Delivery of supporting infrastructure not in accordance with appropriate phase as specified in planning permissions
<b>Analysis:</b>			
No relevant planning applications determined in 2019-20.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	All		
<b>Key policies:</b>	Policy SD L	<b>Related policies:</b>	SD 1, SD 2, PS 1
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>69. Key Indicator: Commercial</b>	No target specified in the LDP	<b>Adoption:</b>	SDA allocated in the LDP

development (sq m) permitted on SD L	AMR No. 1:	No planning applications determined in 2019-20.	No trigger specified in the LDP
<b>Analysis:</b>			
No relevant planning applications determined in 2019-20.			
<b>Action:</b>			
No further action required, other than to continue monitoring.			

### ***Policy SD 2: Masterplanning Principles***

- 3.57 The Plan presents an unprecedented opportunity for the Council to deliver new places and neighbourhoods across the County on a scale capable of creating exemplars of sustainable living consistent with the WG’s vision of healthy, cohesive communities set out in the Wellbeing of Future Generations Act.
- 3.58 The indicators in this section monitor the implementation of Policy SD 2 Masterplanning Principles. The policy requires all sites where there is capacity for 100 homes or more, to deliver a comprehensively planned, sustainable neighbourhood with a distinct sense of place, and sets out design and placemaking criteria for such developments, and further specific criteria for SDAs.
- 3.59 A summary of the assessment outcomes for the indicators monitoring this aspect of the LDP policy framework is shown in Table 9.

**Table 9: Summary of Assessment Outcomes for SD 2**

<b>Indicators</b>	<b>Assessment Outcome</b>
22. Local Indicator: The number of planning applications refused on design/ Placemaking grounds	No action required, continue monitoring
24. Local Indicator: The number of planning applications permitted below 35 dwellings per hectare on sites of 100 dwellings or more.	No action required, continue monitoring
25. Local Indicator: Amount of greenfield land lost not allocated in the Plan (Ha).	No action required, continue monitoring
23. Local Indicator: SDAs to be delivered in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.	No action required, continue monitoring
26. Local Indicator: Provision of community facilities and infrastructure on SDAs in	No action required,

accordance with the Site Masterplan and Policy.	continue monitoring
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<b>LDP Objective(s):</b>	17, 19 ,20		
<b>Key policies:</b>	SD 2	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>22. Local Indicator: The number of planning applications refused on design/ Placemaking grounds.</b>	None specified in the LDP	<b>Adoption:</b>	SD 2 adopted in the LDP
		<b>AMR No. 1:</b>	No planning applications of 100+ residential units refused on design / placemaking grounds in 2019-20 under Policy SD 2.
<b>Trigger point:</b>			
None specified in the LDP			
<b>Analysis:</b>			
Policy SD 2 relates to all development with a residential capacity of 100 or more residential units. No such planning applications have been refused based on design/placemaking grounds in 2019-20. It should be noted that there has been, and continues to be, extensive engagement between Council officers and site promoters on large residential sites at the pre-application stage, including on SDAs, to promote good design and placemaking.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

3.60 Policy SD 2 sets out that on all sites where there is capacity for 100 homes or more, development must deliver a comprehensively planned, sustainable neighbourhood with a distinct sense of place that achieves net residential density across the site of at least 35 homes per hectare, with higher density residential and mixed uses located along public

transport corridors and in focal areas, lower densities on rural/sensitive edges, and a range of densities elsewhere to meet different needs and create distinct character areas. Indicator 24 monitors the net residential density on sites of 100+ homes, which were granted planning consent in 2019-20.

<b>LDP Objective(s):</b>	<b>17, 19 ,20</b>		
<b>Key policies:</b>	<b>SD 2</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>24. Local Indicator: The number of planning applications permitted below 35 dwellings per hectare on sites of 100 dwellings or more.</b>	No planning applications permitted contrary to the policy framework.	<b>Adoption:</b>	SD 2 adopted in the Plan.
		<b>AMR No. 1:</b>	No planning applications of 100 dwellings or more approved contrary to the LDP policy framework in 2019-20 with regards to residential density.
<b>Trigger point:</b>			
One planning application permitted contrary to the policy framework.			
<b>Analysis:</b>			
<p>The list below sets out the sites which received full planning consent for 100 or more homes in 2019-20. It excludes outline consents, as the final details of residential areas will be subject to further reserved matters applications which will need to be monitored in future years.</p> <p>H1.5 Land at Upper Bank, Pentrechwyth - Planning consent was granted (ref: 2018/2692/FUL) in 2019-20 for a further phase involving the retention and completion of development for 107 residential dwellings, subject to the signing of a Section 106. The net residential density exceeded 35 dwellings per hectare.</p> <p>H1.31 Land off Brynafon Road and Gower View Road, Penyrheol – Planning consent granted in 2019-20 for construction of 144 residential dwellings (ref: 2019/2144/RES). The final residential density was lower than 35 dph but the design evolved through engagement with the Design Commission for Wales and Council Officers to incorporate required SuDS and green infrastructure on the site and the final layout was considered acceptable in terms of dwelling numbers and density.</p> <p>No planning applications of 100 dwellings or more approved contrary to the LDP policy framework in 2019-20 with regards to density.</p>			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

3.61 The Plan’s sustainable development strategy seeks to direct development to the most sustainable locations within

the defined settlement boundaries of the urban area and Key Villages, and maximise the use of previously developed land.

Indicator 25 seeks to ensure that no greenfield land is lost contrary to the LDP policy framework.

<b>LDP Objective(s):</b>	<b>17, 19 ,20</b>		
<b>Key policies:</b>	<b>SD 2</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>25. Local Indicator: Amount of greenfield land lost not allocated in the Plan (Ha).</b>	No greenfield land lost contrary to the policy framework	<b>Adoption:</b>	SD 2 adopted in the Plan
		<b>AMR No. 1:</b>	No planning consents were granted for the development of 100+ homes on greenfield land contrary to the policy framework in 2019-20.
<b>Trigger point:</b>			
Planning permission granted for development resulting in the loss of greenfield land contrary to the policy framework.			
<b>Analysis:</b>			
No planning consents were granted for the development of 100+ homes on greenfield land contrary to the policy framework in 2019-20.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

3.62 Indicators 23 and 26 bring together the analysis of individual SDAs detailed in the earlier section on these strategic sites to monitor the provision of community facilities and infrastructure, and delivery of the placemaking principles on SDAs in accordance with the Site Masterplans and policies.

<b>LDP Objective(s):</b>	<b>17, 19 ,20</b>		
<b>Key policies:</b>	<b>SD 2</b>	<b>Related policies:</b>	<b>SD policies</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>23. Local Indicator: SDAs to be delivered in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan, unless exceptions are justified by evidence.	<b>Adoption:</b>	Sites adopted in the Plan
		<b>AMR No. 1:</b>	Sites being progressed in-line with the Site Masterplans and policies in 2019-20
<b>Trigger point:</b>			
One planning application permitted not in accordance with Policy SD 2, the site policy and masterplan, unless exceptions are justified by evidence.			
<b>Analysis:</b>			
Progress has been monitored for each SDA individually in the tables for indicators 27-69 above. It has been demonstrated that the sites are progressing in-line with the site masterplans and policies.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	17, 19 ,20			
<b>Key policies:</b>	SD 2	<b>Related policies:</b>		<b>SD policies</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>26. Local Indicator: Provision of community facilities and infrastructure on SDAs in accordance with the Site Masterplan and Policy.</b>	All development on SDAs to be supported by community facilities and infrastructure. Link to phasing – community facility and/or infrastructure to be delivered at agreed phasing stage.	<b>Adoption:</b>	Sites adopted in the Plan	Community facilities and infrastructure not delivered in accordance with the policy framework or within the agreed phased period on an SDA. No community facility and/or infrastructure to be delivered at agreed stage of the development.
		<b>AMR No. 1:</b>	Sites being progressed in-line with the Site Masterplans and policies in 2019-20	
<b>Analysis:</b>				
Progress has been monitored for each SDA individually in the tables for indicators 27-69 above. It has been demonstrated that the sites are progressing in-line with the site masterplans and policies.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

## Policy RC 1: Swansea Central Area Regeneration

3.63 This section provides an analysis of the monitoring indicators for the plan's policies on regeneration of the Swansea Central Area.

3.64 A summary of the assessment outcomes for the indicators monitoring this aspect of the LDP policy framework is shown in Table 9.

**Table 9: Summary of Assessment Outcomes for RC 1**

Indicators	Assessment Outcome
17. Local Indicator: The amount and type of new development built within the Swansea Central Area	No action required,

	continue monitoring
18. Local Indicator: % of ground floor vacant retail units in the City Centre, District and Local Centres.	No action required, continue monitoring

## New Development in the Central Area

3.65 Indicator 17 monitors the development of new retail, office, residential, student accommodation, education facilities and visitor attractions in the Swansea Central Area during 2019-20.

LDP Objective(s):	2, 10, 12, 13, 16		
Key policies:	Policy RC 1	Related policies:	RC 2-12
Indicator:	Target:	Outcome:	Trigger point:
<b>17. Local Indicator:</b> <b>The amount and type of new development built within the Swansea Central Area:</b> <ul style="list-style-type: none"> <li>• Retail</li> <li>• Office</li> <li>• Residential</li> </ul>	A net increase in the amount of quality office space, city living, student accommodation, education facilities and a wider range of visitor attractions and facilities.	<b>Adoption:</b> Policies adopted in the Plan	A net decrease is recorded for 2 consecutive years.
		<b>AMR No. 1:</b> Several significant schemes completed and others under construction.	



<ul style="list-style-type: none"> <li>• <b>Student accommodation</b></li> <li>• <b>Education facilities</b></li> <li>• <b>Visitor attractions / facilities</b></li> </ul>				
<b>Analysis:</b>				
<ul style="list-style-type: none"> <li>• <b>Retail</b> - The outline planning consent for Swansea Central comprises a minimum of 15,950 sq m and maximum of 36,150 sq m of A1/A2/A3 uses with Phase 1 under construction. Coppergate, 17-18 The Kingsway commercial unit under construction. Mariner Street 3 commercial units under construction.</li> <li>• <b>Office</b> - The outline planning consent for Swansea Central comprises a minimum of 1,900 sq m and maximum of 24,800 sq m of B1 / D1 uses. Development has commenced of the scheme.</li> <li>• <b>Residential</b> - 33 new homes were completed in the SD J area in 2019-20, and 52 apartments in the Orchard House RSL scheme are well under construction, while development has commenced on the Swansea Central Scheme Phase 1 which will include 33 residential units.</li> <li>• <b>Student accommodation</b> – Coppergate, 17-18 The Kingsway 307 bedspaces completed; Former Oldway Centre, Orchard Street 556 bedspaces completed; Mariner Street 780 bedspaces under construction.</li> <li>• <b>Education facilities</b> – no development.</li> <li>• <b>Visitor attractions and facilities</b> - The outline planning consent for Swansea Central comprises a minimum of 11,275 sq m and maximum of 13,500 sq m of D2 cinema and arena uses; and 11,300 sq m hotel C1 use. Development has commenced of the scheme.</li> </ul>				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

**Vacancy Rates in the City Centre Retail Centre, District Centres and Local Centres**

3.66 Policy RC 2 of the Plan promotes the Plan’s defined Centres, as the most appropriate and sustainable locations for locating new retail, leisure and

supporting commercial development. As a measure of the viability and vitality of these retail centres in Swansea, indicator 18 monitors the percentage of ground floor vacant retail units within these Centres.

3.67 Unfortunately lockdown restrictions due to the COVID 19 pandemic prevented the planned surveying of

retail centres and so no monitoring data is available this year.

<b>LDP Objective(s):</b>	<b>2, 10, 12, 13, 16</b>		
<b>Key policies:</b>	<b>Policy RC 1</b>	<b>Related policies:</b>	<b>RC 2-6</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>18. Local Indicator: % of ground floor vacant retail units in the City Centre, District and Local Centres.</b>	To maintain the viability and vitality of City, district and local centres	<b>Adoption:</b>	An increase in vacancy rates for 2 consecutive years
		<b>AMR No. 1:</b>	
		City Centre Retail Centre- vacancy rate = 13.7% (April 2019)	
		No surveys possible due to COVID 19 restrictions.	
<b>Analysis:</b>			
No surveys possible due to COVID 19 restrictions.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

## Policy H 2: Affordable Housing Strategy

3.68 A summary of the assessment outcomes for the indicators monitoring affordable housing delivery is shown in Table 10.

**Table 10: Summary of Assessment Outcomes for Policy H 2**

Indicators	Assessment Outcome
6ai Key Indicator: Number of net additional affordable dwellings built in the County (through the planning system) minus demolitions.	No action required, continue monitoring
6aai Key Indicator: tenure of affordable housing completions	No action required, continue monitoring
78 Key Indicator: Average % of affordable housing secured as a proportion of total number of housing units permitted on private developments of 5 or more units in each sub-market area.	No action required, continue monitoring
79 Local Indicator: The number of planning permissions implemented on allocated H 5 local needs housing exception sites.	No action required, continue monitoring

80 Local Indicator: The number of planning applications permitted for affordable housing exceptions sites	No action required, continue monitoring
81 Key Indicator: Changes in house prices across the SHPZs which affects the affordability of housing and developers' build costs	No action required, continue monitoring
82 Local Indicator: Number of planning permissions or subsequent variation/removal of planning conditions, approvals of discharge/modification under 106A or by Deed of Variation, relating to housing developments of 5 units or more, where the contribution permitted is lower than the relevant target set under Policy H 3.	No action required, continue monitoring
83 Local Indicator: Number of affordable housing contributions (units or equivalent) secured through planning on-site, off-site and via commuted sums.	No action required, continue monitoring
84 Local Indicator: Number of Social Rented and Intermediate Housing units secured as a % of all affordable housing units secured through planning permissions.	No action required, continue monitoring

3.69 Each of these indicators is considered in detail below.

<b>LDP Objective(s):</b>	<b>1, 9, 14, 17</b>			
<b>Key policies:</b>	<b>H 2</b>	<b>Related policies:</b>		
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		
<b>6ai Key Indicator: Number of net additional affordable dwellings built in the County (through the planning system) minus demolitions.</b>	Build 3,310 affordable dwellings in total by 2025. (690 built to 1 <sup>st</sup> April 2017)  Cumulative completion targets for remainder of Plan period (2017-18-2025)	<b>Adoption:</b>	Policies adopted in the Plan.	
		<b>AMR No. 1</b>	Cumulative affordable housing completions through planning system (completions during each year in brackets):	
			2017/18	145
			2018/19	360 (215)
			2019/20	559 (199)
			2020/21	
			2021/22	
			2022/23	
			2023/24	
			2024/25	
2025				
			The overall number of additional affordable housing built within the Plan area is 10% or more below the cumulative requirement set in the Policy Target for 2 consecutive years	
<b>Analysis:</b>				
199 affordable homes were built through the planning system in 2019-20, the first year in which the Plan has been in operation. Trigger points that have specific numerical outputs (e.g. housing completions) should be measured over two consecutive years.				
Affordable housing completions are anticipated to increase from 2020-21 onwards on H 5 allocations (H5. 4 was consented in 2019-20 (see Indicator 4), H5. 5 is expected to be finished in 2020-21, and a planning application for H5. 6 is being determined by the LPA). The Council is also moving forward with its More Homes Council housebuilding programme including two sites which are currently recorded as 'under construction' so completions will be recorded in 2020-21. A large number of RSL affordable housing schemes with planning				

consent (some of which have commenced in 2019-20 but are recorded as ‘under construction’) are scheduled to be completed in 2020-21.

**Action:**

**No further action required, other than to continue monitoring.**

<b>LDP Objective(s):</b>	1, 9, 14, 17					
<b>Key policies:</b>	H 2	<b>Related policies:</b>	H 3 – H 6			
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>			
<b>6a ii Key Indicator: Tenure of affordable housing completions built through the planning system.</b>	Consideration of need should have regard to the latest LHMA, which should be used as a starting point for evidence of affordable housing need at a County wide level, alongside relevant local information such as the latest Council and RSL waiting lists and any recently delivered affordable housing units within the area.	<b>Adoption:</b>	Policies adopted in the Plan.			
		<b>AMR No. 1:</b>	Affordable housing (AH) completions per year by tenure:			
			<b>Year</b>	<b>All AH</b>	<b>Inter-mediate</b>	<b>Social rent</b>
			2017/18	145	8	137
			2018/19	215	14	201
			2019/20	199	51	148
			2020/21			
			2021/22			
			2022/23			
			2023/24			
2024/25						
2025						
<b>Analysis:</b>	This indicator has been added to the LDP monitoring framework in-line with the new WG guidance in the DPM.					
199 affordable homes were built through the planning system in 2019-20, 148 (74%) social rented and 51 (26%) intermediate tenure.						

The DPM requires that the indicator should monitor the tenure split (social rented and intermediate) in line with need identified in the LHMA.

The LHMA which informed the LDP identifies an affordable housing requirement of 7,400 dwellings across the County, and indicates an average tenure split of 5,300 social rented and 2,100 intermediate properties at the County level.

The tenure split of completions in 2019-20 is close to the LHMA split. It should be noted that each SHPZ has a different level of need, including variations in the tenure split. The LDP notes that the consideration of need should have regard to the latest LHMA, which should be used as a starting point for evidence of affordable housing need at a County wide level, alongside relevant local information such as the latest Council and Registered Social Landlord (RSL) waiting lists and any recently delivered affordable housing units within the area.

**Action:**

**No further action required, other than to continue monitoring.**

<b>LDP Objective(s):</b>	<b>1, 9, 14, 17</b>		
<b>Key policies:</b>	<b>H 3</b>	<b>Related policies:</b>	<b>H 2 – H 6</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>78. Key Indicator: Average % of affordable housing secured as a proportion of total number of housing units permitted on private developments of 5 or more units in each sub-market area.</b>	% of affordable housing as a proportion of all housing units secured annually on private developments of 5 or more units to be in accordance with sub-market targets	<b>Adoption:</b>	Policies adopted in the Plan.
		<b>AMR No. 1</b>	All in accordance with LDP policy framework
	<b>SHPZ</b>	<b>% TARGET</b>	
	Swansea West	35%	
	Greater North West	15%	
	Central	20%	
	East North	10%	
			% of affordable housing secured as a proportion of total housing units permitted in private developments of 5 or more units within any sub-market area falls below the target contributions set out in Policy H 3

			for two consecutive years.
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**Analysis:**

The provision of affordable housing on sites with planning consents securing affordable homes in 2019-20 has been reviewed. All were in-line with the LDP policy framework. There are a number of sites exceeding the policy target as they are RSL developments (the S106 agreement secures the minimum policy amount).

**Action:**

**No further action required, other than to continue monitoring.**

<b>LDP Objective(s):</b>	1, 9, 14, 17		
<b>Key policies:</b>	H 5	<b>Related policies:</b>	H 2
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>79 Local Indicator: The number of planning permissions implemented on allocated H 5 local needs housing exception sites.</b>	All H 5 sites to be developed within the lifetime of the Plan.	<b>Adoption:</b>	Policy adopted in the Plan.
	50% of H 5 sites built within 2 years of Plan adoption	<b>AMR No. 1</b>	Two H 5 sites have full planning consent and are under construction. Planning permission has therefore been implemented.
All H 5 properties to be occupied by persons with local connection (as defined in Policy H 5).	Confirmation has been received that all H 5 properties occupied have been by people with the defined local connection.		No permissions implemented within the first 2 years post plan adoption.  Less than 75% of sales achieved to persons with a local connection

**Analysis:**

**Planning and Construction Status of the Sites**  
To monitor the implementation of planning consents on the H 5 sites, their planning and construction status is set out below, as of April 1<sup>st</sup> 2020.

**Planning and construction status of sites allocated under Policy H 5**

<b>Site Ref and Location</b>	<b>Planning status</b>	<b>Construction status</b>
H 5.1: Land at Monksland Road, Scurlage	No planning application	
H 5.2: Land to the east of Gowerton Road, Three Crosses	No planning application	
H 5.3: Land adjoining Tirmynydd Road, Three Crosses	No planning application	
H 5.4: Land adjoining Pennard Drive, Pennard	Planning permission granted ref 2018/2580/FUL	Under construction
H 5.5: Land at Summerland Lane, Newton	Planning permission granted ref 2017/1948/FUL	Under construction
H 5.6: Land at Higher Lane, Langland	Planning application being determined ref 2018/2634/FUL	

Of the six allocated H 5 sites, two have full planning consent and are under construction, while a full planning application is under determination by the LPA for a third site.

To date, units have been occupied on H 5.5 and confirmation has been received from the developer that all properties occupied have been by people with the defined local connection.

**Action:**

**No further action required, other than to continue monitoring.**



<b>LDP Objective(s):</b>	1, 9, 14, 17		
<b>Key policies:</b>	H 6	<b>Related policies:</b>	H 2
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>80. Local Indicator: The number of planning applications permitted for affordable housing exceptions sites</b>	None included in the LDP	<b>Adoption:</b>	Policy adopted in the Plan.
		<b>AMR No. 1</b>	1 planning application permitted for affordable housing exceptions sites in 2019-20
<b>Analysis:</b>			
1 planning application permitted for affordable housing exceptions sites in 2019-20: planning application 2017/2709/FUL, Land off George Manning Way, Gowerton, for 41 affordable homes.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	1, 9, 14, 17		
<b>Key policies:</b>	H 2	<b>Related policies:</b>	H 3 - 6
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>81. Key Indicator: Changes in house prices across the SHPZs which affects the affordability of housing and developers' build costs</b>	The delivery of the maximum level of affordable housing that is viable.	<b>Adoption:</b>	Policy adopted in the Plan.
		<b>AMR No. 1</b>	Increases in house prices in most SHPZs but not considered sufficient justification to review the LDP affordable housing provision targets
<b>Analysis:</b>			

## House Prices

The latest ONS/Land Registry average house price data for Swansea Wards has been aggregated to SHPZs. It should be noted that, due to publication time lags, the latest annual data available from ONS for financial year periods is for the 12 month period ending March 2019. All but one SHPZ showed an increase in house prices paid between 2018-19, with the greatest increases in Gower (+£17,174) and Greater North West (+£9,842). Both of these Zones showed an increase of more than 5% in 2018-19 against the base date of the Plan (2010). However, it is not considered that the increases provide justification to consider reviewing the LDP affordable housing targets.

SHPZ	Mean price paid						Number of recorded sales			
	Y/e Mar 2010	Y/e Mar 2017	Y/e Mar 2018	Y/e Mar 2019	2018-19 change	Change 2018-19 against Plan base date (2010)	Y/e Mar 2010	Y/e Mar 2017	Y/e Mar 2018	Y/e Mar 2019
<b>GNW</b>	£137,518	£146,720	£151,374	£161,216	£9,842	7.2%	473	627	674	670
<b>North</b>	£105,805	£116,234	£118,312	£120,488	£2,176	2.1%	439	641	701	641
<b>East</b>	£130,328	£138,375	£136,859	£141,354	£4,496	3.4%	553	578	581	541
<b>West</b>	£222,267	£252,500	£244,846	£248,526	£3,679	1.7%	543	645	722	652
<b>Central</b>	£142,913	£132,452	£135,514	£137,401	£1,888	1.3%	559	493	545	505
<b>Gower Fringe</b>	£225,442	£230,758	£268,695	£261,178	-£7,517	-3.3%	159	185	212	205
<b>Gower</b>	£320,569	£357,681	£375,078	£392,252	£17,174	5.4%	36	40	56	41

Source: House Price Statistics for Small Areas (HPSSAs), ONS. © Crown copyright 2020

## Build Costs

It is not currently possible to monitor build costs at SHPZ due to the limited sample sizes and quality of data available. More research is needed to establish a sound evidence base.

### Action:

**No further action required, other than to continue monitoring.**

<b>LDP Objective(s):</b>	<b>1, 9, 14, 17</b>		
<b>Key policies:</b>	<b>H 3</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>82. Local Indicator: Number of planning permissions or subsequent variation/removal of planning conditions, approvals of discharge/modification under 106A or by Deed of Variation, relating to housing developments of 5 units or more, where the contribution permitted is lower than the relevant target set under Policy H 3.</b>	No reduction in or removal of the target contributions permitted, unless in accordance with the provision made within Policy H 3 for reduction/removal of this requirement	<b>Adoption:</b>	Policies adopted in the Plan.
		<b>AMR No. 1</b>	No planning consents where the contribution permitted is lower than the relevant target set under Policy H 3
<b>Trigger point:</b>			
1 or more housing developments permitted, or subsequent variation / removal of planning conditions, approvals for discharge / modification under Section 106A or by Deed of Variation, relating to housing developments or 5 units or, more, where the contribution permitted in lower than the relevant target set under Policy H 3 not in accordance with Policy H 3 in any one year.			
<b>Analysis:</b>			

There were no planning consents contrary to the LDP policy framework - see indicator 78.

**Action:**

**No further action required, other than to continue monitoring.**

<b>LDP Objective(s):</b>	<b>1, 9, 14, 17</b>		
<b>Key policies:</b>	<b>H 3 H 4</b>	<b>Related policies:</b>	<b>H 2 H 5-6</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>83. Local Indicator: Number of affordable housing contributions (units or equivalent) secured through planning on-site, off-site and via commuted sums.</b>	For the majority of affordable housing contributions secured through planning permission to be provided on-site.	<b>Adoption:</b>	Policy adopted in the Plan.
		<b>AMR No. 1</b>	840 units secured in 2019-20 through planning consents.  All on-site  None off site  No commuted sums
<b>Trigger point:</b>			
The total number of affordable housing contributions secured through planning permissions off-site and via commuted sums exceeds the total number of affordable housing contributions (units) secured on-site in any one year.			
<b>Analysis:</b>			
From the sites with planning consents securing affordable homes (also reviewed under indicator 78), there were: <ul style="list-style-type: none"> <li>• 840 affordable housing units secured in 2019-20 through planning consents.</li> <li>• All were on-site</li> <li>• No off site contributions</li> <li>• No commuted sums contributions</li> </ul>			

Therefore, the total number of affordable housing contributions secured through planning permissions off-site and via commuted sums does not exceed the total number of affordable housing contributions (units) secured on-site in 2019-20.

**Action:**

**No further action required, other than to continue monitoring.**

<b>LDP Objective(s):</b>	<b>1, 9, 14, 17</b>		
<b>Key policies:</b>	<b>H 2</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>84. Local Indicator: Number of Social Rented and Intermediate Housing units secured as a % of all affordable housing units secured through planning permissions.</b>	To ensure that residential developments deliver affordable housing having regard to the evidence of housing need in the most recent Local Housing Market Assessment (LHMA), in association with RSL waiting lists and other relevant information available at the time and in the context of financial viability .	<b>Adoption:</b>	Policies adopted in the Plan.
		<b>AMR No. 1</b>	% intermediate and social rent have been secured having regard to the most recent LHMA, and the latest local information provided by the Housing Enabling Team, in-line with the LDP policy framework
			<b>Trigger point:</b> The affordable housing tenure mix secured through planning permissions does not accord with the most up to date evidence of need for two consecutive years, having regard to the most recent LHMA, other local evidence and discussion with the Council's Housing Department.
<b>Analysis:</b>			

The provision of affordable housing on sites with planning consents securing affordable homes in 2019-20 has been reviewed. All were in-line with the LDP policy framework. There are a number of sites exceeding the policy target as they are RSL developments (the S106 agreement secures the minimum policy amount).

**Action:**

**No further action required, other than to continue monitoring.**

**Policy IO 1: Supporting Infrastructure and Planning Obligations**

3.70 Strategic Policy IO 1 states that development must be supported by appropriate infrastructure, facilities and other requirements considered necessary as part of the proposal. Where necessary, planning obligations will be sought to ensure that the effects of developments are fully addressed in order to make the development acceptable, which will include addressing any identified deficiencies in provision or capacity directly related to the proposal.

3.71 A summary of the assessment outcomes for the indicators monitoring supporting infrastructure and planning obligations is shown in Table 11.

**Table 11: Summary of Assessment Outcomes for IO 1**

Indicators	Assessment Outcome
85: Local Indicator: The net change, type and spatial distribution of community facilities	No further action required, other than to continue monitoring.
86: Local Indicator: The number of residential permissions generating financial contributions in S106 agreements. Of those, the average per unit value of contributions (including financial equivalent of any obligation secured)	No further action required, other than to continue monitoring.

3.72 Each of these indicators is considered in detail below. Policy SI 2 supports the provision of new community facilities in convenient and accessible locations; and safeguards community facilities of local value in recognition of the important function they play in a locality. Indicator 85 monitors the net change, type and spatial distribution of community facilities with the

aim of avoiding the loss of community facilities of value.

<b>LDP Objective(s):</b>	1, 3		
<b>Key policies:</b>	IO 1	<b>Related policies:</b>	SI 2
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>85: Local Indicator: The net change, type and spatial distribution of community facilities.</b>	No loss of community facilities, contrary to policy framework	<b>Adoption:</b>	Policy adopted in the Plan.
		<b>AMR No. 1</b>	No loss of community facilities, contrary to policy framework
<b>Analysis:</b>			
<p>20 planning applications were determined in 2019-20, which related to the provision or loss of community facilities. Of these planning applications, 18 were permitted and 2 were refused. The 18 approved planning applications resulted in the loss of 3 community facilities; a gain of 7 new community facilities; and 8 instances where an existing facility was enlarged or replaced by another.</p> <p>The indicator target is for there to be no loss of community facilities contrary to the policy framework. Therefore, the 3 planning applications resulting in a loss of community facilities have been examined further. Of these 3 planning applications, 1 was a vacant chapel, 1 was a vacant retail unit and 1 a public house. The facilities were considered against Policy SI 2 in the Officers' Reports and were, on balance following due consideration against the policy framework, not concluded to be of value or merit to the community. The losses are not considered to be contrary to the policy framework.</p>			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

3.73 Indicator 86 monitors the number of residential planning permissions generating Section 106 financial contributions and the average value of these contributions.

<b>LDP Objective(s):</b>	1, 3		
<b>Key policies:</b>	IO 1	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>86 Local Indicator:</b> <b>The number of residential permissions generating financial contributions in S106 agreements.</b>  <b>Of those, the average per unit value of contributions (including financial equivalent of any obligation secured).</b>	To ensure that the appropriate infrastructure measures come forward as part of planning applications	<b>Adoption:</b>	Policy adopted in the Plan.
		<b>AMR No. 1</b>	7 residential permissions generating financial contributions in S106 agreements.  The average per unit financial contribution from non-strategic residential sites was £1,276.50.
<b>Trigger point:</b>			
The per unit value of all S106 contributions achieved on residential permissions is significantly greater or less than a £5,000 benchmark figure.			
<b>Analysis:</b>			
<p>The £5,000 benchmark mentioned in the indicator trigger reflects the assumption for Section 106 costs used in the high level affordable housing viability modelling undertaken by Andrew Golland Associates (AGA) to inform the LDP affordable housing targets. Site specific S106 assumptions and affordable housing contributions were derived for the SDAs which each had their own separate site specific Viability Assessments. Therefore the £5,000 figure does not apply to the SDAs. This could usefully be clarified in the indicator description when the LDP is reviewed.</p> <p>Considering only non-strategic sites, there were 7 residential site permissions granted during 2019-20 which generated financial contributions in S106 Agreements. The average per unit value of contributions has been reviewed. The average per unit financial contribution from non-strategic residential sites in 2019-20 was £1,276.50, which is well below the £5,000 per unit cost included in the high level affordable housing viability modelling. This is in-line with evidence the Council submitted to the LDP Examination which</p>			



demonstrated that the £5,000 figure used by AGA was a high end estimate which provided significant headroom based on the reality of S106 costs that have applied to development in Swansea.

**Action:**

**No further action required, other than to continue monitoring.**

### **Policy HC 1: Historic and Cultural Environment**

3.74 Strategic Policy HC 1 states that the County’s distinctive historic and cultural environment will be preserved or enhanced. A summary of the assessment outcomes for the indicators monitoring this aspect of the LDP policy framework is shown in Table 12.

**Table 12: Summary of Assessment Outcomes for HC 1**

<b>Indicators</b>	<b>Assessment Outcome</b>
88 Local Indicator: The number of applications permitted in the WLSA accompanied by a Welsh Language Action Plan	No action required, continue monitoring
89 Local Indicator: Number of applications permitted that will adversely affect Scheduled Ancient Monuments, registered historic parks and gardens, listed buildings and conservation areas	No action required, continue monitoring
90 Local Indicator: The number of applications permitted that will adversely affect an archaeological sensitive area	No action required, continue monitoring

### **Development in the Welsh Language Sensitive Area**

- 3.75 Policy HC 3 aims to safeguard and promote the Welsh language. It states that within the Welsh Language Sensitive Area (WLSA), which is identified on the LDP Proposals Map, the Council may subject the following developments on windfall sites to a Welsh Language Impact Assessment:
- i. Residential development for 10 or more dwellings; and
  - ii. Retail, commercial or industrial development with a total floorspace of 1000 sq. m or more.
- 3.76 Planning applications for the above scale and type of developments on allocated sites within the WLSA will be required to submit a Welsh Language Action Plan. Indicator 88 monitors the number of planning applications permitted in the WLSA accompanied by a Welsh Language Action Plan, and aims to ensure that no applications are permitted within the WLSA without addressing measures to safeguard and encourage the use of the Welsh language in the community.

<b>LDP Objective(s):</b>	1, 18, 23, 24		
<b>Key policies:</b>	HC 1, HC 3	<b>Related policies:</b>	H 1, SD 1
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>88. Local Indicator: The number of applications permitted in the WLSA accompanied by a Welsh Language Action Plan.</b>	No applications permitted within the WLSA without addressing measures to safeguard and encourage the use of the Welsh language in the community.	<b>Adoption:</b>	Policy adopted in the Plan
		<b>AMR No. 1:</b>	3 planning applications on allocated sites in the WLSA were consented in 2019-20. All were accompanied by a Welsh Language Action Plan setting out the measures to be taken to protect, promote and enhance the Welsh language
<b>Analysis:</b>			
<p>This indicator monitors the number of planning applications permitted in the WLSA that were accompanied by a Welsh Language Action Plan. It should be noted that Welsh Language Action Plans are required by Policy HC 3 to be submitted with planning applications on allocated sites in the WLSA for residential development of 10+ units or retail, commercial or industrial development of 1,000+ sq m floorspace. This could usefully be clarified in the indicator description when the LDP is reviewed.</p> <p>A review has been undertaken of the 3 relevant planning applications on allocated sites within the WLSA that were consented in 2019-20. All were accompanied by a Welsh Language Action Plan setting out the measures to be taken to protect, promote and enhance the Welsh language. No planning applications were permitted contrary to Policy HC 3.</p>			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

## Historic and Cultural Environment

County's buildings and features of historic importance. Indicators 89 and 90 monitor this element of the Policy framework.

3.77 LDP policy HC 2 aims to preserve and enhance the

<b>LDP Objective(s):</b>	1, 18, 23, 24		
<b>Key policies:</b>	HC 1	<b>Related policies:</b>	HC 2
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>89. Local Indicator: The number of applications permitted that will adversely affect Scheduled Ancient Monuments, registered historic parks and gardens, listed buildings and conservations areas.</b>	No developments permitted over the course of the Plan when there is an outstanding objection from statutory heritage advisors.	<b>Adoption:</b>	Policy adopted in the Plan
		<b>AMR No. 1:</b>	1 application consented with an outstanding objection from statutory heritage advisors. The decision report set out the planning reasons for the decision which were justified in-line with the policy framework.
<b>Trigger point:</b>			
Further investigation if 1 (or more) planning permissions are given where there is an outstanding objection from statutory heritage advisors over any year.			
<b>Analysis:</b>			
During 2019-20 there was one planning application permitted where an outstanding objection from statutory heritage advisors remained. Further investigation of this case has been undertaken in-line with the trigger point. The decision report set out the planning reasons for the decision which were justified in-line with the policy framework.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	<b>1, 18, 23, 24</b>		
<b>Key policies:</b>	<b>HC 1</b>	<b>Related policies:</b>	<b>HC 2</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>90: The number of applications permitted that will adversely affect an Archaeological Sensitive Area (ASA).</b>	No developments permitted over the course of the Plan when there is an outstanding objection from statutory heritage advisors.	<b>Adoption:</b>	Policy adopted in the Plan
		<b>AMR No. 1:</b>	9 applications consented in an ASA in 2019-20 had an objection, all were similar applications for replacement windows in the Maritime Quarter. The decision reports set out the planning reasons for the decisions which were justified in-line with the policy framework
<b>Analysis:</b>			
9 planning applications were consented in 2019-20, located in an ASA, which had an objection from statutory heritage advisors. The applications all related to replacement windows, doors, fascia soffits and rainwater goods in different parts of the Maritime Quarter. Further investigation has been undertaken of these cases which were all very similar in nature. In each case the objection related to the proposed colour of the replacement windows having regard to the surrounding heritage assets. However, the decision report concluded that planning permission is required only for the physical change of the windows from timber to uPVC and it must be acknowledged that it would be possible for the management company to repair and re-paint the existing timber windows in any colour, under permitted development rights. Given this fall-back position, the applications were approved since the change from timber windows to uPVC was acceptable in principle. The decision reports set out the planning reasons for the decisions which were justified in-line with the policy framework.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

## **Policy ER 2: Strategic Green Infrastructure Network**

3.78 Green Infrastructure (GI) is the network of multifunctional green and blue spaces, corridors and environmental features which surround, thread through, shape and help form settlements and the wider countryside. Strategic Policy ER 2 sets out that GI will be provided through the protection and enhancement of existing green spaces that afford valuable ecosystem services. Development that compromises the integrity of such green spaces, and therefore that of the overall GI network, will not be permitted. Development will be required to take opportunities to maintain and enhance the extent, quality and connectivity of the County’s multi-functional GI network, and where appropriate: create new interconnected areas of GI, between the proposed site and the existing strategic network; fill gaps in the existing network to improve connectivity; and in instances where loss of GI is unavoidable, provide mitigation and compensation for the lost assets. The monitoring indicators below in Table 13 relate to GI aspects.

**Table 13: Summary of Assessment Outcomes for ER 2**

<b>Indicators</b>	<b>Assessment Outcome</b>
70 Local Indicator: The number of applications permitted on internationally, nationally and regionally designated sites, important for biodiversity, contrary to the policy framework.	No action required, continue monitoring
71 Local Indicator: The number of applications permitted on regionally designated geodiversity sites.	No action required, continue monitoring
72: Local Indicator: The number of planning applications permitted within the AONB and Special Landscape Areas contrary to the policy framework.	No action required, continue monitoring
73. Local Indicator: Number of planning applications for development permitted in the Green Wedge.	No action required, continue monitoring
74 Local Indicator: Number of planning applications for development permitted within the undeveloped coast contrary to the policy framework.	No action required, continue monitoring
75 Local Indicator: The number or amount (Ha) of protected trees and woodland lost to development	No action required, continue monitoring

76: Local Indicator: The number of applications permitted for housing development in areas of Open Space deficiency that do not contribute to remedying the deficiency.	No action required, continue monitoring
77 Local Indicator: The number of existing open spaces lost to development contrary to the Open Space Assessment.	No action required, continue monitoring

### International, National and Regional Designated Sites

3.79 Policy ER 6 states that Development will not be permitted that would result in a likely significant adverse effect on the integrity of sites of international or national nature conservation importance, except in the circumstances specified in relevant legislation. All designated sites are shown on the LDP Constraints and Issues Map. Indicator 70 seeks to monitor the implementation of this policy.

<b>LDP Objective(s):</b>	1, 19, 20, 21, 24		
<b>Key policies:</b>	ER 6	<b>Related policies:</b>	ER 1, 3, 8 and 9
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>70. Local Indicator: The number of applications permitted on internationally, nationally and regionally designated sites, important for biodiversity, contrary to the policy framework.</b>	No net loss in biodiversity	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	No planning permission granted contrary to the policy framework
<b>Analysis:</b>			
7 planning applications located on internationally, nationally and regionally designated sites important for biodiversity were consented in 2019-20. These decisions have been reviewed and no planning applications were permitted contrary to the LDP policy framework on designated sites of international, national or regional ecological importance.			

<b>Action:</b>	
<b>No further action required, other than to continue monitoring.</b>	

**Regionally Designated Geodiversity Sites**

3.80 Policy ER 10 states that development will not be permitted that would cause significant adversely effect geological or geomorphological SSSIs. Development that would affect Regionally Important Geological or Geomorphological sites (RIGs) should maintain the geological or geomorphological interests of the site.

Designated geological and geomorphological SSSIs are nationally important rocks, earth forms or features. The regionally important geological or geomorphological sites (RIGs) define the most important places for geology and geomorphology that are not nationally designated. Indicator 71 seeks to monitor the implementation of this policy.

<b>LDP Objective(s):</b>	1, 19, 20, 21, 24		
<b>Key policies:</b>	ER 2	<b>Related policies:</b>	ER 10
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>71 Local Indicator: The number of applications permitted on regionally designated geodiversity sites.</b>	No loss of important geodiversity in designated sites.	<b>Adoption:</b>	Policy adopted in the Plan
		<b>AMR No. 1:</b>	1 planning consent on or in close proximity to designated RIGS. This decision was in-line with the policy framework
<b>Analysis:</b>			
1 planning consent on or in close proximity to designated identified. This decision was in-line with the policy framework.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

## Gower AONB and Special Landscape Areas

3.81 Policy ER 4 Gower Area of Outstanding Natural Beauty (AONB) states that within the AONB, development must have regard to the purpose of the designation to conserve and enhance the natural beauty of the area. Policy ER 5 Landscape Protection

states that development will not be permitted that would have a significant adverse effect on the character and quality of the landscape of the County and that priority will be given to protecting, enhancing and managing the character and quality of the four Special Landscape Areas (SLAs) shown on the Proposals Map. Indicator 72 monitors the implementation of these policies.

<b>LDP Objective(s):</b>	1, 19, 20, 21, 24		
<b>Key policies:</b>	ER 2	<b>Related policies:</b>	ER 4, ER 5
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>72. Local Indicator: The number of planning applications permitted within the AONB and Special Landscape Areas contrary to the policy framework.</b>	No planning applications permitted contrary to the policy framework.	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	No applications permitted contrary to the policy framework in 2019-20
<b>Analysis:</b>			
An analysis has been undertaken of the planning applications permitted for development in the AONB and SLAs. There were no planning applications permitted contrary to the policy framework.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			



## Green Wedges

3.82 A total of eight Green Wedges are allocated in the Plan by Policy ER 3 Green Wedges. Within the designated Green Wedge areas development will only

be permitted if it maintains the openness and character of the land, unless the development is for acceptable purposes, as outlined in national policy relating to Green Wedge designations. Indicator 73 monitors the implementation of this policy.

<b>LDP Objective(s):</b>	<b>1, 19, 20, 21, 24</b>		
<b>Key policies:</b>	<b>ER 2</b>	<b>Related policies:</b>	<b>ER 3</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>73. Local Indicator: Number of planning applications for development permitted in the Green Wedge.</b>	The openness of the Green Wedge to be safeguarded and protected.	<b>Adoption:</b>	Policy adopted in the Plan
		<b>AMR No. 1:</b>	3 planning applications permitted on land designated as Green Wedge in 2019-20. Further investigation of these cases has shown that none would affect the openness of the green wedge contrary to the policy framework.
<b>Analysis:</b>			
3 planning applications were permitted on land designated as Green Wedge in 2019-20. All were approved following full consideration of Policy ER 3. The decision reports concluded that the development would not affect the openness of the Green Wedge.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

## Undeveloped Coast

3.83 Policy ER 7 places priority on the protection and enhancement of the landscape, seascape, biodiversity and historic environment along the undeveloped coast. This is made up of the area of land and adjacent sea that are considered to be

mutually dependant. Excluded are the developed areas of established visitor and recreation destinations identified in Policy TR 2 Developed Coast and Waterfront.

<b>LDP Objective(s):</b>	<b>1, 19, 20, 21, 24</b>		
<b>Key policies:</b>	<b>ER 2</b>	<b>Related policies:</b>	<b>ER 7</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>74 Local Indicator: Number of planning applications for development permitted within the undeveloped coast contrary to the policy framework.</b>	No planning applications permitted contrary to the policy framework.	<b>Adoption:</b>	Policy adopted in the Plan
		<b>AMR No. 1:</b>	No planning applications permitted contrary to the policy framework in 2019-20.
<b>Analysis:</b>			
Analysis of planning applications for development permitted within the undeveloped coast shows that none have been approved contrary to the policy framework.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

## Trees, Hedgerows and Development

3.84 Policy ER 11 sets out that development that would adversely affect trees, woodlands and hedgerows of public amenity or natural/cultural heritage value, or that provide important ecosystem services, will not normally be permitted. Ancient Woodland, Ancient

Woodland Sites, Ancient and Veteran Trees merit specific protection and development will not normally be permitted that would result in the impacts set out in the policy. Indicator 75 monitors the implementation of this policy.

<b>LDP Objective(s):</b>	<b>1, 19, 20, 21, 24</b>		
<b>Key policies:</b>	<b>ER 2</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>75: Local Indicator: The number or amount of (Ha) of protected trees and woodland lost to development.</b>	No net loss of protected trees and woodland contrary to policy framework.	<b>AMR No. 1</b>	In 2019, decisions were issued allowing the felling of a total of 89 protected trees.  Analysis of these cases shows that the Plan policies are being implemented effectively.
<b>Trigger point:</b>			
One planning application resulting in a net loss of protected trees and woodland.			
<b>Analysis:</b>			
Overall, decisions were issued allowing the felling of a total of 89 protected trees, together with trees within an area TPO designation. Further investigation of these cases has been undertaken. For all sites, replacement trees were sought where feasible and practicable. All planning applications to fell protected trees were considered against the appropriate regulations and policy framework. Analysis of these cases shows that the Plan policies are being implemented effectively.			
<b>Action:</b>			
No further action required, other than to continue monitoring.			

## Open Space

sets out that new open space provision will be sought for all residential development proposals with capacity for 10 or more units.

- 3.85 Policy SI 5 aims to protect existing open space provision unless specified criteria are met. Policy SI 6

<b>LDP Objective(s):</b>	1, 19, 20, 21, 24		
<b>Key policies:</b>	ER 2	<b>Related policies:</b>	SI 5, SI 6
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>76: Local Indicator: The number of applications permitted for housing development in areas of Open Space deficiency that do not contribute to remedying the deficiency.</b>	To ensure there is no deficiency of open space as a result of new development.	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	9 planning applications consented in 2019-20 in FIT deficient areas and 6 in ANGS deficient areas. None of these planning applications were permitted contrary to the policy framework.
<b>Analysis:</b>			
An analysis has been undertaken of the identified planning approvals in 2019-20 of housing developments that were within or close to areas of Open Space deficiency (defined as having insufficient access to either a Fields in Trust provision (FIT) or Accessible Natural Greenspace (ANGS) facility within 300 metres). Overall it has been concluded that these planning applications were permitted in-line with the policy framework.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	1, 19, 20, 21, 24		
<b>Key policies:</b>	ER 2	<b>Related policies:</b>	SI 5, SI 6
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>77 Local Indicator: The number of existing open spaces lost to development contrary to the Open Space Assessment</b>	To ensure there is no deficiency of open space as a result of new development.	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	No planning consents issued in 2019-20 on areas of open space were contrary to the policy framework
<b>Trigger point:</b>			
One application permitted resulting in the loss of open space contrary to the policy framework.			
<b>Analysis:</b>			
Nine planning approvals were granted in 2019-20 that impacted on Fields in Trust (FIT) or Accessible Natural Greenspace (ANGS) provision as defined by Policy SI 5 and the Open Space Assessment (OSA). An analysis of these planning consents has shown that they were permitted in-line with the policy framework.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

### ***Policy SI 1: Health and Well-being***

3.86 Strategic Policy SI 1 Health and Well-being aims to reduce health inequalities and encourage healthy lifestyles. This Policy reflects the direction in National Planning Policy and Guidance that health can be a material consideration in determining planning applications for new developments, and is increasingly recognised as an essential element of delivering sustainable development. Indicator 87 monitors the amount of active travel routes in the County.

**Table 14: Summary of Assessment Outcomes for SI 1**

<b>Indicators</b>	<b>Assessment Outcome</b>
87. Local Indicator: No loss in Active Travel routes	No action required, continue monitoring

<b>LDP Objective(s):</b>	<b>1, 21, 24</b>		
<b>Key policies:</b>	<b>SI 1</b>	<b>Related policies:</b>	<b>T 2, T 7</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>87. Local Indicator: No loss in Active Travel routes</b>	% increase in Active Travel routes over the lifetime of the Plan.	<b>Adoption:</b> Policies adopted in the Plan <b>AMR No. 1:</b> There has been a 6% increase of Active Travel routes in Swansea during 2019-20	% decrease in Active Travel routes over 2 consecutive year period.
<b>Analysis:</b>			
There has been a 6% increase of Active Travel routes during this Monitoring period.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

### ***Policy TR 1: Tourism and Recreation Development***

3.87 Strategic policy TR 1, Tourism, Recreation and Leisure Development, sets out an overarching approach to encourage tourism, recreation and leisure proposals that can help bring about increased investment, wider opportunities for residents and visitors, and help enhance natural heritage settings. A summary of the assessment outcomes for the indicators monitoring this aspect of the LDP policy framework is shown in Table 15.

**Table 15: Summary of Assessment Outcomes for TR 1**

<b>Indicators</b>	<b>Assessment Outcome</b>
91: Local Indicator: To increase the number of visitor bed spaces in the County without having a detrimental impact on the natural environment	No action required, continue monitoring
92 Local Indicator: To increase the range of visitor attractions throughout the County	No action required, continue monitoring
93. Local Indicator: To develop the City Centre and urban waterfront as a focal point for leisure and visitor use	No action required, continue monitoring

<b>LDP Objective(s):</b>	<b>12, 15, 16, 18, 19</b>		
<b>Key policies:</b>	<b>TR 1</b>	<b>Related policies:</b>	<b>TR 2 - 13</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>91: Local Indicator: To increase the number of visitor bed spaces in the County without having a detrimental impact on the natural environment</b>	No visitor accommodation proposals to be permitted contrary to the policy framework	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	Planning consents resulted in an estimated total of 3,214 visitor bedspaces. None were granted contrary to the policy framework
<b>Analysis:</b>			
36 planning applications were consented in 2019-20 resulted in an estimated total of 3,214 visitor bedspaces in the County. These planning applications have been reviewed and none were granted contrary to the policy framework.			
<i>Data notes - Planning applications have been reviewed to understand the number of bedspaces which will result from permissions, as opposed to bedrooms (assumed 1 bedroom = 2 bedspaces [one double bed]).</i>			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	<b>12, 15, 16, 18, 19</b>		
<b>Key policies:</b>	<b>TR 1</b>	<b>Related policies:</b>	<b>TR 2 - 13</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>92. Local Indicator: To increase the range of visitor attractions throughout the County</b>	No visitor attractions permitted contrary to the policy framework	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	8 planning applications were permitted for visitor attractions in 2019-20. None were granted contrary to the policy framework.
One planning application permitted for visitor attractions contrary to the policy framework.			

<b>Analysis:</b>	
8 planning applications relating to visitor attractions were determined during 2019-20, and all were approved. These planning applications have been reviewed and none were granted contrary to the policy framework.	
<b>Action:</b>	
<b>No further action required, other than to continue monitoring.</b>	

<b>LDP Objective(s):</b>	12, 15, 16, 18, 19		
<b>Key policies:</b>	TR 1	<b>Related policies:</b>	TR 2 - 13
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>93. Local Indicator: To develop the City Centre and urban waterfront as a focal point for leisure and visitor use.</b>	Applications approved in accordance with the City Centre and Waterfront Regeneration Framework	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	2 planning applications approved for leisure/visitor use within SD J during 2019-20, both were in-line with the policy framework.
			One planning application permitted contrary to the policy framework

<b>Analysis:</b>	
<p>For the purposes of this indicator, the City Centre and Waterfront area referred to is defined as the Central Area and Waterfront Strategic Development Area (SD J) boundary. SD J incorporates the City Centre and associated waterfront and identifies significant opportunities for leisure and visitor development to support the attraction of the area as a destination of regional and national significance. For the avoidance of doubt, this indicator does not include other urban waterfront areas in Swansea, such as other areas outside of SD J along the River Tawe or around Swansea Bay.</p> <p>Following a review of planning consents in SD J during 2019-20, only two planning applications have been identified to be relevant to visitor and leisure use. The consents were in-line with the policy framework.</p>	
<b>Action:</b>	
<b>No further action required, other than to continue monitoring.</b>	



**Policy ER 1: Climate Change**

3.88 A core function of the Plan is to ensure that all development in the County is sustainable, taking full account of the implications of reducing resource use and addressing climate change. Policy ER 1 provides a framework for sustainable growth by promoting development that mitigates the causes of climate change and which is able to adapt to its likely effects. A summary of the assessment outcomes for the indicators monitoring this aspect of the LDP policy framework is shown in Table 16.

**Table 16: Summary of Assessment Outcomes for ER 1**

Indicators	Assessment Outcome
94: Local Indicator: The number of planning applications for renewable energy and capacity permitted – electricity and heat.	No action required, continue monitoring
95: Local Indicator: Number of District Heating Networks permitted.	No action required, continue monitoring
96: Contextual Indicator: Carbon emissions – total CO <sub>2</sub> emissions per capita.	No action required, continue monitoring

<b>LDP Objective(s):</b>	<b>6, 7, 17, 21, 24</b>		
<b>Key policies:</b>	<b>ER 1</b>	<b>Related policies:</b>	<b>EU 1-3</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>94: Local Indicator: The number of planning applications for renewable energy and capacity permitted – electricity and heat.</b>	An increase in the permitted capacity of renewable energy (both electricity and heat) generated within the County from the Plan adoption date.  Delivery of up to 21.8 MW in Solar LSA up to 40.6 MW in Wind SSA over the Plan period	<b>Adoption:</b>	Policy adopted in the Plan
		<b>AMR No. 1:</b>	No RE planning applications submitted for sites located in Solar LSA or Wind SSA.  However, there were other consents in 2019-20 therefore RE capacity increasing.
<b>Trigger point:</b>			
No planning applications permitted for renewable energy by 2020.  No increase in capacity by 2020.			
<b>Analysis:</b>			
<p>There has been an increase in capacity throughout the County via relatively small scale installations on existing buildings and domestic ground source heat pumps, summarised below.</p> <ul style="list-style-type: none"> <li>• 3 Certificates of Proposed Lawful Development have been approved: 2 solar roof panels; 1 ground source heat pumps. No indication of electricity/heat generation was recorded as part of the application process.</li> <li>• 1 Certificate of Lawfulness approved: a solar thermal roof system generating 45KW.</li> <li>• 1 planning application for roof solar voltaic roof system (500,000KWh annually/500-650KwP)</li> </ul> <p>The overall target to increase renewable energy capacity is being met. No planning applications submitted in 2019-20 for sites located within the LDP designated Solar LSA or Wind SSA.</p>			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

3.89 Policy EU 3 sets out that Significant Energy Consuming Developments will be expected to facilitate the development of, and/or connection to,

proposed District Heating and Cooling Networks. Indicator 95 monitors planning consents issued for District Heating Networks in 2019-20.

<b>LDP Objective(s):</b>	<b>6, 7, 17, 21, 24</b>		
<b>Key policies:</b>	<b>ER 1</b>	<b>Related policies:</b>	<b>EU 3</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>95: Local Indicator: Number of District Heating Networks permitted.</b>	1 District Heating Network to be permitted by 2020	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	No planning applications have been submitted for District Heating Networks (either stand alone or as part of a proposed development).
<b>Trigger point:</b>			
No increase in capacity by 2020			
<b>Analysis:</b>			
No planning applications have been received for District Heating Networks, either stand alone or as part of a proposed development, in 2019-20. Increasing capacity is reliant on developers bringing forward proposals and is outside of the control of the LPA.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

3.90 To mitigate against the effects of climate change, Policy ER 1 states that development proposals should take into account reducing carbon emissions, protecting and increasing carbon sinks, and promoting

energy and resource efficiency and increasing the supply of renewable and low carbon energy. Indicator 96 monitors carbon emissions in Swansea.

<b>LDP Objective(s):</b>	<b>6, 7, 17, 21, 24</b>		
<b>Key policies:</b>	<b>ER 1</b>	<b>Related policies:</b>	<b>EU 2, EU 3</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>96: Contextual Indicator: Carbon emissions – total CO<sub>2</sub> emissions per capita.</b>	No increase in carbon emissions per capita.	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	<p>Latest available data is for 2018.</p> <p>2018: Estimated CO<sub>2</sub> emissions of 4.26 tonnes per capita.</p> <p>A decrease on the 2017 figure of 4.56 tonnes per capita.</p>
<b>Analysis:</b>			
<p>The latest available data is for 2018. This estimated CO<sub>2</sub> emissions per capita for Swansea as being 4.26 tonnes of CO<sub>2</sub> emissions per capita in 2018, a decrease on the 2017 figure of 4.56 tonnes. Therefore no increase identified in carbon emissions per capita for Swansea.</p> <p>In comparison, emissions for Wales were also estimated to have decreased from 7.93 tonnes per capita in 2017 to 7.53 in 2018.</p> <p><i>Data notes:</i>  <i>Latest data available is for 2018. Source: UK local authority carbon dioxide emissions estimates 2018. Published by National Statistics 25<sup>th</sup> June 2020</i></p>			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

## **Policy T 1: Transport Measures and Infrastructure**

3.91 The LDP sets out an overarching approach to ensure development is supported by appropriate transport measures and infrastructure, including highways, public transport, pedestrian and cycle measures. A summary of the assessment outcomes for the indicators monitoring this aspect of the LDP policy framework is shown in Table 17.

**Table 17: Summary of Assessment Outcomes for T 1**

<b>Indicators</b>	<b>Assessment Outcome</b>
97. Local Indicator: Delivery of priority transport schemes and measures as identified within the Transport Measures Priority Schedule (Appendix 5).	No action required, continue monitoring
98. Local Indicator: Monitor relevant key journey times identified in the Transportation Annual Network Report.	No action required, continue monitoring

99. Local Indicator: Length of new PROW route created as a % of the overall PROW network and % classed as 'easy to use'.	No action required, continue monitoring
100. Local Indicator: Length of new dedicated cycle networks created.	No action required, continue monitoring
101. Local Indicator: % of new residential development located within 400m to a public transport stop.	No action required, continue monitoring

### **Delivery of Priority Transport Measures**

3.92 The LDP, in Appendix 5, sets out a schedule of priority highway infrastructure measures to be implemented in association with LDP site allocations. It identifies the measures, the related Plan site allocation references, and cross references to the recommendations in the LDP evidence base contained in the Swansea Strategic Transport Model (SSTM) Study. Indicator 97 monitors the progress in delivery of these measures during 2019-20.

<b>LDP Objective(s):</b>	4, 5		
<b>Key policies:</b>	T 1	<b>Related policies:</b>	T 2 – T 9
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>97. Local Indicator: Delivery of priority transport schemes and measures as identified within the Transport Measures Priority Schedule (LDP Appendix 5).</b>	Delivery of priority schemes and measures.	<b>Adoption:</b>	Transport Measures Priority Schedule included in the LDP.
		<b>AMR No. 1:</b>	Progress has been made on delivering several Transport Measures Priority Schemes during 2019-20.
Failure to deliver priority schemes and measures as identified within the Transport Measures Priority Schedule (Appendix 5).			

**Analysis:**

Progress has been made on delivering several Transport Measures Priority Schemes during 2019-20. The table below lists the schemes which have been delivered in 2019-20.

**Delivery of the Transport Measures Priority Schedule – Highways**

<b>LDP Appendix 5 ref</b>	<b>Details</b>	<b>Progress during 2019-20</b>
RM13	Tycoch Roundabout improvements. Tycoch Road/Glanmor Road/Vivian Road improvements using a signal controlled one-way system.	Largely delivered in 2019-20 but due to COVID 19 lock down it will be completed in 2020-21.
RM28	Swansea Central Area: The Kingsway - Reduce traffic levels and review network arrangements	Largely delivered in 2019-20.

**Delivery of the Transport Measures Priority Schedule – Active Travel**

<b>LDP Appendix 5 ref</b>	<b>Name</b>	<b>Details</b>	<b>Progress during 2019-20</b>
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AT7	Kingsbridge Link	The provision of an off-road walking and cycling link between Gowerton & Kingsbridge across Stafford Common.	Largely delivered in 2019-20 but due to COVID 19 lock down it will be completed in 2020-21.
AT18	A48 Link	Shared use path provision adjacent to the carriageway	Largely delivered in 2019-20 but due to COVID 19 lock down it will be completed in 2020-21.
AT41	Orchard Street Shared Use Path	Shared use path provision to serve large student residential development and to deliver a strategic network provision for cyclists through the City Centre.	Delivered and completed in 2019-20.

**Action:**

**No further action required, other than to continue monitoring.**

**Journey Times**

3.93 To help monitor the efficiency of the transport network

through the Plan period, Indicator 98 monitors key journey times across the network.

<b>LDP Objective(s):</b>	<b>4, 5</b>		
<b>Key policies:</b>	<b>T 1</b>	<b>Related policies:</b>	<b>T 2–T 4, T 7</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>98. Local Indicator: Monitor relevant key journey times identified in the Transportation Annual Network Report.</b>	Delivery of transport infrastructure and improvement measures to mitigate the impact of development.	<b>Adoption:</b>	Baseline figures.
		<b>AMR No. 1:</b>	Surveys were not possible due to the COVID 19 lockdown, which restricted survey work from taking place and also dramatically reduced traffic levels.
			No unacceptable increase in key journey times by 2020.

<b>Analysis:</b>	
To record journey times for this monitoring period, 2019-20, surveys were planned for the end of March 2020. However, surveys were not possible due to the COVID 19 lockdown which not only placed restrictions that prevented the survey work taking place, but also resulted in dramatically reduced traffic levels on the roads so surveys at this time would have created a false picture of journey times. It is estimated that traffic levels fell to around 20% of typically recorded levels in April 2020 and remained below 24 hour levels up until September, after which further lockdown measures were introduced again significantly reducing traffic levels. It is also important to note for the purposes of monitoring in future AMRs that am and pm peak hour traffic levels have remained significantly lower due to reduced commuter traffic resulting from many people working from home due to the pandemic. Lockdown restrictions and changes in behaviour resulting from the pandemic will continue to need to be taken into account in AMR 2.	
<b>Action:</b>	
<b>No further action required, other than to continue monitoring.</b>	

### Delivery of Active Travel Measures

3.94 LDP Policy T 1 Development states that development will be required to safeguard, enhance and expand the Active Travel network, particularly by means of

improving connectivity; and reduce reliance on car use. Indicator 99 monitors the delivery of new Public Rights of Way (PROW) and Indicator 100 monitors the creation of new cycle networks.

<b>LDP Objective(s):</b>	4, 5		
<b>Key policies:</b>	T 1	<b>Related policies:</b>	T 2, T 7, PS 2, SD 2
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>99. Local Indicator: Length of new PROW route created as a % of the overall PROW network and % classed as 'easy to use'.</b>	Delivery of increased PROW network to increase Active Travel opportunities.	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	237 m of new PROW created.
		<b>Trigger point:</b>	
		If no new PROW network is created in addition to existing network, via new developments for 2 consecutive years	



<b>Analysis:</b>	
237 metres (m) of new PROW created in the County during the monitoring period*. The County now has a total of 646,041 m of PROW. The length of new PROW created as a percentage of the overall network was 0.04% in 2019-20.	
The percentage of all PROW passed as 'easy to use' is now 58.8%.	
<i>*The PROW performance data is collated by calendar year, and so the data presented is for January 1<sup>st</sup> to December 31<sup>st</sup> 2019.</i>	
<b>Action:</b>	
<b>No further action required, other than to continue monitoring.</b>	

<b>LDP Objective(s):</b>	4, 5		
<b>Key policies:</b>	T 1	<b>Related policies:</b>	T 2, PS 2, SD 2
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>100. Local Indicator: Length of new dedicated cycle networks created.</b>	Delivery of increased Active Travel opportunities.	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	6.75km of new dedicated cycle routes created in 2019-20.
<b>Analysis:</b>			
6.75 kilometres (km) of new dedicated cycle routes created in 2019-20.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

### Public Transport Access

3.95 LDP Policy T 1 Development states that development will be required to reduce reliance on car use by maximising the potential of movement to/from the

development by public transport, including ensuring developments within the urban area are located a walkable distance to a public transport access point on a route with a high frequency service. Urban developments should normally be within a walkable

400 metres from a public transport access point. Urban developments are defined in the Plan as those within an established settlement, as defined by the Urban Settlement Boundary shown on the Proposals Map, and not within the countryside or identified Key

Villages. Indicator 101 monitors the access to public transport of new residential development.

<b>LDP Objective(s):</b>	<b>4, 5</b>		
<b>Key policies:</b>	<b>T 1</b>	<b>Related policies:</b>	<b>PS 2, SD 2</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>101. Local Indicator: % of new residential development located within 400m to a public transport stop.</b>	Increase inclusivity and access by public transport.	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	All consented residential applications in 2019-20 within 400m of a public transport stop.
<b>Analysis:</b>			
Supporting text paragraph 2.12.4 states that residential development within the Urban Settlement Boundary of the Proposals Map should normally be within a walkable 400 metres from a public transport access point. 79 approved applications for residential development of 1 or more units were identified in this AMR period within these areas. Of those 79, further analysis has shown that all were located within 400 metres of a public transport stop.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

**Policy RP 1: Safeguarding Public Health and Natural Resources**

3.96 The LDP sets out that development will not be permitted that would result in significant risk to: life;

human health and wellbeing; property; controlled waters; or the natural and historic environment. This relates particularly to the effect of development on air, noise, light and water quality and also the potential risks to human health associated with development in flood risk areas and the redevelopment or remediation

of contaminated/unstable land, or development within the statutory consultation zones stipulated by HSE for hazardous installations. A summary of the assessment outcomes for the indicators monitoring this aspect of the LDP policy framework is shown in Table 18.

**Table 18: Summary of Assessment Outcomes for RP 1**

Indicators	Assessment Outcome
102. Local Indicator: The number of planning applications permitted within designated Quiet Areas.	No action required, continue monitoring
103. Local Indicator: The number of planning applications permitted within the AQMA contrary to the policy framework	No action required, continue monitoring
104. Contextual Indicator: Annual mean concentration exceedances of nitrogen dioxide (NO2)	No action required, continue monitoring
105 Local Indicator: The number of planning applications permitted within C1 floodplain areas.	No action required, continue monitoring
106 Local Indicator: The number of planning applications permitted within C2 floodplain areas.	No action required, continue monitoring
107 Contextual Indicator: Percentage of water bodies at good ecological status.	No action required, continue monitoring

108 Local Indicator: Number of planning permissions granted contrary to the advice of Welsh Water	No action required, continue monitoring
109 Local Indicator: Number of planning permissions granted contrary to the advice of NRW on environmental grounds	No action required, continue monitoring
110 Local Indicator: Total % loss of BMV agricultural land.	No action required, continue monitoring
111 Local Indicator: Maintain sufficient land and facilities to cater for the County's waste capacity.	No action required, continue monitoring
112 Core Indicator: The extent of primary land-won aggregates permitted in accordance with the RTS expressed as a percentage of the total capacity required as identified in the RTS.	No action required, continue monitoring
113 Local Indicator: Total area of new development permitted within safeguarded mineral areas, contrary to policy framework.	No action required, continue monitoring
114 Local Indicator: No planning permission for 'sensitive development' permitted within defined buffer zone.	No action required, continue monitoring

### Impact on Quiet Areas

- 3.97 Indicator 102 below monitors Policy RP 2 which seeks to ensure that development will not be permitted if it

would cause, or result in, a significant increase in levels of environmental noise in an identified Noise Action Planning Priority Area (NAPPA), or would have unacceptable impacts on an identified Quiet Area or the characteristics of tranquillity that led to the

designation of a Quiet Area.

<b>LDP Objective(s):</b>	<b>23, 24</b>		
<b>Key policies:</b>	<b>RP 1</b>	<b>Related policies:</b>	<b>RP 2</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>102. Local Indicator: The number of planning applications permitted within designated Quiet Areas.</b>	No planning applications permitted contrary to the policy framework	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	4 planning applications consented during 2019-20 within QAs. None were contrary to the policy framework
<b>Analysis:</b>			
Four relevant planning applications were consented during 2019-20 for development within designated Quiet Areas. Two were located within the Clyne Valley Country Park QA, one within Coedgwilym Park QA and one within the Tawe River Corridor QA. Further analysis of these cases has shown that none of these decisions were contrary to the overall policy framework.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

## Impact on Air Quality Management Areas

<b>LDP Objective(s):</b>	4, 5, 21, 24		
<b>Key policies:</b>	RP 1	<b>Related policies:</b>	RP 3
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>103. Local Indicator: The number of planning applications permitted within the AQMA contrary to the policy framework and should not lead to an increase in the number of people exposed to significant levels of pollution</b>	Development proposals should not lead to a significant increase in pollution levels	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	34 relevant planning consents granted in 2019-20, none were granted contrary to the policy framework
<b>Analysis:</b>			
74 permissions granted within the 2 AQMA's (Hafod and Sketty) of Swansea in 2019-20. 39 of these permissions were for development which did not affect air quality issues. Of the remaining 34 permissions granted, further analysis of these cases has shown that none were granted contrary to the policy framework.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

## Nitrogen Dioxide Pollution

<b>LDP Objective(s):</b>	4, 5, 21, 24		
<b>Key policies:</b>	RP 1	<b>Related policies:</b>	RP 3
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>104: Contextual Indicator: Annual mean concentration exceedances of nitrogen dioxide (NO<sub>2</sub>)</b>	Development proposals should not lead to a significant increase in pollution levels.	<b>AMR No. 1</b> The latest monitoring data, which is for 2018, recorded a figure which was lower than in 2017 and recordings are following a downward trend over the last five years of data.	Increase in annual mean concentration exceedances of nitrogen dioxide.
<b>Analysis:</b>			
The latest monitoring data, which is for 2018, recorded figures which were lower than in 2017; and recordings have been following a downward trend over the last five years. There are currently no exceedances of the annual mean NO <sub>2</sub> Objective at locations within Swansea Council.			
<i>Source: Swansea Council 2018 Air quality Progress Report, published September 2019</i>			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

## Avoidance of Flood Risk

<b>LDP Objective(s):</b>	21, 24			
<b>Key policies:</b>	RP 1	<b>Related policies:</b>		RP 5
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>105: The number of planning applications permitted within C1 floodplain areas.</b>	No planning applications permitted where there is an outstanding objection from NRW.	<b>AMR No. 1</b>	No applications permitted where there was: an outstanding objection from NRW on flood risk; or contrary advice from NRW.	One application permitted contrary to the advice of NRW.
<b>Analysis:</b>				
20 planning applications were identified as relevant to this indicator and further research conducted which established that either no comment was received from NRW, or the comment did not relate to Flood Risk. 2 applications were the subject of NRW comments relating to the location of the site in the C1 floodzone. One referred the LPA to consider whether they considered the site to be acceptable. The other clearly stated that NRW had no objection.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

<b>LDP Objective(s):</b>	21, 24			
<b>Key policies:</b>	RP 1	<b>Related policies:</b>		RP 5
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>106: The number of planning applications permitted within C2 floodplain areas.</b>	No planning applications permitted where there is an outstanding objection from NRW.	<b>AMR No. 1</b>	No applications permitted where there was: an outstanding objection from NRW on flood risk; or contrary advice from NRW.	One application permitted contrary to the advice of NRW.
<b>Analysis:</b>				
22 planning applications were identified as relevant to this indicator and further research conducted which established that on 18 of these applications, either no comment was received from NRW, or the comment did not relate to Flood Risk. 4 applications were the subject of NRW comments relating to the location of the site in the C2 floodzone. One referred the LPA to consider whether they considered the site to be acceptable. The other 3 clearly stated that NRW had no objection.				

<b>Action:</b>	
<b>No further action required, other than to continue monitoring.</b>	

## Water Quality

<b>LDP Objective(s):</b>	17, 19, 20, 24		
<b>Key policies:</b>	RP 1	<b>Related policies:</b>	RP 4
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>107. Local Indicator: Percentage of water bodies at good ecological status.</b>	All water bodies to meet WFD objectives.	<b>AMR No. 1</b>	<p>March 2020:</p> <ul style="list-style-type: none"> <li>- 6 Bathing Waters excellent, 1 good.</li> <li>- Transitional Waterbodies: Inshore Loughor poor; outside Loughor moderate.</li> <li>- Coastal Waterbodies - moderate.</li> </ul>
<b>Analysis:</b>			
<p>The Water Framework Directive (WFD) establishes a framework for the protection of surface waters (rivers, lakes, estuaries and coastal waters) and groundwaters. Its purpose is to prevent further deterioration and improve the status of aquatic ecosystems, promote sustainable water use, reduce pollution of groundwater and contribute to mitigating the effects of floods and droughts. The WFD requires no deterioration from 2009 baseline data. The aim is to achieve at least Good status.</p> <p>Up to date information has been sourced from the NRW South West Wales Area Statement (2020), Water Framework Directive Rivers Waterbodies and Bathing Water Compliance (March 2020). The 2020 data does not show the percentage of waterbodies at good or above status. However, the following information sourced from the March 2020 Area Statement can be used as a baseline to monitor in future:</p> <ul style="list-style-type: none"> <li>- 6 Bathing Waters excellent, 1 good.</li> <li>- Transitional Waterbodies: Inshore Loughor poor; outside Loughor moderate.</li> <li>- Coastal Waterbodies - moderate.</li> </ul>			



Those areas showing poor or moderate status in 2020 have not changed or have improved slightly since the WFD baseline in 2009. Water pollution and the consequent poor water quality can be from a range of sources.

**Action:**

**No further action required, other than to continue monitoring.**

### Welsh Water Engagement

<b>LDP Objective(s):</b>	17, 20, 21, 24		
<b>Key policies:</b>	RP 1	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>108. Local Indicator: Number of planning permissions granted contrary to the advice of Welsh Water concerning water supply and the treatment of wastewater</b>	No planning applications permitted where there is an outstanding objection from Welsh Water.	<b>AMR No. 1</b>	One application permitted where there is an outstanding objection from DCWW but further research has shown this decision was in-line with the policy framework.
			One application permitted contrary to the advice of Dwr Cymru Welsh Water.
<b>Analysis:</b>			
Three Welsh Water objections were identified for this AMR period which related to water supply and the treatment of wastewater. Two objections were resolved during the planning application determination by the submission of further evidence which addressed DCWW concerns. In the other case, which was for a detached garage, it was concluded that it would not be justified to refuse the application based on the objection, but an informative was issued for due diligence.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

## NRW Engagement

<b>LDP Objective(s):</b>	17, 20, 21, 24		
<b>Key policies:</b>	RP 1	<b>Related policies:</b>	RP 2 - RP 14
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>109. Local Indicator: Number of planning permissions granted contrary to the advice of NRW on environmental grounds</b>	No planning applications permitted where there is an outstanding objection from NRW.	<b>AMR No. 1</b>	No applications permitted in 2019-20 where there was an outstanding objection from NRW  One application permitted contrary to the advice of NRW.
<b>Analysis:</b>			
Three NRW objections were identified on environmental grounds for this AMR period. All objections were resolved during application determination by the submission of further evidence which addressed NRW concerns.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

## Loss of BMV agricultural land

<b>LDP Objective(s):</b>	15, 17,19			
<b>Key policies:</b>	RP 1	<b>Related policies:</b>		CV 2
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>110. Local Indicator: Total % loss of BMV agricultural land.</b>	No loss of BMV agricultural land.	<b>AMR No. 1</b>	No loss of BMV agricultural land.	One planning application permitted on land classified as BMV.
<b>Analysis:</b>				
<p>Best Most Versatile (BMV) agricultural land is land classed as grades 1, 2 or 3a. The Welsh Government's Predicted Agricultural Land Classification database was used to map all BMV land in the County.</p> <p>30 relevant planning applications have been determined on land classified as BMV. The planning consents were either for caravan rallies and festival camping, which are temporary permissions and do not result in the loss of BMV land; or for the redevelopment of existing structures already sited on BMV land (such as barn conversions, or extensions to existing residential dwellings); or were applications for development on LDP allocations for which the loss of BMV was justified through the LDP process.</p>				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

## Maintaining Land for Waste Management

<b>LDP Objective(s):</b>	8			
<b>Key policies:</b>	RP 1	<b>Related policies:</b>		RP 8 -9
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>111. Local Indicator: Maintain sufficient land and facilities to cater for the County's waste capacity</b>	Maintain a sufficient capacity to cater for the County's waste.	<b>AMR No. 1</b>	Sufficient remaining land is allocated within the LDP to accommodate potential future waste infrastructure proposals	South West Wales Waste Planning Monitoring Report (WPMR) data.
<b>Analysis:</b>				
The latest information available from the WPMR for the South West Wales region is the 2019 report (which has data for 2018-2019). This provides information on the waste situation within South West Wales in order to monitor the region's waste arisings, recovery and disposal and in order to make forecasts of future arisings. Based on the results of the monitoring to date, coupled with the existing network of local and regional facilities that are currently operational, it is considered that sufficient remaining employment land is allocated within the LDP to accommodate any potential future waste infrastructure proposals in Swansea.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

## Mineral Policy

<b>LDP Objective(s):</b>	7, 17, 24		
<b>Key policies:</b>	RP 1	<b>Related policies:</b>	RP 13
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>112: Core Indicator: The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement (RTS) for Aggregates expressed as a percentage of the total capacity required as identified in the RTS.</b>	Ensure the LDP mineral policy framework is reviewed in-line with recommendations in future reviews of the RTS.	<b>AMR No. 1</b>	No applications in 2019-20  The RTS does not apportion any aggregate provision to Swansea so there is no cause for a review
<b>Trigger point:</b>			
Review the LDP mineral policy framework when RTS is reviewed.			
<b>Analysis:</b>			
<p>A landbank is defined as a stock of planning permissions for the winning and working of minerals. The most up to date information regarding the extent of the crushed rock landbank has recently been published in the Regional Technical Statement (RTS) for the North and South Wales Regional Aggregate Working Party (SWRAWP), 1<sup>st</sup> Review, 2018. The RTS does not apportion any aggregate provision to Swansea. The LDP does not, therefore, allocate any sites for the winning and working of aggregates. Furthermore, no applications have been received for the winning and working of land based aggregates and thus none have been permitted.</p> <p>The RTS has therefore been reviewed (RTS for North and South Wales Regional Aggregate Working Parties, 2nd Review, consultation draft, 2019) for this monitoring period and no change in circumstances has occurred. Monitoring of future versions of the RTS will be undertaken. The policy is therefore being implemented as intended and there is no cause for a review at the present time.</p>			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	7, 17, 24		
<b>Key policies:</b>	RP 1	<b>Related policies:</b>	RP 13-14
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>113. Local Indicator: Total area of new development permitted within safeguarded mineral areas, contrary to policy framework.</b>	No unjustified loss of safeguarded mineral resource.	<b>AMR No. 1</b>	No planning consents contrary to the policy framework
			Planning application permitted for development within mineral safeguarded area which is not accompanied by detailed justification.
<b>Analysis:</b>			
The applications for development permitted in these safeguarded areas were located within existing buildings or groups of buildings; or they were temporary developments. None of the planning consents were contrary to the policy framework.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	7, 17, 24		
<b>Key policies:</b>	RP 1	<b>Related policies:</b>	RP 13-14
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>114. Local Indicator: No planning permission for 'sensitive development' permitted within defined buffer zone.</b>	None stated in the LDP	<b>AMR No. 1</b>	No planning applications were granted for 'sensitive development' within the buffer zone.
<b>Trigger point:</b>			
One planning permission granted for 'sensitive development' within the defined buffer zone.			
<b>Analysis:</b>			
Sensitive development is defined as: any building occupied by people on a regular basis and includes housing areas, hostels, meeting places, schools and hospitals where an acceptable standard of amenity should be expected. Sensitive development could also include specialised high technology industrial development where operational needs require high standards of amenity (MTAN 1: Aggregates, 2004).			
No planning applications were granted for 'sensitive development' within the buffer zone.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

### SPG Preparation

be prepared to support the LDP along with indicative timescales. Indicator 115 monitors progress.

3.97 Appendix 10 of the LDP sets out a list of SPG that will

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Multiple</b>	<b>Related policies:</b>	<b>Multiple</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>115. Local Indicator: Adoption of SPG set out in LDP Appendix 10.</b>	Publication in period specified in LDP Appendix 10.	<b>Adoption:</b>	Schedule of SPG to support the Plan set out in Appendix 10.
		<b>AMR No. 1:</b>	One SPG adopted and four others being prepared for consultation.
<b>Analysis:</b>			
The SPG on HMOs and Purpose Built Student Accommodation was adopted in December 2019 following public consultation. The following SPG were being prepared for public consultation later in the year, as at the end of March 2020:			
<ul style="list-style-type: none"> <li>• Gower AONB Design Guide</li> <li>• Biodiversity and Development</li> <li>• The Protection of Trees on Development Sites</li> <li>• Conservation Area Appraisal for Mumbles</li> </ul>			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			



## Chapter 4. Sustainability Appraisal Indicators

### *Introduction*

- 4.1 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. The SA incorporated the SEA requirements, and all references to SA in this AMR 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.
- 4.2 The SEA Regulations (Article 17) require that the significant environmental effects of the Plan are monitored in order that any unforeseen adverse effects can be remediated. To avoid duplication between the monitoring carried out for the SA and the LDP, in-line with the WG DPM (which states that opportunities for joint reporting should be maximised), some indicators have been used for both purposes.
- 4.3 The SA objectives are separated into 14 themes to reflect the topics listed in the SEA Regulations, S2(6) and the interrelationship between them. The themes are:
- Sustainable Development
  - Biodiversity (including flora and fauna)
  - Population
  - Economy
  - Human Health
  - Soil
  - Water
  - Water/Soil/Landscape/Population
  - Air/Climatic Factors
  - Climatic Factors
  - Climatic Factors/Material Assets
  - Material Assets
  - Cultural heritage (including architectural/heritage)
  - Landscape
- 4.4 A total of 22 objectives are identified and monitoring indicators were drafted, developed and refined throughout the evolution of the LDP and SA. In developing the indicators, it was recognised that data availability and context could change over time so the indicators would need to be kept under review.
- 4.5 Some SA monitoring indicators cannot be monitored anymore because the data is no longer available. A small number of Core LDP Indicators have been deleted and replaced with new ones, as required by the updated WG DPM. The following table 19 highlights how the SA indicators have been amended slightly in this AMR to reflect these issues. Where

amendments have been made, opportunities have been maximised for joint reporting with LDP indicators in-line with the WG DPM.

**Table 19: Notes on SA Indicator Status**

<b>SA THEME</b>	<b>SA Objective</b>	<b>Indicator</b>	<b>Comment</b>
Sustainable Development	Promotion of sustainable development	Crime Rate per 1,000 population.	Indicator has been amended to reflect information available.
Population	Increase community safety and sense of security	Crime Rate per 1,000 population.	See above
	Enable people to meet their housing needs and provide good quality housing	The housing land supply, taken from current JHLAS	Replaced by new LDP monitoring Indicators 5a and 5b in-line with the WG DPM
		The number of planning applications for Gypsy and Traveller sites permitted annually.	Indicator replaced with LDP monitoring indicator 9.
		Newly arising need for pitches in addition to that identified in the GTAA evidence on which the LDP is based	LDP Indicator 9a added
Water	Promote the efficient use of water resources	Area where there is unsustainable water abstraction from either surface or ground waters	Data not available
Climatic Factors	Support adaptation and mitigation measures due to climate change	The number of planning applications permitted accompanied by a Renewable Energy Assessment	Data not available
	Improvement in prudent and efficient use of energy	The amount of energy (MW) from renewable sources generated in the County per year	Latest statistics provide data for 'Low Carbon' energy generation, rather than 'renewable'.

Climatic Factors/Material Assets	Promote the sustainable management of waste in an integrated manner, aiming towards zero waste by 2050	The number of planning applications permitted accompanied by site waste management plans	Site Waste Management Plans are now voluntary in Wales. Indicator no longer monitored.
		The number of waste facilities permitted and refused on employment sites	Replaced by LDP indicator 111.
Cultural Heritage	Protect and enhance the quality of the cultural and historic environment	The amount and type of development permitted within Conservation Areas and other designated sites	Replaced by LDP indicator 89.
		The amount and type of development permitted impacting upon buildings of local importance, architectural or cultural importance	Not currently possible to monitor this indicator.

- 4.6 Key issues for monitoring will be those areas of the environment where the SA Report indicated the implementation of the LDP will have the most significant likely effect. These include:
- Loss of habitats and species (biodiversity);
  - Impact on landscape character, particularly protected landscapes;
  - Impact on the cultural and historic environment, particularly the Welsh language and archaeology;
  - Air pollution, particularly with regard to increased vehicular emissions;
  - Increased development in flood risk areas;
  - The provision of affordable housing to meet local needs, particularly in rural areas;

- The provision of necessary social and community infrastructure and highway and transport improvements, to facilitate the delivery of SDAs as required by the masterplanning principles to deliver sustainable and cohesive communities.
- Increased employment and economic activity throughout the County as a result of the economic strategy of the Plan.

### **Scoring**

4.7 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
	Indicator not monitored

## SA Theme: Sustainable Development

### SA Objective 1: Promotion of Sustainable Development

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
<b>Gross Value Added (GVA) per hour worked</b> <i>(contextual indicator)</i>	<b>A decrease is recorded for 2 consecutive years</b>	<b>16</b>	
<b>Commentary:</b> Please see LDP Indicator 16, Chapter 3. A small increase in the Swansea GVA figure over the last two years: 2016= 100.0, 2017=101.0, 2018=101.1. The annual change should have a general positive impact on the population's health and wellbeing, and help contribute to a prosperous economic outlook and sustainable economy.			
<b>Worklessness rate (working age)</b> <i>(contextual indicator)</i>	<b>An increase is recorded for 2 consecutive years</b>	<b>15</b>	
<b>Commentary:</b> Please see LDP Indicator 15, Chapter 3. The worklessness figure for Swansea 2019 (Jan-Dec) was 46,900 (30.2% of working age population, a 5,000 reduction (-9.6%) from 2018. Annual change recorded is positive with a decrease in worklessness rates for Swansea observed. The decrease in workless rates for Swansea should have a positive impact on the County's economy and consequential health and wellbeing benefits and the promotion of sustainable development in the County.			
<b>Length of new PROW route created as a % of the overall PROW network and % classed as 'easy to use'</b>	<b>If no new PROW network is created in addition to existing network</b>	<b>99</b>	
<b>Commentary:</b> Please see LDP Indicator 99, Chapter 3. 237 metres (m) of new PROW created in the County during the monitoring period*. The County now has a total of 646,041 m of PROW. The length of new PROW created as a percentage of the overall network was 0.04% in 2019-20. The percentage of all PROW passed as 'easy to use' is now 58.8%. The creation of more PROW will have a generally positive impact on health and wellbeing of the population and thus the promotion of sustainable development.			
<b>Violence against the person (offences per 1000 population)</b> <i>(contextual indicator)</i>	<b>n/a</b>	<b>n/a</b>	<b>0</b>
This indicator has been amended to be more precise, in order to reflect available statistics.			

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
Violence against the person (offences per 1000 population) are police-recorded violence against the person, including homicide, violence with injury and violence without injury data. Data for the second quartile of 2019 (12 months ending) for Swansea shows a figure of 27.29 (per 1000 population). This is lower than the mean average for all Welsh unitary authorities, in the same time period, of 30.74 per 1000. This data can act as a baseline for subsequent AMRs and against which the objective can be assessed. <i>Source ONS</i>			

### **SA Theme: Biodiversity**

#### **SA Objective 2: Maintain and enhance biodiversity resource and protected habitats and species.**

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
<b>The number of planning applications permitted on nationally and internationally designated sites, regionally or locally important biodiversity sites contrary to the policy framework.</b>	<b>A single permission contrary to the policy framework.</b>	<b>70</b>	
<b>Commentary:</b> Please see LDP Indicator 70, Chapter 3. 7 planning applications located on internationally, nationally and regionally designated sites important for biodiversity were consented in 2019-20. These decisions have been reviewed and no planning applications were permitted contrary to the LDP policy framework on designated sites of international, national or regional ecological importance.			
<b>The number of applications permitted on regionally designated geodiversity sites.</b>	<b>A single permission contrary to the policy framework.</b>	<b>71</b>	
<b>Commentary:</b> There was 1 planning consent on or in close proximity to designated RIGS. This decision was in-line with the policy framework.			

**SA Theme: Population**

**SA Objective 3: Increase community safety and sense of security**

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
Violence against the person (offences per 1000 population). <i>(contextual indicator)</i>	n/a	n/a	0
<p><b>Commentary:</b>            This indicator has been amended to be more precise, in order to reflect available statistics. Violence against the person (offences per 1000 population) are police-recorded violence against the person, including homicide, violence with injury and violence without injury data. Data for the second quartile of 2019 (12 months ending) for Swansea shows a figure of 27.29 (per 1000 population). This is lower than the mean average for all Welsh unitary authorities, in the same time period, of 30.74 per 1000. This data can act as a baseline for subsequent AMRs and against which the objective can be assessed. <i>Source ONS</i></p>			

**SA Theme: Population**

**SA Objective 4: Enable people to meet their housing needs and provide good quality housing**

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
The housing land supply, taken from current JHLAS measured in years supply.	The housing land supply falls below 5 years as determined by the JHLAS in any given year.	5	
<p><b>Commentary:</b>            The Council is no longer required to report on this Indicator due to amendments to national policy and guidance. It has been replaced by new Core Indicators 5a and 5b.</p>			

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
<b>Completions measured against the AAR set out in the plan presented in numerical and percentage terms (plus/minus x %)</b>	<b>The overall number of additional dwellings built within the County falls below the requirement for 2 consecutive years.</b>	5a	
<p><b>Commentary:</b></p> <p>Completions have been below the AAR in 2019-20, the first year following adoption of the LDP and the new residential land supply allocated in the Plan. This is mainly due to expected completions on some non-strategic allocations and SD B and D not yet coming forward in 2019-20 as forecasted in the LDP. However, the updated supply from 2020-21 onwards, which have been formulated through engagement with developers and site promoters, show that housing supply exceeds what is left to build, both cumulatively and annually. Completions are anticipated to increase from 2020-21 onwards, when more non-strategic allocations are scheduled to come forward on site (several were consented in 2019-20 – see further information set out under LDP Indicator 4, which add to other schemes consented before then which are also forecasted to come forward). Completions will increase further in subsequent years as the SDA sites currently progressing at advanced stages through the Reserved Matters planning application stage (SD B, C and D) deliver significant numbers of new homes, from more than one outlet on these large sites. In respect of housing delivery, the Plan is expected to deliver the identified housing requirement over the Plan period.</p> <p>Completions will be closely monitored in 2020-21 but it should be noted that consultation with the HBF has identified that housing delivery could be impacted generally across Wales by the COVID 19 crisis with the following factors raised:</p> <ul style="list-style-type: none"> <li>• Whether there might be delays in the time it takes to get planning consent for schemes and discharge of conditions due to strains on local authority and developer resources.</li> <li>• Potential for there being a reduced number of sites open, and consequent impact on delivery, due to lockdown events.</li> <li>• Reduced level of productivity on site (the HBF suggested that due to the new working arrangements around social distancing there could be a 30% reduction).</li> <li>• Ability to sell homes and the level of market interest due to the impact on wider economic conditions and mortgage availability.</li> </ul> <p>The Council has taken action to support the delivery of housing sites in the Plan. It has established a delivery unit to help bring housing sites forward to meet the housing requirement, assisting in the early identification of issues and site requirements, engaging closely with developers to identify general issues experienced in the planning applications process to help improve the efficiency of progressing sites, and working with developers on masterplanning and viability issues to support sites to come forward in an appropriate manner. The Council will continue to work with developers and site promoters to bring forward the new</p>			



Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
<p>housing supply included in the adopted Plan. These factors will need to be monitored in 2020-21 with regard to the Plan's aim of delivering quality housing which meets the needs of the County's population.</p> <p><i>**It should be noted that the schedules are based on the best information available, the COVID pandemic has impacted on the collation of statistical information from developers where their staff were furloughed, and site visits.</i></p>			
<p><b>Cumulative completions measured against the cumulative average annual housing requirement set out in the Plan presented both in numerical and percentage terms (plus/minus x %).</b></p>	<p><b>The number of additional dwellings built within the County falls below the requirement for 2 consecutive years.</b></p>	<p><b>5b</b></p>	
<p><b>Commentary:</b></p> <p>Completions** have been below the AAR level in 2019-20, which is the first year following adoption of the LDP, while cumulative completions are below the cumulative AAR rate as a result of completions having been below the required rate in the early years of the Plan period before the LDP and its new housing supply was adopted. However, the amended supply from 2020-21 onwards, shown in Figure 2, which have been formulated through engagement with developers and site promoters, show that housing supply exceeds what is left to build, both cumulatively and annually. Completions are anticipated to increase from 2020-21 onwards, when more LDP non-strategic allocations are scheduled to come forward; and then increase further in subsequent years as the LDP SDA sites begin to deliver significant numbers of new homes. In respect of housing delivery, the Plan is expected to deliver the identified housing requirement over the Plan period. These factors will need to be monitored in 2020-21 with regard to the Plan's aim of delivering quality housing which meets the needs of the County's population.</p> <p><i>**It should be noted that the schedules are based on the best information available, the COVID pandemic has impacted on the collation of statistical information from developers where their staff were furloughed, and site visits.</i></p>			

<b>Number of net additional affordable and general market dwellings built in the County (though the planning system) minus demolitions.</b>	<b>The overall number of additional dwellings built within the County falls below the requirement for 2 consecutive years.</b>	<b>6</b>	
<p><b>Commentary:</b>  397 new dwellings were completed (net*) in 2019-20. Overall housing completions are below the requirement in 2019-20, the first year in which the LDP and its new housing land supply have been in operation. These factors will need to be monitored in 2020-21 with regard to the Plan's aim of delivering quality housing which meets the needs of the County's population.</p> <p><i>*Completed replacement dwellings have been excluded since a home was demolished to make way for the new dwelling.</i>  <i>**It should be noted that the schedules are based on the best information available, the COVID pandemic has impacted on the collation of statistical information from developers where their staff were furloughed, and site visits.</i></p>			
<b>The number of planning applications for Gypsy and Traveller sites permitted annually</b>		<b>n/a</b>	
<p><b>Commentary:</b>  This indicator is not being monitored for the LDP. Indicator replaced with LDP monitoring indicator 9.</p>			
<b>Provision is made to meet the Gypsy &amp; Traveller needs identified within the GTAA over the periods:</b> <b>2016-21 – 7 residential pitches at Pant y Blawd Road (planning permission reference 2018/0830).</b> <b>2021-25 – 6 residential pitches (or the re-assessed need for pitches identified in the new GTAA expected to be published in 2020).</b>	<b>Development of 2018/0830 at Pant y Blawd Road not completed by 2021.</b>  <b>No start on site in year 2023/24 for delivery of 6 pitches to meet residual need (or sufficient pitches to address the re-assessed need).</b>	<b>9</b>	<b>0</b>
<p><b>Commentary:</b>  Development of the planning consent 2018/0830 for the land west of Pant y Blawd Road, which it is identified in the Plan will accommodate the 7 pitches needed in the period up to 2021, has not yet commenced. At present the outcome in terms of</p>			

sustainable development is neutral, as the required housing provision has not been provided yet. Further monitoring of progress will be undertaken in AMR 2.

The Council's next GTAA has been put back to 2022 by Welsh Government.

**Newly arising need for pitches in addition to that identified in the GTAA evidence on which the LDP is based**

**9a**

**Commentary:**

It should be noted that the current GTAA, which forms the LDP evidence base for Gypsy and Traveller accommodation needs, included a forecast for newly arising need over the Plan period, and the Council has not identified any additional newly arising need.

## SA Theme: Population

### SA Objective 5: Provide high quality, accessible lifelong learning opportunities which meet future needs

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
Provision of community facilities and infrastructure on SDA's in accordance with the Masterplan and Policy	Community facilities and infrastructure not delivered in accordance with the policy framework or within the agreed phased period on an SDA.	26	
<p><b>Commentary:</b>            Planning permission was granted on 3 SDAs in 2019-20. Please refer to LDP indicators 26, 27-69 for further details on each SDA. The permissions included the provision of new primary schools and community facilities, which will have a positive impact ensuring the education needs of the County's population can be met in the future.</p>			

## SA Theme: Population

### SA Objective 6: Encourage an inclusive society and promote equality

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
Worklessness rate (working age)		15	
<p><b>Commentary:</b>            Refer to commentary under 'SA Theme: Sustainable Development, SA Objective 1: Promotion of Sustainable Development'. The decrease in workless rates for Swansea should have a positive impact on social equality and an inclusive society.</p>			

<b>Provision of community facilities and infrastructure on SDA's in accordance with the Masterplan and Policy</b>	<b>Community facilities and infrastructure not delivered in accordance with the policy framework or within the agreed phased period on an SDA.</b>	<b>26</b>	
<b>Commentary:</b> Refer to commentary under 'SA Theme: Population, SA Objective 5: Provide High Quality, Accessible Lifelong Learning Opportunities Which Meet Future Needs'.			
<b>The number of applications permitted in the WLSA accompanied by a Language Action Plan</b>	<b>One application permitted within the LSA contrary to the policy framework.</b>	<b>88</b>	
<b>Commentary:</b> No applications permitted within the WLSA contrary to the policy framework during the monitoring period, resulting in a general positive impact on an inclusive society.			
<b>The net change, type and spatial distribution of community facilities</b>	<b>Loss of community facilities as recorded over a 2 year period.</b>	<b>85</b>	
<b>Commentary:</b> There have been no loss of community facilities, contrary to policy framework (please refer to LDP indicator 85, Chapter 3). Outline planning permission has been granted for the construction of two primary schools on SDAs during the monitoring period. Four community facilities have been lost during the plan period, including 2 rural public houses. Planning applications reflect the national trend of the redevelopment of public houses, particularly into residential use. This is true of both rural and urban locations. Similarly, applications reflect the national trend of a loss of small retail units, located in suburban or rural settlements. However, there was a net gain of seven facilities throughout the county, with permissions being granted for gymnasiums in key villages, to soft play areas in urban areas. The monitoring report therefore reflects the national picture in terms of a change in the type of community facility, with a decreasing number of public houses, post offices, banks and retail shops and a small net gain of facilities, resulting in a generally mixed impact on an inclusive society.			

<b>% of new residential development located within 400m of a public transport stop</b>		<b>101</b>	
<b>Commentary:</b> All consented residential applications in 2019-20 within 400m of a public transport stop, helping contribute to an inclusive society.			
<b>Average full-time weekly earnings</b>	<b>A decrease is recorded for 2 consecutive years.</b>	<b>14</b>	
<b>Commentary:</b> The average earnings per week figure for Swansea in April 2019 was £564.20, which was just above the Wales average of £540.70. Full time employee gross median weekly earnings had an annual increase of +5.5% between April 2018 to 2019. The annual change recorded is therefore positive, with an increase in average full time earnings in Swansea observed, and will have a positive impact on society. However, a more detailed analysis would be beneficial to examine whether the increase in earnings is equal across all economic sectors of the population, thus contributing to an inclusive and fair society.			

### **SA Theme: Economy**

**SA Objective 7: Support the development of Swansea as a competitive place and contribute to Swansea's role as a regional economic driver**

<b>Indicator</b>	<b>LDP Tigger Point</b>	<b>LDP monitoring indicator ref</b>	<b>Outcome</b>
<b>Employment land permitted (ha) on allocated sites as a % of all employment allocations</b>	<b>None specified in the LDP</b>	<b>11</b>	
<b>Commentary:</b> Employment land permitted in 2019-20 on allocated sites = up to a maximum of 2.7 ha (5% of the 60 ha allocated on SDAs in the LDP). It is also useful to note that the amount of employment land granted planning consent in 2019-20 provides 14% of the 19 ha LDP employment land requirement. This will have a general positive impact on the development of Swansea as a competitive place and contribute to Swansea's role as a regional economic driver.			

Indicator	LDP Tigger Point	LDP monitoring indicator ref	Outcome
<b>Amount of major retail office and leisure development (sqm) permitted within and outside established town and district centre boundaries</b>	<b>One application permitted contrary to the policy framework</b>	<b>12</b>	
<p><b>Commentary:</b> Please see commentary for LDP indicator 12, Chapter 3, for the amount of development permitted. No applications permitted contrary to the policy framework. This will have a general positive impact on the development of Swansea as a competitive place and contribute to Swansea's role as a regional economic driver. It will help contribute to a prosperous economic outlook and sustainable economy.</p>			
<b>Productivity – GVA per hour worked</b>	<b>A decrease recorded for 2 consecutive years</b>	<b>16</b>	
<p><b>Commentary:</b> Refer to commentary for 'SA Theme: Sustainable Development, SA Objective 1: Promotion Of Sustainable Development'. The increase in GVA over a two-year period should have a general positive impact on the development of Swansea as a competitive place and contribute to Swansea's role as a regional economic driver. It will help contribute to a prosperous economic outlook and sustainable economy.</p>			

## SA Theme: Economy

### SA Objective 8: Promote and Enhance the Rural Economy

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
Number of rural enterprise planning applications permitted	No increase in the number of rural enterprises permitted.	13	
<b>Commentary:</b> Forty three applications for rural enterprises were permitted (or prior approval was not required) in 2019-2020 having a generally positive impact on the rural economy of the County. This figure can act as a base against which future AMRs can be compared.			

## SA Theme: Economy

### SA Objective 9: Support the development of the environmental goods and services sector

Indicator	LDP Tigger Point	LDP monitoring indicator ref	Outcome
Estimated output, value added and employment for the 'Environmental goods and services' sector (ONS Sustainable Development supplementary indicator 10).	none	n/a	
<b>Commentary:</b> Data presented is at the UK level, as no data is available at Welsh or County level. The data was published in June 2020, with provisional 2018 data. The Environmental Goods and Services Sector (EGSS) has shown continued growth over a 2-year period 2016-2018 which will have a positive impact on the green economy. Output has increased from £73,043 (million) in 2016 to £87,044 (million) in 2018. GVA has increased from £36,802 (million) in 2016 to £42,265 (million) in 2018. Employment (FTE) in the sector has risen from 370,400 in 2016 to 404,2000 in 2018. The growth will have a positive impact on the green economy.			



Indicator	LDP Tigger Point	LDP monitoring indicator ref	Outcome
<p><i>Data source: ONS Dataset 'Estimates of the UKs environmental goods and services sector: output, gross value added, employment and exports 2010-2017 and provisional 2018 (2020). The EGSS framework, adopted under the UN System of Environmental Economic Accounting, provides a set definition and specification of activities that start to represent the green economy. The EGSS is made up of areas of the economy engaged in producing goods and services for environmental protection purposes, as well as those engaged in conserving and maintaining natural resources</i></p>			

### **SA Theme: Human Health**

#### **SA Objective 10: Create social and physical environments that encourage and support health and well-being**

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
<b>Provision of community facilities and infrastructure on SDAs in accordance with the Site Masterplan and Policy</b>	<b>Community facilities and infrastructure not delivered in accordance with the policy framework or within the agreed phased period on an SDA</b>	<b>26</b>	
<p><b>Commentary:</b> Refer to commentary under 'SA Theme: Population, SA Objective 5: Provide High Quality, Accessible Lifelong Learning Opportunities Which Meet Future Needs'</p>			
<b>The number of existing open spaces lost to development contrary to the open Space Assessment</b>	<b>One application permitted resulting in the loss of open space contrary to the policy framework.</b>	<b>77</b>	
<p><b>Commentary:</b> No developments of 10 or more residential units within, or close to, areas of Open Space deficiency have resulted in a loss of Fields in Trust provision (FIT) or Accessible Natural Greenspace (ANGS).</p>			

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
<b>Length of new PROW created as a % of the overall PROW network and % classed as 'easy to use'</b>	<b>If no new PROW network is created in addition to existing network, via new developments for 2 consecutive years.</b>	<b>99</b>	
<p><b>Commentary:</b> Refer to commentary under SA Theme: Sustainable Development, SA Objective 1: Promotion of Sustainable Development. The new PROW will help to meet the objective of the LDP creating social and physical environments that encourage and support health and well-being.</p>			
<b>Length of new dedicated cycle networks created</b>	<b>If no new cycle network is created via new developments for 2 consecutive years.</b>	<b>100</b>	
<p><b>Commentary:</b> Some 6.75km of new dedicated cycle routes have been created throughout the County during this Monitoring period, helping to meet the objective of the LDP creating social and physical environments that encourage and support health and well-being.</p>			
<b>No loss in active travel routes</b>	<b>% decrease in Active Travel routes over 2 consecutive year period.</b>	<b>87</b>	
<p><b>Commentary:</b> There has been a 6% increase of Active Travel routes for this Monitoring period, helping to meet the objective of the LDP creating social and physical environments that encourage and support health and well-being.</p>			
<b>% of new residential development located within 400m to a public transport stop.</b>	<b>If development is permitted which is not served by public transport, or there are no plans in place to do so.</b>	<b>101</b>	
<p><b>Commentary:</b> Refer to commentary under SA Theme: Population, SA Objective 6: Encourage an inclusive society and promote equality. Locating new development within 400m of a bus stop will help to meet the objective of the LDP creating social and physical environments that encourage and support health and well-being.</p>			

**SA Theme: Soil**

**SA Objective 11: Protect Soil Resources**

Indicator	Tigger Point	LDP monitoring indicator ref	Outcome
<b>Amount of greenfield land lost not allocated in the LDP (ha)</b>	<b>Planning permission granted for development resulting in the loss of greenfield land contrary to the policy framework.</b>	<b>25</b>	
<p><b>Commentary:</b> No planning consents granted for development on greenfield land contrary to the policy framework in 2019-20, which has resulted in general positive impacts for this objective.</p>			
<b>Total % loss of BMV agricultural land</b>	<b>One application permitted on land classified as BMV</b>	<b>110</b>	
<p><b>Commentary:</b> 30 relevant planning applications have been determined on land classified as BMV. The planning consents were either for caravan rallies and festival camping, which are temporary permissions and do not result in the loss of BMV land; or for the redevelopment of existing structures already sited on BMV land (such as barn conversions, or extensions to existing residential dwellings); or were applications for development on LDP allocations for which the loss of BMV was justified through the LDP process. There has been no loss of BMV agricultural land during this monitoring period, apart from that allocated within the LDP, which has resulted in general positive impacts for this objective.</p>			

**SA Theme: Water**

**SA Objective 12: Improve the quality of inland coastal water (surf zone) and rivers**

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
<b>Percentage of water bodies at good ecological status</b>	<b>A water body failing to meet WFD objectives</b>	<b>107</b>	<b>0</b>
<p><b>Commentary:</b>                      The Water Framework Directive (WFD) establishes a framework for the protection of surface waters (rivers, lakes, estuaries and coastal waters) and groundwaters. Its purpose is to prevent further deterioration and improve the status of aquatic ecosystems, promote sustainable water use, reduce pollution of groundwater and contribute to mitigating the effects of floods and droughts.</p> <p>Up to date information has been sourced from the NRW South West Wales Area Statement (2020), Water Framework Directive Rivers Waterbodies and Bathing Water Compliance (March 2020). The 2020 data does not show the percentage of waterbodies at good or above status. However, the following information sourced from the March 2020 Area Statement can be used as a baseline to monitor in future:</p> <ul style="list-style-type: none"> <li>- 6 Bathing Waters excellent, 1 good.</li> <li>- Transitional Waterbodies: Inshore Loughor poor; outside Loughor moderate.</li> <li>- Coastal Waterbodies - moderate.</li> </ul> <p>The WFD requires no deterioration from 2009 baseline data. The aim is to achieve at least Good status. While some areas are showing poor or moderate status in 2020, they have not changed or have improved slightly since the WFD baseline in 2009. The NRW 2020 data does not show the % of waterbodies at good or above status so the data above can be used as a baseline to monitor in future. The LDPs impact on the quality of inland coastal water and rivers is therefore scored neutral at this time and the data acts as a baseline for future monitoring in line with NRW reviews.</p>			

**SA Objective 13: Promote the efficient use of water resources**

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
Area where there is unsuitable water abstraction for either surface or ground waters		n/a	
<p><b>Commentary:</b> No data could be found in relation to groundwater abstraction, so this indicator could not be monitored</p>			




**SA Theme: Water/Soil/Landscape/Population**

**SA Objective 14: Ensure development respects constraints such as floodplains and unstable land**

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
<b>The number of planning applications permitted within C1 floodplain areas</b>	<b>One planning application permitted contrary to the advice of NRW</b>	<b>105</b>	
<p><b>Commentary:</b> Please see LDP monitoring indicator 105, chapter 3. Although planning applications were permitted within C1 areas, none were permitted against NRW advice. This a generally positive outcome and ensures that development has met this objective during the monitoring period.</p>			
<b>The number of planning applications permitted within C2 floodplain areas</b>	<b>One planning application permitted contrary to the advice of NRW</b>	<b>106</b>	
<p><b>Commentary:</b> Please see LDP monitoring indicator 106, chapter 3. Although planning applications were permitted within C2 areas, none were permitted against NRW advice. This a generally positive outcome and ensures that development has met this objective during the monitoring period.</p>			

**SA Theme: Air/Climatic factors**

**SA Objective 15: Promote an integrated transport system and encourage sustainable travel and development patterns that do not cause significant harm to air quality**

Indicator	Tigger Point	LDP monitoring indicator ref	Outcome
<p><b>The number of planning applications permitted within the AQMA contrary to the policy framework and should not lead to an increase in the number of people exposed to significant levels of pollution</b></p>	<p><b>One planning application permitted contrary to the policy framework</b></p>	<p><b>103</b></p>	
<p><b>Commentary:</b> 74 permissions granted within the 2 AQMA's (Hafod and Sketty) of Swansea in 2019-20. 39 of these permissions were for development which did not affect air quality issues. Of the remaining 34 permissions granted, further analysis of these cases has shown that none were granted contrary to the policy framework. The LDP policies are therefore being implemented correctly and should be having a generally positive impact on air quality.</p>			
<p><b>Annual mean concentration exceedences of nitrogen dioxide (NO<sub>2</sub>)</b></p>	<p><b>Increase in annual mean concentration exceedences of nitrogen dioxide</b></p>	<p><b>104</b></p>	
<p><b>Commentary:</b> The latest monitoring data, which is for 2018, recorded figures which were lower than in 2017; and recordings have been following a downward trend over the last five years.</p>			
<p><b>Length of new PROW created as a % of the overall PROW network and % classed as 'easy to use'</b></p>	<p><b>If no new PROW network is created in addition to existing network, via new developments for 2 consecutive years.</b></p>	<p><b>99</b></p>	
<p><b>Commentary:</b> Refer to commentary under SA Theme: Sustainable Development, SA Objective 1: Promotion of Sustainable Development. The creation of new PROW will have a positive impact on this objective.</p>			

Indicator	Tigger Point	LDP monitoring indicator ref	Outcome
<b>Length of new dedicated cycle networks created</b>	<b>If no new cycle network is created via new developments for 2 consecutive years.</b>	<b>100</b>	
<p><b>Commentary:</b> Refer to commentary under SA Theme Human Health, SA Objective 10: Create social and physical environments that encourage and support health and well-being. The creation of new cycle networks will have a positive impact on this objective.</p>			
<b>No loss in active travel routes</b>	<b>% decrease in Active Travel routes over 2 consecutive year period.</b>	<b>87</b>	
<p><b>Commentary:</b> Refer to commentary under SA Theme Human Health, SA Objective 10: Create social and physical environments that encourage and support health and well-being. The increase in active travel routes will have a positive impact on this objective.</p>			
<b>% of new residential development located within 400m to a public transport stop</b>	<b>If development is permitted which is not served by public transport, or there are no plans in place to do so.</b>	<b>101</b>	
<p><b>Commentary:</b> Refer to commentary under SA Theme: Population, SA Objective 6: Encourage an inclusive society and promote equality. The delivery of development close to public transport will have a positive impact on this objective.</p>			

**SA Theme: Climatic Factors**

**SA Objective 16: Support adaptation and mitigation measures due to climate change**

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
<b>The number of planning applications permitted within C1 floodplain areas</b>	<b>One planning application permitted contrary to the advice of NRW</b>	<b>105</b>	
<p><b>Commentary:</b> Please see LDP monitoring indicator 105, chapter 3. Although planning applications were permitted within C1 areas, none were permitted against NRW advice. This a generally positive outcome and ensures that development has met this objective during the monitoring period.</p>			
<b>The number of planning applications permitted within C2 floodplain areas</b>	<b>One planning application permitted contrary to the advice of NRW</b>	<b>106</b>	
<p><b>Commentary:</b> Please see LDP monitoring indicator 106, chapter 3. Although planning applications were permitted within C2 areas, none were permitted against NRW advice. This a generally positive outcome and ensures that development has met this objective during the monitoring period.</p>			
<b>The number of planning applications for renewable energy and capacity permitted – electricity and heat</b>	<b>No planning applications permitted for renewable energy by 2020. No increase in capacity by 2020.</b>	<b>94</b>	
<p><b>Commentary:</b> There has been an increase in capacity throughout the County via relatively small-scale installations on existing buildings and domestic ground source heat pumps, which has a positive impact towards meeting this objective. There have not been any applications submitted for sites located within the LDP designated Solar LSA or Wind SSA within the monitoring period.</p>			



## SA Theme: Climatic Factors

### SA Objective 17: Improvement in prudent and efficient use of energy

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
<b>Carbon Emissions – total CO2 emissions per capita</b>	<b>Increase in carbon emissions per capita</b>	<b>96</b>	
<p><b>Commentary:</b>            The latest available data is for 2018. This estimated CO<sub>2</sub> emissions per capita for Swansea as being 4.26 tonnes of CO<sub>2</sub> emissions per capita in 2018, a decrease on the 2017 figure of 4.56 tonnes. Therefore no increase identified in carbon emissions per capita for Swansea.            In comparison, emissions for Wales were also estimated to have decreased from 7.93 tonnes per capita in 2017 to 7.53 in 2018.</p>			
<b>The amount of energy from renewable sources generated in the County per year</b>	<b>n/a</b>	<b>n/a</b>	
<p><b>Commentary:</b>            A contextual indicator, not collected for LDP monitoring, but for the SA Report. Latest statistics provide data for ‘low carbon’ energy generation rather than ‘renewable’, so it is recommended that the indicator is amended in future to reflect available data. Low Carbon electrical generation in the County in 2018 = 61,572MWh an increase from 14,733 in 2012 (Stats Wales). 2018 figure is a baseline to aid future year comparisons.</p>			

## SA Objective 18: Development of appropriate types of renewable energy resources

Indicator	Tigger Point	LDP monitoring indicator ref	Outcome
<b>The number of planning applications for renewable energy and capacity permitted – electricity and heat</b>	<b>No planning applications permitted for renewable energy by 2020. No increase in capacity by 2020.</b>	94	
<p><b>Commentary:</b>            There has been an increase in capacity throughout the County via relatively small-scale installations on existing buildings and domestic ground source heat pumps, which has a positive impact towards meeting this objective. There have not been any applications submitted for sites located within the LDP designated Solar LSA or Wind SSA within the monitoring period. An increase in the number of small scale renewable energy developments permitted and the resultant increase in low carbon electrical generation, together with a decrease in carbon dioxide (CO2) emissions per capita, will have a generally positive impact on climatic change, as a result of a decrease in greenhouse gas emissions and an increase in renewable/low carbon energy production.</p>			
<b>The amount of energy from renewable sources generated in the County per year</b>	n/a	n/a	
<p><b>Commentary:</b>            A contextual indicator, not collected for LDP monitoring, but for the SA Report. Latest statistics provide data for ‘low carbon’ energy generation rather than ‘renewable’, so it is recommended that the indicator is amended in future to reflect available data. Low Carbon electrical generation in the County in 2018 = 61,572MWh an increase from 14,733 in 2012 (Stats Wales). 2018 figure is a baseline to aid future year comparisons. An increase in low carbon electrical generation, together with a decrease in carbon dioxide (CO2) emissions per capita, will have a generally positive impact on climatic change, as a result of a decrease in greenhouse gas emissions and an increase in renewable/low carbon energy production.</p>			

**SA Theme: Climatic Factors/Material Assets**

**SA Objective 19: Promote the sustainable management of waste in an integrated manner, aiming towards zero waste by 2050**

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
<b>Maintain sufficient land and facilities to cater for the County’s waste capacity</b>	<b>South West Wales Waste Planning Monitoring Report data.</b>	<b>111</b>	
<p><b>Commentary:</b>            Sufficient land and facilities are available within the county to cater for the County’s waste capacity. See LDP indicator 111, chapter 3. The 'Waste Planning Monitoring Report (WPMR) for the South West Wales region 2019 (which has data for 2018-2019) provides information on the waste situation within South West Wales in order to monitor the region’s waste arisings, recovery and disposal and in order to make forecasts of future arisings. The LDP continues to promote the sustainable management of waste, which has a positive impact on the County’s sustainable development.</p>			

**SA Theme: Material Assets**

**SA Objective 20: Efficient use of minerals that safeguard existing resources and promote the use of secondary aggregates over primary resources where appropriate.**

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
<b>The extent of primary land-won aggregates permitted in accordance with the RTS for Aggregates expressed as a % of the total capacity required as identified in the RTS</b>	<b>Review the LDP mineral policy framework when RTS is reviewed</b>	<b>112</b>	

**Commentary:**

A landbank is defined as a stock of planning permissions for the winning and working of minerals. The most up to date information regarding the extent of the crushed rock landbank has recently been published in the Regional Technical Statement (RTS) for the North and South Wales Regional Aggregate Working Party (SWRAWP), 1<sup>st</sup> Review, 2018. The RTS does not apportion any aggregate provision to Swansea. The LDP does not, therefore, allocate any sites for the winning and working of aggregates. Furthermore, no applications have been received for the winning and working of land based aggregates and thus none have been permitted.

The RTS has therefore been reviewed (RTS for North and South Wales Regional Aggregate Working Parties, 2nd Review, consultation draft, 2019) for this monitoring period and no change in circumstances has occurred. Monitoring of future versions of the RTS will be undertaken.

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
<b>Total area of new development permitted within safeguarded mineral contrary to policy framework</b>	<b>Planning application permitted for development within mineral safeguarded area which is not accompanied by detailed justification</b>	<b>113</b>	

**Commentary:**

Some development has been permitted within mineral safeguarded areas, located amongst or next to existing groups of buildings located within a safeguarded area. The area of sterilisation is therefore minimal. Temporary permissions have been granted which would not permanently sterilise the mineral resource for future generations. The policies therefore have generally been positive in the use of safeguarding of minerals, but some development has taken place.

## SA Theme: Cultural Heritage

### SA Objective 21: Protect and enhance the quality of the cultural and historic environment

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
<b>The number of planning applications permitted in the WLSA accompanied by a Language Action Plan</b>	<b>One application permitted within the LSA contrary to the policy framework</b>	<b>88</b>	
<p><b>Commentary:</b> Please see LDP indicator 88, Chapter 3. No applications were permitted within the Welsh Language Sensitive Area contrary to the policy framework during the monitoring period. Applications within the Welsh language Sensitive Area have therefore been permitted in accordance with the LDP framework and measures to safeguard and encourage the use of the Welsh language have been addressed.</p>			
<b>Number of applications permitted that will adversely affect Scheduled Ancient Monuments, registered historic parks and gardens, listed buildings and conservation areas.</b>	<b>Further investigation if 1 (or more) planning permissions are given where there is an outstanding objection from statutory heritage advisors over any year.</b>	<b>89</b>	
<p><b>Commentary:</b> During 2019-20 there was one planning application permitted where an outstanding objection from statutory heritage advisors remained. Further investigation of this case has been undertaken. The decision report set out the planning reasons for the decision which were justified in-line with the policy framework. The implementation of LDP policies have therefore had a generally positive impact on the protection and enhancement of the quality of the cultural and historical environment.</p>			
<b>The number of applications permitted within an archaeological sensitive area</b>	<b>Further investigation if 1 (or more) planning permissions are given where there is an outstanding objection from statutory heritage advisors over any year.</b>	<b>90</b>	

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
<p><b>Commentary:</b>            9 applications consented in an ASA in 2019-20 had an objection, all were similar applications for replacement windows in the Maritime Quarter. The decision reports set out the planning reasons for the decisions which were justified in-line with the policy framework. The implementation of LDP policies have therefore had a generally positive impact on the protection and enhancement of the quality of the cultural and historical environment.</p>			

**SA Theme: Landscape**

**SA Objective 22: Maintain and enhance the quality and distinctiveness of the landscape, townscape and seascape.**

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome
<b>The number of applications permitted within the AONB and Special Landscape Areas contrary to the policy framework</b>	<b>One planning application permitted contrary to the policy framework.</b>	<b>72</b>	
<p><b>Commentary:</b>            An analysis has been undertaken of the planning applications permitted for development in the AONB and SLAs. There were no planning applications permitted contrary to the policy framework. The implementation of policy has positive impacts on the SA objective of maintaining and enhancing the quality and distinctiveness of the landscape, townscape and seascape. This is very important in an area of nationally protected landscapes, the character of which attracts significant numbers of visitors, contributing substantially to the county's economy and supporting many jobs and services.</p>			
<b>The number of applications permitted for development in the green wedge</b>	<b>The openness of the green wedge to be safeguarded and protected</b>	<b>73</b>	
<p><b>Commentary</b>            3 planning applications permitted on land designated as Green Wedge in 2019-20. All were approved following full consideration of Policy ER 3. The decision reports concluded that the development would not affect the openness of the Green Wedge. The implementation of policy has positive impacts on the SA objective of maintaining and enhancing the quality and distinctiveness of the landscape, townscape and seascape.</p>			

<b>Number of planning applications for development permitted outside defined settlement boundaries of the urban and key villages.</b>	<b>One planning application permitted outside settlement boundaries contrary to the policy framework.</b>	<b>1</b>	
<p><b>Commentary:</b>  In 2019-20 there were 117 planning applications for development permitted outside defined settlement boundaries of the urban area and Key Villages. The majority were for minor types of development (e.g. householder extensions, replacement windows and roofs). The decisions have been reviewed and were in-line with the LDP policy framework. The implementation of policy has positive impacts on the SA objective of maintaining and enhancing the quality and distinctiveness of the landscape, townscape and seascape.</p>			

## Summary of Findings

4.8 As stated in paragraph 4.6, the LDP SA Report identified 8 key issues for monitoring, that are related to the delivery of sustainable development and well-being of communities, where the implementation of the LDP will have the most significant likely effects. The tables above set out the results from the first year of monitoring the implementation of the LDP. A summary of the outcomes against each of the issues is set out below:

- *Loss of habitats and species (biodiversity)*

4.9 LDP policies seek to maintain and enhance the County's biodiversity resource and protected habitats and species and the monitoring has shown that the policies are being implemented effectively. The anticipated adoption of a Biodiversity and

Development SPG in the next monitoring period will further aid the implementation of the policies.

- *Impact on landscape character, particularly protected landscapes*

4.10 Development undoubtedly can have an impact on landscape character. However, the AMR indicates that there has been no detrimental impact within the County, particularly protected landscapes, during the monitoring period; and the LDP policies are being implemented effectively.

- *Impact on the cultural and historic environment, particularly the Welsh language and archaeology*

4.11 The AMR indicates that there has been no detrimental impact on the County's cultural and historic environment during the monitoring period and the

LDP policies are being implemented effectively, including with regard to the Welsh Language.

- *Air pollution, particularly with regard to increased vehicular emissions as a result of new development through the AQMA and City Centre*

4.12 The analysis has shown that the LDP policies are being implemented correctly and should be having a generally positive impact on air quality.

- *Increased development in flood risk areas, particularly with regard to the City Centre and waterfront destinations*

4.13 The analysis has shown that the LDP policies are being implemented correctly and should be having a generally positive impact with regard to avoiding development in flood risk areas.

- *The provision of affordable housing to meet local needs, particularly in rural areas.*

4.14 The indicators demonstrate the levels of affordable housing being secured and delivered through the planning system. Planning permission for affordable housing in rural areas has been granted within the monitoring period, thereby helping local people stay within their communities. However, the overall level of housing delivery was less than anticipated in the first year following LDP adoption, and this will have to

be kept carefully monitored in the future, in-line with the indicator triggers and targets.

- *The provision of necessary social and community infrastructure and highway and transport improvements, to facilitate the delivery of SDAs as required by the masterplanning principles to deliver sustainable and cohesive communities.*

4.15 The indicators demonstrate the levels of infrastructure being secured and delivered through the planning system to help deliver sustainable and cohesive communities. A range of community facilities and social infrastructure have been permitted as part of permissions granted on SDAs, helping to facilitate sustainable and cohesive communities.

- *Increase employment and economic activity throughout the County as a result of the economic strategy which underlines the Plan.*

4.16 The economic indicators are positive. The amount of employment land granted planning consent in 2019-20 provides 14% of the 19 ha LDP employment land requirement. This will have a general positive impact on the development of Swansea as a competitive place and contribute to Swansea's role as a regional economic driver. It will help contribute to a prosperous economic outlook and sustainable economy.



## Chapter 5. Conclusions and Recommendations

- 5.1 This is the first AMR of the Swansea LDP (AMR 1), and monitors the first full year in which the Plan has been adopted and in operation.
- 5.2 A review has been undertaken of changes affecting the context in which the Plan operates (see Chapter 2). As well as changes in national planning policy and significantly amended WG guidance on the monitoring of LDPs – as set out in the new Development Plans Manual (Edition 3, March 2020) – the post profound change affecting societies and economies across the globe has been the COVID 19 pandemic. The monitoring framework in this AMR has been updated to fully take account of the amended WG guidance, which has altered the housing monitoring framework and required the addition of several other new indicators. Furthermore, the implications of the pandemic on the monitoring of the Plan has also been set out.
- 5.3 On 7<sup>th</sup> July 2020, in light of the on-going COVID 19 crisis (see Chapter 2), WG wrote to all Local Planning Authorities to state that it did not require them to submit AMRs to WG this year. Nonetheless, the Council recognises the importance of monitoring the effectiveness of the Plan and has published this AMR. It should be noted that the pandemic has had a big impact on the activities being monitored (e.g. traffic

patterns have markedly altered), the ability to survey/record data (e.g. restrictions on survey work have affected traffic journey time monitoring and retail centre occupancy analysis), and potentially the accuracy of some information available to undertake effective monitoring (e.g. due to contacts in the development industry being furloughed). The impacts are described at the relevant points throughout this document, and are likely to continue to raise significant issues in AMR 2 going forward.

- 5.4 The LDP Monitoring Framework is based around the Strategic Policies of the Plan, with indicators to measure the effectiveness of the policies and the progress in delivering allocations and infrastructure. **Overall, the monitoring process has shown that the LDP strategy and Plan policies are being implemented effectively and there is no cause for review.**

**Table 20: LDP Monitoring Summary for 2019-20 – AMR 1**

Assessment	Action	Number of Indicators
Indicators suggest that the Plan policies are being implemented effectively and there is no cause for review	Continue Monitoring (Green)	122
Indicators suggest that the Plan Policies are not being implemented in the intended manner.	Training Required (Blue)	0
Indicators suggest the need for further guidance in addition to those identified in the Plan	SPG required (Purple)	0
Indicators suggest the Plan Policies are not being effective as originally expected.	Further Research (Yellow)	0
Indicators suggest that Plan policy/ies are not being implemented.	Policy Review (Orange)	0
Indicators suggest the Plan strategy is not being implemented.	Plan Review (Red)	0

- 5.5 Progress is being made in bringing forward development in-line with the Plan strategy and placemaking principles both on SDAs and other allocated sites, along with associated infrastructure and other development requirements.
- 5.6 New housing monitoring provisions have been integrated into the AMR following the changes to WG guidance and national policy. It should be noted that the monitoring schedules are based on the best information available, the COVID pandemic has

impacted on the collation of statistical information from developers.

- 5.7 The monitoring shows that whilst housing completions have been below the Average Annual Requirement (AAR) in 2019-20, WG guidance and the adopted trigger points in the LDP monitoring framework emphasise that where indicators have specific numerical outputs (e.g. housing completions / employment land take up) they should be measured over two consecutive years allowing for trends to develop and become clearly identifiable. Further consideration of emerging numerical trends and the factors behind them will need to be taken in future AMRs.
- 5.8 Completions have been below the AAR in 2019-20 mainly due to expected build on some non-strategic allocations and SD B and D not yet coming forward in 2019-20 as forecasted. However, the housing trajectories of sites going forward from 2020-21 onwards, which have been formulated through engagement with developers and site promoters where possible (with regard to the COVID impacts described above), show that housing supply exceeds what is left to build, both cumulatively and annually over the remainder of the Plan period. Completions are anticipated to increase from 2020-21 onwards, when more non-strategic allocations are scheduled to come forward on site (several received full planning

consent in 2019-20 which add to other schemes consented before then that are also forecasted to come forward). Completions will increase further in the following year as the SDA sites currently progressing at advanced stages through the Reserved Matters planning application stage (SD B, C and D) deliver significant numbers of new homes, from more than one outlet on these large sites.

5.9 Completions will continue to be closely monitored in 2020-21. Consultation with the HBF has indicated that housing delivery is likely to be impacted generally across Wales by the COVID 19 crisis with the following factors raised:

- Potential for delays in the time taken to get planning consent for schemes and 'discharge conditions', due to pressures and constraints on developers as well as on the local authority
- Potential for there being a reduced number of sites open/coming forward for delivery, due to national and local lockdown events.
- Reduced level of productivity on sites (the HBF have suggested that due to the new working arrangements around social distancing there could be a 30% reduction).
- Ability to sell homes and the level of market interest due to the impact on wider economic conditions and mortgage availability.

5.10 The Council has taken action to support the delivery of housing sites. It has established a delivery team to help bring sites forward to meet the housing requirement (both in terms of private developer sites, and the Council's own general fund and More Homes schemes). This involves assisting in the early identification of issues and site requirements, engaging closely with developers to identify general issues experienced in the planning applications process to help improve the efficiency of progressing sites, and working with developers on placemaking, masterplanning and viability issues to support sites to come forward in an appropriate manner. The Council will continue to work with developers and site promoters to bring forward the new housing supply included in the adopted Plan.

5.11 The amount of employment land granted planning consent on SDAs in 2019-20 provides 14% of the 19 ha LDP employment land requirement. Employment land development has been in-line with the LDP forecasts, with construction of the DPD depot at SD G Felindre Business Park, and significant progress on the delivery of the mixed use Swansea Central regeneration project in the City Centre. A number of economic contextual indicators are identified which show positive findings for the County. However, it should be noted that there are some time lags in the available data and monitoring will need to continue to see the emerging impacts of the COVID 19 pandemic.

5.12 Monitoring of other policies such as design and placemaking, Green Infrastructure, Welsh language, the historic and cultural environment, tourism, transport, and safeguarding public health and natural resources has shown that they are being implemented effectively, delivering placemaking objectives and preventing inappropriate development. A small number of minor amendments and clarifications have been made (and highlighted in the relevant parts of this AMR) to monitoring indicators to reflect changes in data availability and context; or to clarify what the indicator seeks to record.

5.13 **Overall, it can be concluded that the LDP strategy and its key policies and targets remain relevant, appropriate and up-to-date and progress is being made towards achieving them. There is no cause for Plan review.**

5.14 Monitoring will continue during 2020 and 2021 against the identified trigger points for AMR 2. Monitoring will again need to take account of changes in the context in which the plan operates, in-line with the WG guidance, particularly with regard to the impacts of the COVID 19 pandemic on the ability to collate accurate data and its effects on the activities being monitored.

## Appendix 1: Housing Sites (10+ Units) Schedules The Timing and Phasing of Allocations

SHPZ	Ref.	Site	Capacity	Time period for pre-application / PAC	Time between submission of planning application and determination	Time taken from planning consent to discharge of conditions	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	U/C	2020/21	2021/22	2022/23	2023/24	2024/25	2025
Central	H1.01	Remainder at former Vetch Field (Phase 2), Glamorgan Street, Swansea	40	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0		0	0	40	0	0	0
Central	H1.02	Llwyn y Bryn Campus, Walter Road, Swansea	200	1	1	1	0	0	0	0	0	0	0	0	0	0		0	0	0	200	0	0
Central	H1.03	Townhill Campus, Townhill Road, Townhill	160	na	na	0.1	0	0	0	0	0	0	0	0	0	0		0	62	50	48	0	0
East	H1.04	Land between Bog Road and Cefn Hengoed Road, Llansamlet	70	na	0.2	0.6	0	0	0	0	0	0	0	0	0	0		20	25	25	0	0	0
East	H1.05	Land at Upper Bank, Pentrechwth	258	na	na	na	0	0	0	0	34	8	23	35	32	19		35	35	37	0	0	0
East	H1.06	Land at Jersey Road opposite numbers 16-38, Pentrechwyth	20	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0		0	0	20	0	0	0
East	H1.07	Land at rear of 17-93 Carmel Road, Winch Wen	65	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0		0	0	20	20	25	0
East	H1.08	Land at Ty Draw Road and Llanerch Road, Bonymaen	55	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0		0	0	30	25	0	0

SHPZ	Ref.	Site	Capacity	Time period for pre-application / PAC	Time between submission of planning application and determination	Time taken from planning consent to discharge of conditions	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	U/C	2020/21	2021/22	2022/23	2023/24	2024/25	2025
East	H1.09	Land at Northern End of Graigola Road, Glais	25	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0		0	0	25	0	0	0
East	H1.10	Land at Tanycoed Road, Clydach	20	2	0.5	0.6	0	0	0	0	0	0	0	0	0	0		0	0	0	20	0	0
East	H1.11	Land at Ramsey Road, Clydach	60	1	0.7	0.6	0	0	0	0	0	0	0	0	0	0		0	0	40	20	0	0
East	H1.12	Talcoppa Farm, Llansamlet	150	1	0.7	0.8	0	0	0	0	0	0	0	0	0	0		0	0	40	40	35	35
East	H1.13	Land at Midland Place, Llansamlet	30	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0		0	0	0	0	15	15
East	H1.14	Heol Ddu Farm, Birchgrove	23	na	na	na	0	0	0	0	0	0	0	0	0	0		23	0	0	0	0	0
East	H1.15	Gwernllwynchwyth House, Llansamlet	50	1	0.7	0.6	0	0	0	0	0	0	0	0	0	0		0	0	35	15	0	0
East	H1.16	Land at Frederick Place, Llansamlet	20	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0		0	0	20	0	0	0
East	H1.17	Former Four Seasons Club, Trallwn	41	na	na	na	0	0	0	0	0	0	0	0	0	41		0	0	0	0	0	0
East	H1.18	Land at David Williams Terrace, Port Tennant	15	2	0.5	0.6	0	0	0	0	0	0	0	0	0	0		0	0	0	0	15	0
GNW	H1.19	Land east of Pontarddulais Road, Gorseinon	90	1	0.7	0.6	0	0	0	0	0	0	0	0	0	0		0	0	40	40	10	0
GNW	H1.20	Parc Melin Mynach, Gorseinon	36	na	na	na	0	0	0	0	0	0	0	0	0	36		0	0	0	0	0	0
GNW	H1.21	Former Cefn Gorwydd Colliery, Gorwydd Road, Gowerton	99	na	na	0.1	0	0	0	0	0	0	0	0	0	0		40	40	19	0	0	0

SHPZ	Ref.	Site	Capacity	Time period for pre-application / PAC	Time between submission of planning application and determination	Time taken from planning consent to discharge of conditions	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	U/C	2020/21	2021/22	2022/23	2023/24	2024/25	2025
GNW	H1.22	Land at West Street, Gorseinon	20	na	0.25	0.6	0	0	0	0	0	0	0	0	0	0		0	20	0	0	0	0
GNW	H1.23	Land at Carmel Road and Bryntirion Road, Pontlliw	100	1	0.6	0.6	0	0	0	0	0	0	0	0	0	0		10	40	40	10	0	0
GNW	H1.24	Land at the Poplars, Pontlliw	15	na	0.25	0.6	0	0	0	0	0	0	0	0	0	0		0	15	0	0	0	0
GNW	H1.25	Beili Glas, Glebe Road, Loughor	60	0.25	0.7	0.8	0	0	0	0	0	0	0	0	0	0		0	0	30	30	0	0
GNW	H1.26	Land at Former Penllergaer Civic Offices, Penllergaer	80	na	na	na	0	0	0	0	0	0	0	0	30	50		0	0	0	0	0	0
GNW	H1.27	Land north of Llewellyn Road, Penllergaer	50	2	0.7	0.8	0	0	0	0	0	0	0	0	0	0		0	0	0	20	30	0
GNW	H1.28	Remainder at Land East of Bolgoed Brickworks, Bolgoed Road, Pontarddulais	50	1	0.7	0.8	0	0	0	0	0	0	0	0	0	0		0	0	20	30	0	0
GNW	H1.29	Land east of Carreg Teilo, Pontarddulais	30	2	0.7	0.8	0	0	0	0	0	0	0	0	0	0		0	0	0	0	30	0
GNW	H1.30	Land at Tyrisha Farm, Grovesend	60	na	na	0.25	0	0	0	0	0	0	0	0	0	0		15	45	0	0	0	0
GNW	H1.31	Land off Brynafon Road and Gower View Road, Penyrheol	144	na	na	0.1	0	0	0	0	0	0	0	0	0	0		40	40	40	24	0	0
GNW	H1.32	South Of Glebe Road, Loughor	130	na	na	na	0	0	0	0	0	0	0	0	0	16	32	44	38	0	0	0	0

SHPZ	Ref.	Site	Capacity	Time period for pre-application / PAC	Time between submission of planning application and determination	Time taken from planning consent to discharge of conditions	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	U/C	2020/21	2021/22	2022/23	2023/24	2024/25	2025
North	H1.33	Former Walkers Factory, Pontarddulais Road, Cadle	100	1	0.7	0.8	0	0	0	0	0	0	0	0	0	0		0	0	0	0	30	70
North	H1.34	Land adjacent to 114 Brithwen Road, Waunarlyydd	15	na	na	1	0	0	0	0	0	0	0	0	0	0		0	0	9	0	6	0
North	H1.35	Land adjacent to Cockett Pond	50	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0		0	0	0	0	25	25
North	H1.36	Penrhos Place, Gendros	60	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0		0	0	30	30	0	0
North	H1.37	Manselton Primary School, Manor Road, Manselton	30	1	0.7	0.8	0	0	0	0	0	0	0	0	0	0		0	0	30	0	0	0
North	H1.38	Land at Mynydd Garnllwyd Road, Morryston	95	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0		0	0	0	25	40	30
North	H1.39	Land at rear of Glyncollen Primary School, Morryston	35	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0		0	0	35	0	0	0
North	H1.40	Brayley Road, Morryston	15	0.25	0.7	0.6	0	0	0	0	0	0	0	0	0	0		0	10	5	0	0	0
North	H1.41	Land at Cadle, Fforestfach	50	1	0.7	0.8	0	0	0	0	0	0	0	0	0	0		0	0	25	25	0	0
North	H1.42	Land between Eppynt Road and Bettws Road, Penlan	10	2	0.7	0.8	0	0	0	0	0	0	0	0	0	0		0	0	0	10	0	0
Gower	H5.01	Land at Monksland Road, Scurlage	25	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0		0	0	25	0	0	0



SHPZ	Ref.	Site	Capacity	Time period for pre-application / PAC	Time between submission of planning application and determination	Time taken from planning consent to discharge of conditions	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	U/C	2020/21	2021/22	2022/23	2023/24	2024/25	2025
Gower Fringe	H5.02	Land to the east of Gowerton Road, Three Crosses	15	1	0.7	0.8	0	0	0	0	0	0	0	0	0	0		0	0	15	0	0	0
Gower Fringe	H5.03	Land adjoining Tirmynydd Road, Three Crosses	20	1	0.7	0.8	0	0	0	0	0	0	0	0	0	0		0	0	20	0	0	0
Gower Fringe	H5.04	Land adjoining Pennard Drive, Pennard	70	na	na	na	0	0	0	0	0	0	0	0	0	0	9	25	36	0	0	0	0
West	H5.05	Land at Summerland Lane, Newton	61	na	na	na	0	0	0	0	0	0	0	0	0	17		40	0	0	0	0	0
West	H5.06	Land at Higher Lane, Langland	30	na	0.25	0.6	0	0	0	0	0	0	0	0	0	0		20	10	0	0	0	0
GNW	SD 1.A	South of Glanffrwyd Road, Pontarddulais	720	0.25	0.8	1	0	0	0	0	0	0	0	0	0	0		0	0	58	90	90	68
GNW	SD 1.B	North of Garden Village	750	na	0.1	1	0	0	0	0	0	0	0	0	0	0		0	125	100	100	100	80
GNW	SD 1.C	South of A4240, Penllerager	850	na	0.1	1	0	0	0	0	0	0	0	0	0	0		0	100	120	120	120	90
North	SD 1.E	North of Clasemont Road, Morrision	600	na	0.8	1	0	0	0	0	0	0	0	0	0	0		0	20	100	100	100	80
West	SD 1.F	Cefn Coed Hospital, Tycoch	427	na	0.8	1	0	0	0	0	0	0	0	0	0	0		0	0	80	100	100	76
GNW	SD 1.G	Northwest of M4 Junction 46, Llangyfelach	800	na	0.8	1	0	0	0	0	0	0	0	0	0	0		0	0	100	100	100	80
North	SD 1.H	North of Waunarlywydd / Fforestfach	1319	0.5	0.8	1	0	0	0	0	0	0	0	0	0	0		0	0	126	149	160	133
East	SD 1.K	Remainder of Fabian Way Corridor	525				0	0	0	0	0	0	0	0	0	0	44	67	80	80	90	90	74

SHPZ	Ref.	Site	Capacity	Time period for pre-application / PAC	Time between submission of planning application and determination	Time taken from planning consent to discharge of conditions	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	U/C	2020/21	2021/22	2022/23	2023/24	2024/25	2025
North	SD.1.D	West of Llangyfelach Road, Penderry	1950	na	na	1	0	0	0	0	0	0	0	0	0	0		0	120	170	170	170	128
East	SD.1.I	Swansea Vale	450	0.5	0.8	1	0	0	0	0	0	0	0	0	0	0		0	0	100	100	100	90
Central	SD.1.J	Central Area and Waterfront	906				0	0	0	0	0	0	0	0	0	0	52	73	50	258	98	175	150
Central	SD.1.L	Tawe Riverside Corridor and Hafod Morfa Copper Works	370	1.2	0.8	1	0	0	0	0	0	0	0	0	0	0		0	0	45	50	40	70

## The Timing and Phasing of Sites with Planning Permission

SHPZ	Site	Capacity	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	U/C	2020/21	2021/22	2022/23	2023/24	2024/25	2025
North	Former Penplas Centre, Mynydd Newydd Road (Colliers Way), Penderyn	36	0	0	0	0	0	0	0	18	0	0	18	0	0	0	0	0	0
East	Land at Parc Yr Helig, off Ffordd y Bryn, Birchgrove	16	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0
East	1 Pentrechwyth Road, Bonymaen	10	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0
East	19-29 Bethel Road, Llansamlet	10	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0
West	Lon Masarn, Cefn Coed Hospital, Tycloch	73	0	0	0	0	0	0	0	0	29	31	7	24	0	0	0	0	0
GNW	Trinity Street (Phases II+), Pontarddulais	145	30	19	0	0	0	0	10	9	16	0		15	40	6	0	0	0
West	Hendrefoilan Student Village, Hendrefoilan Drive, Killay	300	0	0	0	0	0	0	1	18	24	0		35	65	60	60	37	0
North	Brithwen Road, Waunarlwydd	36	0	0	0	0	0	0	0	0	0	0		0	36	0	0	0	0
Central	229-233 High Street, Swansea	57	0	0	0	0	0	0	0	27	0	30		0	0	0	0	0	0
North	77-78 Woodfield Street and 51 Crown Street, Morriston	13	0	0	0	0	0	0	0	0	0	0		0	13	0	0	0	0
West	Land At Vivian Road/Gower Road and 96, 96a, 114 & 116 Eversley Road, Sketty	17	0	0	0	0	0	0	0	0	0	0		0	17	0	0	0	0
Central	Russell House, 31 Russell Street, Swansea	18	0	0	0	0	0	0	0	0	0	0		0	18	0	0	0	0
Central	Former Ffynone Nursing Home & Rafa Club, Ffynone Road, Uplands	32	0	0	0	0	0	0	0	0	0	0		0	0	0	32	0	0
North	Phase 2, Middle Road, Ravenhill	84	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0
Central	Dinas Noddfa Chapel, Dinas Street, Plasmarl	17	0	0	0	0	0	0	0	0	0	0		0	17	0	0	0	0
East	Land at Ffynon Wen, Clydach	13	0	0	0	0	0	0	0	0	0	0		0	13	0	0	0	0
East	The Beeches, 49/51 Western Street, Clydach	15	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0
GNW	Land at Bolgoed Road, Pontarddulais	81	40	0	0	0	0	0	0	0	0	0		0	0	20	21	0	0
GNW	Former Walter's Yard, Pontlliw	67	0	0	0	0	0	0	0	0	0	0		20	20	20	7	0	0
GNW	Land adjacent to 76 Brighton Road, Gorseinon	11	0	0	0	0	0	0	0	0	0	0		0	0	11	0	0	0

<b>SHPZ</b>	<b>Site</b>	<b>Capacity</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>U/C</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025</b>
GNW	Land between 58-76 Goppa Road, Pontarddulais	10	0	0	0	0	0	0	0	0	0	0		0	10	0	0	0	0
North	Moriah Chapel, Clydach Road, Ynystawe	10	0	0	0	0	0	0	0	0	0	0		0	10	0	0	0	0
North	Goole Road, Fforestfach	18	0	0	0	0	0	0	0	0	0	0		0	0	5	13	0	0
North	Land Adjacent to Roseland Road and Waunarlywydd RFC	15	0	0	0	0	0	0	0	0	0	0		0	0	15	0	0	0
West	Land Between 136-144 ,Gower Road, Sketty	14	0	0	0	0	0	0	0	0	0	0		0	14	0	0	0	0
East	Copper Quarter, The Riverbank, Pentrechwyth	283	0	60	60	43	35	42	43	0	0	0		0	0	0	0	0	0
GNW	Land at Heol Pentrebach, Gorseinon	41	0	0	0	0	0	0	0	0	41	0		0	0	0	0	0	0
GNW	Land south of Former Cae Duke Colliery, Loughor	106	0	0	0	0	19	74	13	0	0	0		0	0	0	0	0	0
Central	Leonard Charles Superstore, 40 Oxford Street, Swansea	32	0	0	0	0	0	0	0	32	0	0		0	0	0	0	0	0
Central	Pantycelyn Hotel,Oystermouth Road, Swansea	29	0	0	0	0	0	0	29	0	0	0		0	0	0	0	0	0
East	Plots D8 and E1 Langdon Road, SA1 Swansea Waterfront	49	0	0	0	0	0	0	0	0	49	0		0	0	0	0	0	0
GNW	Land at TA Centre, Park Road, Gorseinon	37	0	0	0	0	0	0	0	0	37	0		0	0	0	0	0	0
West	Land adjoining 104 Killan Road, Dunvant	15	0	0	0	0	0	0	0	0	0	0		0	0	15	0	0	0
West	Former Sketty Primary School, Tycoch	43	0	0	0	0	0	0	43	0	0	0		0	0	0	0	0	0
North	Land north of Travellers Well Public House, Carmarthen Road, Cwmdu	10	0	0	0	0	0	0	0	0	10	0		0	0	0	0	0	0
West	Furzeland Drive, Sketty Park	43	0	0	0	0	0	0	0	0	43	0		0	0	0	0	0	0
East	Plot D7, SA1 Swansea Waterfront	23	0	0	0	0	0	0	0	7	0	16		0	0	0	0	0	0
GNW	Brynteg Chapel, Brynteg Road, Gorseinon	12	0	0	0	0	0	0	0	0	0	12		0	0	0	0	0	0
West	81 Gower Road, Sketty	45	0	0	0	0	0	0	0	0	45	0		0	0	0	0	0	0
East	Former Teacher's Centre, Land at Carlton Road (Gellionen Road), Clydach	15	0	0	0	0	0	0	4	7	4	0		0	0	0	0	0	0
Central	Bernard Hastie and Co, Adjacent to Maliphant Sidings, Morfa Road, Landore	93	0	0	0	0	0	0	28	31	34	0		0	0	0	0	0	0
East	Emily Site, Land South Of Heol Dulais, Birchgrove	148	0	0	0	0	12	66	66	4	0	0		0	0	0	0	0	0

SHPZ	Site	Capacity	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	U/C	2020/21	2021/22	2022/23	2023/24	2024/25	2025
East	Plots E2 and E3A Langdon Road, SA1 Swansea Waterfront	61	0	0	0	0	0	0	6	55	0	0		0	0	0	0	0	0
GNW	Clos Cwrt y Carne, Penyrheol	95	0	0	0	0	0	6	38	51	0	0		0	0	0	0	0	0
Central	Former Vetch Field (Phase 1), Land Off Madoc Place, Swansea	30	0	0	0	0	0	0	0	0	30	0		0	0	0	0	0	0
Central	The Boat Yard, Adjacent to Fishmarket Quay, Trawler Road, Maritime Quarter	50	0	0	0	0	0	0	0	0	50	0		0	0	0	0	0	0
East	Clydach Hospital, Quarr Road, Clydach	14	0	0	0	0	0	0	0	14	0	0		0	0	0	0	0	0
East	Land at Bryn Hawddgar, Clydach	70							0	0	0	0		40	30	0	0	0	0
North	Former Cwmbwrla Primary School, Stepney Street, Cwmbwrla	49	0	0	0	0	0	0	0	0	0	49		0	0	0	0	0	0
North	Land adjacent to Arfryn Primary School, Penlan	21							0	21	0	0		0	0	0	0	0	0
GNW	Land rear of 16 Frampton Road, Gorseinon	12	0	0	0	0	0	0	0	0	12	0		0	0	0	0	0	0
Central	89-95 Heol y Gors, Townhill, Swansea	21	0	0	4	0	0	0	0	0	0	0		0	0	0	0	0	0
Central	15-20 Castle Street, City Centre	44	0	0	0	0	0	0	0	0	0	0		0	44	0	0	0	0
Central	1-7 College St and 2 Orchard St, Swansea	19	0	0	0	0	0	0	0	19	0	0		0	0	0	0	0	0
Central	Thornton Furnishings, 25 Beach Street, Swansea	16	0	0	0	0	0	0	0	16	0	0		0	0	0	0	0	0
Central	11-15 Trafalgar Place, Brynmill	10	0	10	0	0	0	0	0	0	0	0		0	0	0	0	0	0
Central	21-22 Castle St, Swansea	32	0	32	0	0	0	0	0	0	0	0		0	0	0	0	0	0
Central	6 Princess Way, Swansea	20	0	0	0	20	0	0	0	0	0	0		0	0	0	0	0	0
Central	Former Cwmfelin Works, Llangyfelach Rd, Cwmbwrla	43	0	43	0	0	0	0	0	0	0	0		0	0	0	0	0	0
Central	Former Imperial Hotel, Neath Rd, Plasmarl	14	0	0	0	0	0	14	0	0	0	0		0	0	0	0	0	0
Central	Former Post Office, The Kingsway, Swansea	38	0	38	0	0	0	0	0	0	0	0		0	0	0	0	0	0
Central	Land south of Castle Lane, Swansea	30	0	0	0	0	0	30	0	0	0	0		0	0	0	0	0	0
Central	Llais Tawe, New Cut Road, Swansea	108	0	15	15	47	31	0	0	0	0	0		0	0	0	0	0	0
Central	Park Buildings, 2 Park St, Swansea	24	0	0	0	0	0	24	0	0	0	0		0	0	0	0	0	0

<b>SHPZ</b>	<b>Site</b>	<b>Capacity</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>U/C</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025</b>
Central	Site K Swansea Point, Maritime Quarter	43	0	43	0	0	0	0	0	0	0	0		0	0	0	0	0	0
Central	St Marks Church, Lion St , Waun Wen	13	0	0		13	0	0	0	0	0	0		0	0	0	0	0	0
Central	Urban Village 212 – 222 High St, Swansea	75	0	0	75	0	0	0	0	0	0	0		0	0	0	0	0	0
East	Globe Theatre, High Street, Clydach	11	0	0	0	0	0	0	0	0	0	0		0	0	11	0	0	0
East	Ebenezer Chapel, Frederick Place, Llansamlet	11	0	0	0	0	0	0	0	0	0	0		0	11	0	0	0	0
East	Fields 3800, 5774, 5661 & 3996 at Heol Las, Birchgrove	132	83	28	21	0	0	0	0	0	0	0		0	0	0	0	0	0
East	Former Clydach Health Centre	14	0	14	0	0	0	0	0	0	0	0		0	0	0	0	0	0
East	Former Community Centre, Pen Isa Coed, St Thomas	10	0	0	10	0	0	0	0	0	0	0		0	0	0	0	0	0
East	Land Adj 205 Birchgrove Rd, Birchgrove	34	0	0	34	0	0	0	0	0	0	0		0	0	0	0	0	0
East	Land off Pant y Blawd Rd, Llansamlet	23	23	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0
East	Margaret St Nursery, St Thomas	19	0	0	19	0	0	0	0	0	0	0		0	0	0	0	0	0
East	Plot D10 SA1 Swansea Waterfront	48	0	0	15	15	18	0	0	0	0	0		0	0	0	0	0	0
East	Plot D5A SA1 Swansea Waterfront	69	0	0	69	0	0	0	0	0	0	0		0	0	0	0	0	0
East	Plot D9, SA1 Swansea Waterfront	30	0	0	15	9	6	0	0	0	0	0		0	0	0	0	0	0
East	Remainder Marcroft Works, St Thomas	146	0	60	72	14	0	0	0	0	0	0		0	0	0	0	0	0
East	St Thomas Primary School, St Thomas	44	0	44	0	0	0	0	0	0	0	0		0	0	0	0	0	0
East	Woodlands Country Club, Clydach	4	4	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0
GNW	Land to the side of 28 Christoher Rise, Pontlliw	11	0	0	0	0	0	0	0	0	0	0		11	0	0	0	0	0
GNW	Land off Brynafon Road and Gower View Road, Penyrheol	30	0	0	0	30	0	0	0	0	0	0		0	0	0	0	0	0
GNW	104c High St, Gorseinon	26	0	26	0	0	0	0	0	0	0	0		0	0	0	0	0	0
GNW	Carreg Teilo, Pontarddulais	33	17	16	0	0	0	0	0	0	0	0		0	0	0	0	0	0
GNW	Clayton Court, Pontarddulais	27	0	27	0	0	0	0	0	0	0	0		0	0	0	0	0	0
GNW	Land at Gorseinon College, Heol Cae Tynewydd, Loughor	33	0	33	0	0	0	0	0	0	0	0		0	0	0	0	0	0

<b>SHPZ</b>	<b>Site</b>	<b>Capacity</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>U/C</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025</b>
GNW	Land South of Loughor Rd, Kingsbridge	111	0		0	19	66	26	0	0	0	0		0	0	0	0	0	0
GNW	Remainder of Bryngwyn Works, Gorseinon	127	37	73	17	0	0	0	0	0	0	0		0	0	0	0	0	0
GNW	Remainder Parc Penderri, Penllergaer	215	0	55	83	33	44	0	0	0	0	0		0	0	0	0	0	0
North	BT Depot, Gors Avenue, Townhill	73	0	0	0	0	0	0	0	0	0	0		0	0	40	33	0	0
North	Land at Heol y Fran, Morriston	14	0	0	0	0	0	0	14	0	0	0		0	0	0	0	0	0
North	Land off Clyndu Street, Morriston	10	0	0	0	0	0	0	0	0	0	0		0	0	10	0	0	0
North	Morfydd House, Morfydd Street, Morriston	26	0	0	0	0	0	0	26	0	0	0		0	0	0	0	0	0
North	Land North of Ffordd Cynore, Fforestfach	26	26	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0
North	Land off Brynffordd, Cockett	73	0	48	25	0	0	0	0	0	0	0		0	0	0	0	0	0
North	Land off Cwmgelli Drive, Treboeth	26	0	0	26	0	0	0	0	0	0	0		0	0	0	0	0	0
West	Mumbles Pier and Foreshore, Mumbles	26	0	0	0	0	0	0	0	0	0	0		0	0	0	0	26	0
West	Former Bible College, Derwen Fawr Road, Derwen Fawr	18	0	0	0	0	0	8	10	0	0	0		0	0	0	0	0	0
West	Former Found Out Inn, Killan Road, Duvant	12	0	0	0	0	0	0	12	0	0	0		0	0	0	0	0	0
West	Former Nursing Home, 6 Langland Road, Langland	24	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	24
West	Former Emmanuel School, Derwen Fawr	30	0	30	0	0	0	0	0	0	0	0		0	0	0	0	0	0
West	Former Famous Bear Public House, Mumbles	10	0	0	10	0	0	0	0	0	0	0		0	0	0	0	0	0
West	Former Glynn Vivian Nursing Home, Newton	10	0	0	10	0	0	0	0	0	0	0		0	0	0	0	0	0
West	Former Langland Court Hotel, Langland	13	0	0	0	0	13	0	0	0	0	0		0	0	0	0	0	0
West	Land at Bethany Lane, West Cross	15	0	0	0	0	8	7	0	0	0	0		0	0	0	0	0	0
West	Land at Bryn Derwen, Tycoch	54	0	0	37	17	0	0	0	0	0	0		0	0	0	0	0	0
West	Moorland Ave, West Cross	10	0	10	0	0	0	0	0	0	0	0		0	0	0	0	0	0
North	Former Pines Country Club, Treboeth	28	0	0	0	0	0	0	0	0	0	0	28	0	0	0	0	0	0
East	Land At Lon Brynawel, Llansamlet	16	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0
Gower Fringe	Land At Former Swn Y Mor Village Inn, Burry House, Burry View / Benson Road, Penclawdd	12	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0

<b>SHPZ</b>	<b>Site</b>	<b>Capacity</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>U/C</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025</b>
North	Land at former Cwmrhydyceirw Quarry, Morriston	300	0	0	0	0	0	0	0	0	0	10		68	100	71	41	10	0
North	Land Off Hill View Crescent and Beacons View Road, Clase	25	0	0	0	0	0	0	0	0	0	0		10	15	0	0	0	0
GNW	Land Off Rhydypanyd Road & Mynydd Gelli Wastad Road, Morriston	20	0	0	0	0	0	0	0	0	0	0		20	0	0	0	0	0
GNW	Land off George Manning Way, Gowerton	41	0	0	0	0	0	0	0	0	0	0		0	0	41	0	0	0
North	15 Cave Street, Cwmdu	10	0	0	0	0	0	0	0	0	0	0		0	10	0	0	0	0
GNW	Land at Cambrian Yard, Pontarddulais	31	0	0	0	0	0	0	0	0	0	0		31	0	0	0	0	0
Gower Fringe	Land rear of 702 Gower Road, Upper Killay	13	0	0	0	0	0	0	0	0	0	0		0	13	0	0	0	0
East	Former Smelting Building, Phoebe Road, Copper Quarter	12	0	0	0	0	0	0	0	0	0	0		0	0	12	0	0	0
East	Land Adjacent To 102 Wern Terrace Port Tennant Swansea	11	0	0	0	0	0	0	0	11	0	0		0	0	0	0	0	0