



City and County of Swansea

Notice of Meeting

You are invited to attend a Special Meeting of the

Planning Committee

At: Remotely via Microsoft Teams

On: Tuesday, 24 October 2023

Time: 2.00 pm

Chair: Councillor Paul Lloyd

Membership:

Councillors: P M Black, P Downing, A J Jeffery, M H Jones, S E Keeton, M B Lewis, R D Lewis, N L Matthews, M S Tribe, T M White and R A Williams

Watch Online: <https://bit.ly/45j9aMP>

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Next Meeting: Tuesday, 7 November 2023 at 2.00 pm

A handwritten signature in black ink that reads 'Huw Evans'.

Huw Evans
Head of Democratic Services
Tuesday, 17 October 2023

Contact: Democratic Services - 636923

Agenda Item 3



Report of the Head of Planning and City Regeneration

Planning Committee – 24 October 2023

Adoption of the Swansea Local Development Plan 4th Annual Monitoring Report 2022-23 (AMR 4)

Purpose:	To inform Members of the findings of the 4 th LDP Annual Monitoring Report (AMR) covering the period 2022-23, and to seek approval to formally submit it to Welsh Government
Policy Framework:	Swansea Local Development Plan (Adopted 2019); Planning and Compulsory Purchase Act 2004; Well-being of Future Generations (Wales) Act 2015; Planning (Wales) Act 2015; Planning Policy Wales (2021) and related Guidance
Consultation:	Access to Services, Finance, Legal.
Recommendation(s):	It is recommended that: 1) The findings of the 4 th AMR, as summarised in this report and set out in full in the AMR document (attached at Appendix A), be noted; 2) The final version of the 4 th AMR be approved for submission to Welsh Government in accordance with statutory requirements; 3) The Head of Planning and City Regeneration, or appropriate delegated Officer, be authorised to make any outstanding typographical, grammatical, presentational or factual amendments to the 4 th AMR prior to its submission and publication.
Report Author:	Tom Evans
Finance Officer:	Aimee Dyer
Legal Officer:	Jonathan Wills
Access to Services Officer:	Rhian Millar

1.0 Introduction

- 1.1 The Swansea Local Development Plan (LDP) was adopted by the Council on the 28th February 2019. It forms the statutory development plan for the City and County of Swansea, under the provisions of Section 38(6) of the Planning Act. It is a requirement of the statutory development plan process that, following Plan adoption, the Council is required to prepare an Annual Monitoring Report (AMR). The purpose of the AMR is to quantify how the objectives of the LDP are being achieved, and how its strategy, key policies, allocations and infrastructure requirements are all

being delivered. It also serves to identify any challenges, opportunities and contextual changes in which the Plan operates. The Council is required to approve and submit the AMR to Welsh Government (WG) by 31st October each year.

- 1.2 This latest AMR is the fourth to be prepared since adoption of the LDP. It is focused on the period 1 April 2022 to 31 March 2023 and is referred to from this point onwards in this report as AMR 4.
- 1.3 It should be noted that last year's AMR 3 highlighted identified that a comprehensive review of the LDP was required to commence by February 2023 at the latest. It recommended that a LDP Review Report be prepared in-line with the process prescribed by Welsh Government guidance and legislation. In accordance with these requirements the Swansea LDP Review Report was produced and following consultation a final version approved by Council and submitted to the Welsh Government in July 2023. The Review Report concluded that a Full Review procedure should be undertaken for the Swansea LDP to fully consider the strategic issues and key policy matters identified, and to fully update the evidence base on which the LDP is based. Fundamentally this highlighted that a Replacement LDP needs to be prepared for the period 2023 to 2038, following the same full procedures as were used in preparing the adopted LDP.
- 1.4 During 2023, a Delivery Agreement for the Replacement LDP was also produced and following consultation a final version was approved by Council and agreed with Welsh Government in July 2023. The Delivery Agreement sets out the timeline and stakeholder and public engagement opportunities for the preparation of the Replacement LDP.
- 1.5 It should therefore be noted that AMR 4 has been prepared in the context that a full statutory 4-year review has now commenced of the LDP which provides the opportunity to address issues identified in the monitoring. Evidence gathering is now underway to inform the preparation of the Replacement LDP. This evidence will provide a new baseline of information on which to use for monitoring going forward.

2.0 Background and Context

- 2.1 The LDP Monitoring Framework is set out in Section 4.2 of the LDP. It 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 further analysis, guidance, or remedial action may be required if targets are not met. The 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 on the environment and enable appropriate remedial action to be taken in-line with the SEA regulations. The Final SA Report of the LDP identified a set of indicators to be used to monitor LDP progress on sustainability issues, which are interlinked with the LDP monitoring indicators. The adopted monitoring framework was based on the WG guidance extant at that time.
- 2.2 It should be noted that the WG guidance has been updated since the adoption of the Swansea LDP, with the publication of the Development Plans Manual (DPM) Edition 3 (March 2020). The updated WG guidance identifies the indicators required in all Development Plan monitoring frameworks. The majority of these were already covered in the Swansea LDP, but the DPM has introduced some new additional

indicators, including significant changes to the method used for monitoring housing delivery. These were added to the Swansea LDP monitoring framework used in AMR 1, and have also been used for all subsequent AMRs. Table 1 of the AMR summarises how the monitoring framework in the AMR fulfils the WG guidance and where it has been updated to reflect the latest requirements.

2.3 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. Table 1 sets out the options available to the Council with respect to each LDP monitoring indicator, when monitoring against the target and trigger point. These are in-line with the updated WG guidance.

Table 1: Adopted LDP Monitoring Options

ASSESSMENT	ACTION
Continue Monitoring (Green)	
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.
Training Required (Blue)	
Indicators suggest that the Plan Policies are not being implemented in the intended manner.	Officer and/or member training may be required.
Supplementary Planning Guidance Required (Purple)	
Indicators suggest the need for further guidance in addition to those identified in the Plan	Publish additional Supplementary Planning Guidance
Further Research (Yellow)	
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.
Policy Review (Orange)	
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.
Plan Review (Red)	
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.

3.0 Consultation and Engagement

3.1 The WG guidance has requirements for mandatory stakeholder engagement on the monitoring of housing delivery as part of the AMR preparation. In-line with this guidance, the production of AMR4 involved close and regular dialogue with developers and RSLs on sites being promoted for development. The process also benefited from engagement during regular Council facilitated Developer Forum meetings. Also, the LPA has engaged with site promoters specifically on forecasted delivery rates and also undertook direct consultation with the development sector through the Home Builders Federation (HBF) Wales.

4.0 Summary of Main Findings in the AMR

4.1 In-line with the WG guidance, the AMR is structured as follows:

- Chapter 1 - introduction
- Chapter 2 – review of any changes affecting the context in which the LDP operates, including legislation/national policy and guidance; social, economic and environmental factors.
- Chapter 3 – analysis of the LDP monitoring indicators.
- Chapter 4 – analysis of the SA indicators.
- Chapter 5 – conclusions and recommendations.

Chapters 1 and 2

4.2 The AMR identifies that the full review of the LDP includes an examination of changes in legislation and national, regional and local policy. It also considers changes in socio-economic and environmental factors and other aspects of the LDP evidence base that have an impact on the current LDP. Relevant changes in wider national and regional policy (e.g. impending changes to TAN 15, emerging proposals of the SW Wales Metro, and the latest Local Wellbeing Plan) and also the scope of evidence gathering required to inform the Replacement LDP are set out in detail in the LDP Review Report. Monitoring of changes in LDP context will be ongoing in the preparation of the Replacement LDP.

Chapters 3 and 4

4.3 Chapter 3 of the AMR confirms that the LDP indicators have been reviewed against the relevant targets, trigger points, and WG guidance. AMR 3 previously indicated that some of the monitoring indicators relating to policies of the Swansea LDP are under performing, and that the statutory 4 year LDP review (which identified the need for the Replacement LDP) provides an opportunity to address these areas. Key strategic planning issues in this respect are those relating to delivery of new housing on some LDP allocations, the delivery of new pitches required to meet the accommodation needs of Gypsies and Travellers, provision of land for mineral supply requires review, and the need for policies to be updated to reflect new national guidance expected on flood risk. The statutory 4 year Plan review provides the opportunity to review these policies and to gain an understanding of any reasons why some policies have not been implemented as expected.

4.4 These same issues are again reflected in the monitoring for AMR 4. Table 2 summarises the outcome for all the indicators and shows that nonetheless the vast majority are green i.e. they are considered to reflect positive policy implementation, thereby providing an indication that the LDP is delivering many significant benefits to communities across the County.

Table 2: LDP Monitoring Summary for 2022-23 – AMR 4

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)	94
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 investigation/ research required (Yellow)	5
Indicators suggest that Plan policy/ies are not being implemented.	Policy Review (Orange)	19
Indicators suggest the Plan strategy is not being implemented.	Plan Review (Red)	7

4.5 As in AMR 3, whilst the AMR confirms that the majority of LDP policies and objectives are ‘green’ where no action is required other than continued monitoring, there are some key policy indicator targets and monitoring outcomes not being achieved (red or amber), which primarily relate to the delivery of housing and employment related development. Significant time lags in the pre-construction periods have been encountered on key residential led development sites when compared to that allowed for in the forecasted trajectory in the LDP. On the basis of the latest site forecasts formulated through engagement with developers and site promoters, the updated forecasted housing supply illustrates that it is expected to again fall below the average annual projected rate in the next 12 months on the basis of the sites with planning consent. However, Strategic site allocations have now started to comprehensively get underway and are expected to deliver significant numbers of new homes in 2023-24 and onwards. AMR 4 has recorded that during 2022-23, development has commenced on the first phase of SD C Land at Parc Mawr, Penllergaer and the developer has set out forecasted builds for 2023-24. Development is also expected to commence early in 2024 at both SD B Land at Garden Village and SD D West of Llangyfelach Road, Penderry. In addition, other sites identified in the updated trajectory will have progressed through the development pipeline to begin delivery of new homes.

4.6 There have been highly exceptional circumstances that have influenced the above outcome over the last 3-4 years. In particular, dwelling completions have been significantly impacted by the COVID 19 crisis affecting site operations (closure of sites and social distancing), while labour supply issues, rising costs of materials and extended lead in times due to supply chain problems are also impacting the housebuilding industry. It is also the case that new national legislation and regulations have affected the housebuilding industry, and its ability to bring forward sites with speed. This is not specific to Swansea and has been experienced across the country. The impact of sustainable drainage requirements, and associated requirements for achieving biodiversity enhancements at all scales, have posed huge challenges for developers and have had to be incorporated into the masterplanning process on sites.

This in turn has impacted on the financial viability of schemes, and in some cases delayed deliverability. The challenges posed by these new requirements have equally needed to be faced by the Council, and has required new ways of working and co-ordination across departments to ensure proposed developments can progress to delivery on site.

- 4.7 It is important to note that delays in the delivery of housing requirements are being experienced across Wales and this issue is not confined to Swansea, and shortfalls in delivery have been reported by Councils such as Cardiff, Neath Port Talbot, Bridgend and Newport. In the most recently published AMR for the Cardiff LDP, it is highlighted that completion rates are below targets for housing sites and the adoption of that LDP predates the current Swansea LDP by several years. These delays are attributed by that Council to a combination of similar issues relating to site assembly, legal and logistical factors experienced by landowners/ developers along with the time required to secure the necessary consents. However it is encouraging that the Cardiff AMR also notes that once their major strategic sites have started to deliver new homes, and that this has begun to deliver a significant step change in the number of total housing completions in the County, much like what is forecast to take place in Swansea.
- 4.8 It is important to note that in Swansea, whilst allocated strategic sites have taken longer than originally anticipated to progress to a stage that will enable delivery of homes on site, very significant progress has been made on these proposals. The LPA has continued to engage closely with the relevant site promoters and developers since the LDP was prepared and adopted, including at pre-application, application and post application stages. The picture is increasingly positive in this regard with a number of key strategic development areas and housing sites now benefitting from planning permission, and others very close to submitting planning applications with the benefit of many years gearing up to reach that milestone stage. The AMR provides details of these, including those developments that are now on site.
- 4.9 The 4th AMR (as it did in AMR 3) also highlights that a small number of indicators have flagged a specific need for further investigation and research on certain topics or issues, in some instances alongside policy review. This research will be important as an updated evidence base to inform the Replacement LDP for Swansea. It includes investigating residential windfall site rates; Gypsy and Traveller need and the current availability of pitches; high level viability testing for infrastructure and affordable housing provision; and assessing up to date housing need and housing and employment land requirements. The AMR has also identified that the LDP policy on provision of land for mineral supply requires review, and that policies should be updated to reflect significant new national policy, including that relating to flood risk. The work to prepare the Replacement LDP will address these issues.
- 4.10 Overall, the AMR concludes that the statutory four year full review cycle that has now commenced provides the mechanism to undertake a full review of relevant policies and requirements including the issues identified in the monitoring of LDP indicators, in order to gain the fullest understanding of the reasons why some policies have not been implemented as expected. Nonetheless, the vast majority of indicators are green i.e. they are considered to reflect positive policy implementation, thereby providing an indication that the LDP is delivering many significant benefits to communities across the County. Annual monitoring will need to continue during the preparation of the Replacement LDP in order to maintain an up to date evidence base where relevant.

5.0. Integrated Impact Assessment Implications

- 5.1 The Council is subject to the Equality Act (Public Sector Equality Duty and the socio-economic duty), the Well-being of Future Generations (Wales) Act 2015 and the Welsh Language (Wales) Measure, and must in the exercise of their functions, have due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Acts.
 - Advance equality of opportunity between people who share a protected characteristic and those who do not.
 - Foster good relations between people who share a protected characteristic and those who do not.
 - Deliver better outcomes for those people who experience socio-economic disadvantage
 - Consider opportunities for people to use the Welsh language
 - Treat the Welsh language no less favourably than English.
 - Ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 5.2 The Well-being of Future Generations (Wales) Act 2015 mandates that public bodies in Wales must carry out sustainable development. Sustainable development means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the 'well-being goals'.
- 5.3 By following an Integrated Impact Assessment (IIA) process, this ensures the AMR has due regard to the above. It also takes into account other key issues and priorities, such as poverty and social exclusion, community cohesion, carers, the United Nations Convention on the Rights of the Child (UNCRC) and Welsh language.
- 5.4 An IIA screening was carried out and this demonstrated that a full IIA was not necessary. The results of the screening are set out in Appendix B. The screening identified low impacts on the protected groups identified. The IIA screening was an update to that undertaken for previous AMRs, which also identified low impacts. Overall, the AMR has concluded that the statutory four year full review cycle that has now already commenced provides the mechanism to undertake a full review of relevant LDP policies and requirements including the issues identified in the monitoring of LDP indicators, in order to gain the fullest understanding of the reasons why some policies have not been implemented as expected. The Replacement LDP work, which is separate to this AMR report, will itself be subject to the IIA process.
- 5.5 It should be noted that the AMR is based on the LDP monitoring framework which is adopted in the Plan and cannot be altered, except to conform with updates to WG national policy and guidance. The LDP monitoring framework was examined by independent Inspectors during the preparation of the LDP and found to be sound. The LDP was also assessed for its conformity to national legislation and policy, including the Well-being of Future Generations Act (Wales) 2015, and was subject to a Sustainability Appraisal (SA) process which incorporated an Equalities Impact Assessment therefore the Plan has already been assessed in this respect. The AMR provides a factual report on the implementation of the LDP.

- 5.6 In preparing the AMR, the Council has fulfilled the mandatory consultation requirements of the WG guidance for preparing the AMR. The final AMR will be made available to view on the Council's website and will be provided bilingually to maximise opportunities for people to use the Welsh language and to comply with the Welsh Language Standards.
- 5.7 This report being presented to Planning Committee is not recommending any fundamental actions or any changes to the adopted Plan.
- 5.8 On the basis of the above, it has been concluded that a full IIA is not necessary.

6.0 Financial Implications

- 6.1 There are no financial implications arising from the publication of this AMR. The developer consultation process and document production has been accommodated within existing budgets and staff resources, and utilised electronic communication (email and website). The final document has been made available electronically and hard copies will generally only be produced upon request for an appropriate charge in order to recoup costs incurred.

7.0. Legal Implications

- 7.1 The Council are required to submit an Annual Monitoring Report to Welsh Government under section 76 of the Planning and Compulsory Purchase Act 2004.
- 7.2 The Council will continue to monitor the LDP in-line with WG requirements and guidance.
- 7.3 The Council has a duty to seek to continually improve in the exercise of its functions (which include where appropriate powers) in terms of strategic effectiveness, service quality and availability, sustainability, efficiency and innovation pursuant to the Local Government (Wales) Measure 2009.

Background Papers:

Swansea Local Development Plan 3rd Annual Monitoring Report - Period 2021-22 (AMR3)
Swansea LDP Review Report, July 2023

Appendices:

Appendix A: Swansea Local Development Plan 4th Annual Monitoring Report – Period 2022-23 (AMR 4)

Appendix B: Integrated Impact Assessment Implications Screening Form

Swansea Local Development Plan

4th Annual Monitoring Report – Period 2022-23



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Swansea Council
Department of Planning and City Regeneration
Civic Centre, Oystermouth Road, SA1 3SN
www.swansea.gov.uk/planning

Email: ldp@swansea.gov.uk

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Chapter 1. Introduction

- 1.1 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.
- 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) each year.
- 1.3 The Council has published three AMRs which are available at www.swansea.gov.uk/planningdelivery . The third AMR covering the period 2021-22 highlighted that the LDP was adopted in February 2019. And therefore, to meet the 4 year requirement, a review of the LDP was required to commence by February 2023 and that irrespective of the findings of the monitoring report, in-line with the process prescribed by Welsh Government guidance a statutory plan review was required. The first stage of that process is the production of a LDP Review Report. Since then, during x 2023, a Review Report was prepared and consulted upon and the final RR agreed with Welsh Government and was approved by the Council on 6 July 2023. The RR concludes it is necessary for a Full Review procedure to be undertaken for the Swansea LDP, to enable the LPA to respond to the strategic issues and key policy matters raised in this Report, and to fully update the evidence base on which the LDP is based.
- 1.4 This document is the fourth AMR of the Swansea LDP (to be known as AMR 4) and covers the period April 1st 2022 to March 31st 2023.
- 1.5 Like the previous AMRs, it is based on the monitoring framework set out in Section 4.2 of the LDP alongside appropriate additions made to the monitoring framework so that it is in-line with the Development Plans Manual Edition 3 (March 2020) requirements which was published after the LDP was adopted.

1.6 It should be noted that this AMR has been prepared in the context that a full statutory 4 year review of the LDP is now underway, which includes a review of the evidence base, changes in national, regional and local policy and legislation, and review of the policies which are the subject of the LDP monitoring framework. This work is ongoing to inform the production of the Replacement LDP and is noted under the relevant indicators.

1.7 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 SA 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).

1.8 The remainder of this AMR is structured as follows:

- Chapter 2 – consideration of significant changes affecting the context within which the LDP operates, including any changes in relevant legislation, national/regional/local policies/strategies; and socio-economic and environmental factors.
- Chapter 3 – begins with a brief overview of the LDP monitoring framework and highlights the additional indicators 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

- 2.1 The full review of the LDP which is now underway will include an examination of changes in legislation and national, regional and local policy. It will also consider changes in socio-economic and environmental factors and other aspects of the LDP evidence base that have an impact on the current LDP.
- 2.2 Relevant changes in wider national and regional policy (e.g. impending changes to TAN 15, emerging proposals of the SW Wales Metro, and the latest Local Wellbeing Plan) and also the scope of evidence gathering required to inform the Replacement LDP have already been identified in the LDP Review Report, which was reported to Council earlier in 2023, and for efficiency have not been repeated in the AMR. Monitoring of changes in LDP context will be ongoing in the preparation of the Replacement LDP.

Chapter 3. Monitoring the LDP

Overview of the Monitoring Indicators

- 3.1 This chapter considers the LDP monitoring indicators. 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 the AMRs. Table 2 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 should be noted that following the publication of the LDP Review Report, preparation of the Replacement LDP is underway which will involve a review of the LDP evidence base and policies.

Table 2: Indicators Required in DPM Edition 3 Cross Referenced to Indicators in this AMR

DPM Edition 3 Guidance	AMR LDP Indicator Reference
Indicators Required by Legislation	
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
Key Indicators Applicable to all Plans	
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
<p>The annual level of housing completions monitored against the Average Annual Housing Requirement (AAR)</p> <p>The components of housing supply, including site allocations, large and small windfalls should also be monitored separately</p>	<p>New indicator 5a added to cover AAR.</p> <p>Supply components are monitored by indicator 7-7d.</p>
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

DPM Edition 3 Guidance	AMR LDP Indicator Reference
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
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. A separate indicator will also be required to monitor and make provision for any newly arising need outside of the GTAA.	Indicator 9 Indicator 9a (new)
The scale/type of highly vulnerable development permitted within C2 flood risk.	Indicator 106
Locally Specific and Contextual Indicators	
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.
Linkages to SA/SEA Monitoring	
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 3: Adopted LDP Monitoring Options

ASSESSMENT	ACTION
Continue Monitoring (Green)	
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.
Training Required (Blue)	
Indicators suggest that the Plan Policies are not being implemented in the intended manner.	Officer and/or member training may be required.
Supplementary Planning Guidance Required (Purple)	
Indicators suggest the need for further guidance in addition to those identified in the Plan	Publish additional Supplementary Planning Guidance
Further Research (Yellow)	
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.
Policy Review (Orange)	
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.
Plan Review (Red)	
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 A review of the indicators as part of the monitoring process has necessitated minor amendments of the wording of a small number of indicators to ensure they can be efficiently and effectively monitored and to account for changes in data availability. The minor amendments made to the indicators and reasons for them are noted in the relevant sections of the AMR and will be considered in the preparation of the Replacement LDP indicators.

3.6 Table 3 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. From this point onwards, Chapter 3 provides an analysis of the performance for each LDP indicator during 2022-23 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.

3.10 All information presented is up to date as of April 1st 2023.

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. There are 4 indicators covering this topic.

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

LDP Objective(s):	All		
Key policies:	PS 1	Related policies:	PS 3, PS 4, CV 2
Indicator:	Target:	Outcome:	Trigger point:
1. Local Indicator: Number of planning applications for development permitted outside defined settlement boundaries of the urban area and Key Villages contrary to the LDP Policy Framework.	Development in the countryside to be limited to exceptional circumstances.	Adoption:	Policies adopted in the Plan
		AMR No. 1:	No decisions permitted contrary to the policy framework
		AMR No. 2:	No decisions permitted contrary to the policy framework
		AMR No. 3:	Two relevant decisions permitted outside settlement boundary during 2021-22, but these were permitted as technical departures to the LDP and the decisions were subject to exceptional circumstances in-line with the indicator target
		AMR No. 4:	No decisions permitted contrary to the policy framework
Analysis:			
No decisions permitted contrary to the policy framework			
Action:			
No further action required, other than to continue monitoring.			

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.

LDP Objective(s):	All			
Key policies:	PS 1	Related policies:		PS 2, SD policies, IO 1
Indicator:	Target:	Outcome:		Trigger point:
2. Key Indicator: Provision of community facilities and infrastructure on SDAs in accordance with the Site Masterplan and policy.	All development on SDAs to be supported by community facilities and infrastructure.	Adoption:	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.
		AMR No. 1:	Sites being progressed in-line with the Site Masterplans and policies.	
		AMR No. 2:	Sites being progressed in-line with the Site Masterplans and policies.	
		AMR No. 3:	Sites being progressed in line with the Site Masterplans and policies	
		AMR No. 4:	Sites being progressed in line with the Site Masterplans and policies	
Analysis:				
Sites being progressed in accordance with the policy framework.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	All		
Key policies:	PS 1	Related policies:	PS 2, SD policies, IO 1
Indicator:	Target:	Outcome:	Trigger point:
3. Local Indicator: SDAs to be delivered in accordance with the Placemaking principles set out in the site policy and masterplan	All SDAs to be delivered in accordance with Placemaking principles set out in the site policy and masterplan, unless exceptions are justified by evidence.	Adoption:	Sites allocated in the Plan
		AMR No. 1:	Sites being progressed in-line with the Site Masterplans and policies
		AMR No. 2:	Sites being progressed in-line with the Site Masterplans and policies
		AMR No. 3:	Sites being progressed in-line with the Site Masterplans and policies
		AMR No. 4:	Sites being progressed in-line with the Site Masterplans and policies
Analysis:	Sites being progressed in accordance with the policy framework.		
Action:	No further action required, other than to continue monitoring.		

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 2022-23 against the LDP Appendix 3 requirements.

LDP Objective(s):	All		
Key policies:	PS 1	Related policies:	PS 2, IO 1, H 1, H 5, SD policies
Indicator:	Target:	Outcome:	Trigger point:
4. Key Indicator: Number of planning applications permitted which deliver infrastructure measures identified in Appendix 3 of the Plan.	Development addresses the impact on communities through the provision of new or improved infrastructure measures as identified in Appendix 3 of the Plan.	Adoption:	Sites allocated in the LDP
		AMR No. 1:	10 allocated sites granted planning permission in 2019-20. All planning applications permitted in-line with Appendix 3.
		AMR No. 2:	3 allocated sites granted planning permission in 2020-21. All planning applications permitted in-line with Appendix 3.
		AMR No. 3:	5 allocated sites granted planning permission in 2021-2022
		AMR No. 4:	6 allocated sites granted planning permission in 2022-23
Analysis:			
Sites being progressed in accordance with the policy framework.			
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.

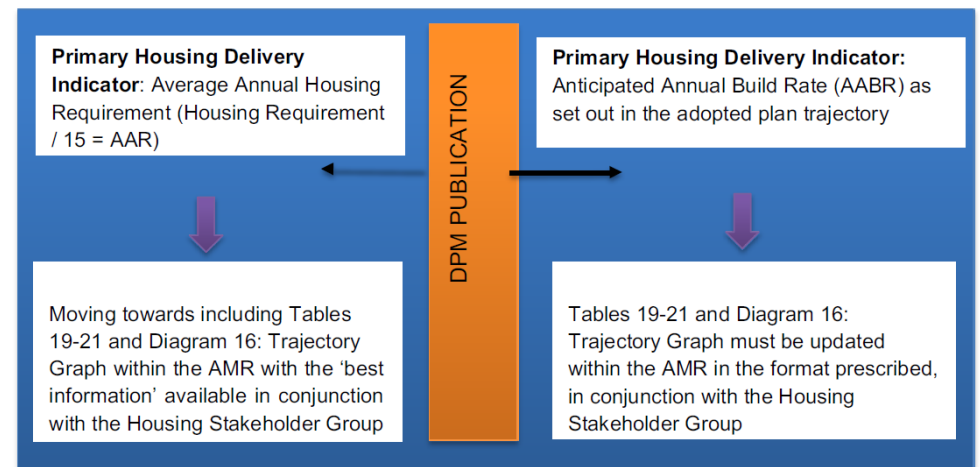
Monitoring Housing Delivery

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 in 2022-23, 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 updated schedule builds in time lags (to apply as of April 1st 2023) 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 the discharge of conditions to enable construction to start. In-line with the DPM, the Council has also applied time lags to the non strategic allocations. This approach is based on the same source evidence as was agreed during the Examination in Public on the Swansea LDP as being a sound basis for delivery trajectories on the allocated SDAs (Chamberlain and Walker: The Role of Land Pipelines in the UK Housebuilding Process). Evidence gathering and discussions with developers on the progress of sites have been used to update the forecasts 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.
- 3.18 In-line with the DPM, in addition to the close and regular dialogue that the LPA has had with developers and RSLs on sites being promoted and engaging with developers during regular Council facilitated Developer Forum meetings, the LPA also undertook direct consultation with the development sector through the Home Builders Federation (HBF) Wales.
- 3.19 The indicators monitoring housing delivery are set out below.

LDP Objective(s):	1,9,14,17		
Key policies:	PS 3	Related policies:	H 1-H 6, H 9
Indicator:	Target:	Outcome:	Trigger point:
5a. Key Indicator: Completions measured against the AAR set out in the plan presented in numerical and percentage terms (plus/minus x %).	AAR - 1,040 homes per annum (15,600/15 years 2010-25).	Adoption:	AAR of 1,040 identified
		AMR No. 1:	Completions in 2019-20 = 397 (38% of the AAR).
		AMR No. 2:	Completions in 2020-21 = 446 (43% of the AAR).
		AMR No. 3:	Completions in 2021-22 = 374 (36% of the AAR).
		AMR No. 4:	Completions in 2022-23 = 363 (35% of the AAR).
Analysis:			
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).			

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

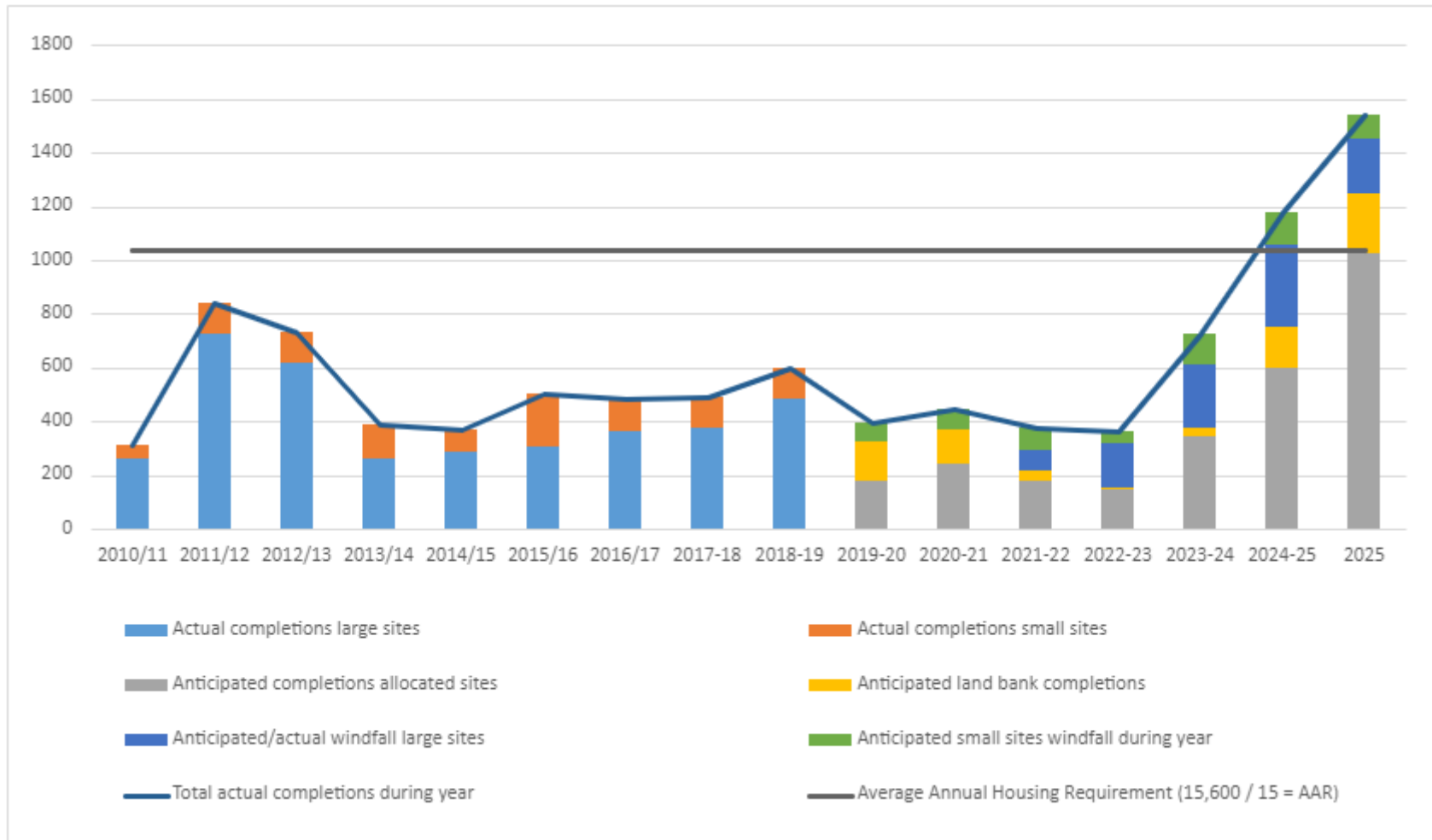


Table 4: Actual and Forecasted Annual Housing Completions compared against the AAR

	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	482								
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	241	178	146	343	601	1028
Actual/Anticipated land bank completions during year (after LDP adoption)											148	131	40	5	34	154	220
Anticipated windfall during year (after LDP adoption)											0*	0*	76	166	234	304	204
Actual/Anticipated small windfall during year (after LDP adoption)											70**	74**	80**	46**	117	117	88
Total actual completions during year	314	844	731	389	368	506	486	492	601	LDP Adopted	397	446	374	363	728	1,176	1,540
AAR (15,600 / 15)	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040		1,040	1,040	1,040	1,040	1,040	1,040	1,040

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

**Includes some small sites within SD J

The graph shows the completions for the years following LDP adoption (in-line with Regulation 41). It shows that completions have again been below the straight AAR line in 2022-23 as was the case in 2019-20, 2020-21 and 2021-22 following adoption of the LDP in February 2019. Therefore, the overall number of additional dwellings built within the County has fallen below the AAR requirement of 1,040 homes per annum for 4 consecutive years following adoption of the LDP. Significant timelags have been encountered from the forecasted trajectory in the LDP to deliver the identified housing requirement. This is not an issue confined to Swansea and has been seen in the other main urban areas of South Wales. For example, Cardiff's AMR for 2021-22 shows completions have been below the AAR each year

since 2009-10 and in total are 13,490 under the required provision for the Plan period so far. Time lags in provision have also been reported in Newport, NPT and Bridgend AMRs.

There have been highly exceptional circumstances that have influenced the above outcome over the last 2-3 years. In particular, at times within this period dwelling completions have been impacted by the COVID 19 crisis impacting on site operations (closure of sites and social distancing), while labour supply issues, rising costs of materials and extended lead in times due to supply chain problems are also impacting the housebuilding industry¹. Further factors which have affected housebuilding are the impact of sustainable drainage requirements and increased ecology requirements which have all had to be incorporated into the masterplanning process on sites and impacted on viability and in some cases delayed deliverability.

As reported in AMR 3, the Swansea LDP SDAs have taken longer than originally anticipated to progress to a stage that will enable delivery of homes on site. Significant progress has though been made. The LPA has continued to engage closely with the relevant site promoters and developers since the LDP was prepared and adopted, and several SDAs have been brought forward to detailed planning application stages. This close working has ensured that the sites have progressed in-line with the detailed placemaking principles and sustainability requirements that are clearly set out in the Development Plan and national policy, and that infrastructure and other measures are secured through complex Section 106 agreements. Overall, the close engagement with site promoters and work to progress applications has resulted in some significant progress in 2022-23. Development has commenced on the first phase of SD C Land at Parc Mawr, Penllergaer and the developer has set out forecasted build showing that the site will gather pace in 2023-24. Development is also expected to commence early in 2024 at both SD B Land at Garden Village and SD D West of Llangyfelach Road, Penderry. In this context it is noteworthy that the latest published Cardiff AMR highlights that once their SDA sites started to deliver new homes, notwithstanding that completions are under the AAR, this drove a significant step change in the number of total housing completions in the County.

The LPA is continuing to work with the relevant developers and applicants to facilitate the necessary discharge of conditions applications, in order to enable work on the sites with consent to commence swiftly and to bring forward planning applications on SD sites A, Land South of Glanffrwyd Road, Pontarddulais; SD E Land North of Clasemont Road, Morriston; SD F Land at Cefn Coed Hospital, Tycoch; and the remainder of SD H Land North of Waunarlwydd / Fforestfach.

¹ Survey of Small and Medium Enterprise housebuilders in the UK (HBF January 2022 press release)

In addition to the progress made on SD sites, progress has been made on non-strategic allocations. Delivery was achieved at a number of allocated sites including Upper Bank, Pentrechwyth; Land off Brynafon Road and Gower View Road, Penyrheol; Land South of Glebe Road, Loughor; Land adj Pennard Drive, Pennard, Land at Tyrisha Farm, Grovesend; and SD J Central Area and Waterfront. Delivery was also achieved on non allocated sites and off George Manning Way, Gowerton; Land formerly known as the Gardens, Rear of 188 St Teilo St, Pontarddulais; Land North Of Rhodfa Fadog, Cwmrhydyceirw; Hendrefoilan Student Village, Hendrefoilan Drive, Killay; and Land at former Cwmrhydyceirw Quarry, Morryston. It is also significant that further affordable housing has been delivered by the Council's More Homes programme at Land Off Hill View Crescent and Beacons View Road, Clase with pre planning work ongoing on a number of further sites in the pipeline.

A number of windfall sites have come forward and delivered housing in the period since the Plan was adopted, while a further number of large windfall sites that have detailed planning consent, totalling in excess of the forecasts in the LDP for annual windfall delivery, are expected to be built in the next 3 years. This suggests that the windfall assumptions adopted in the LDP for large windfall sites were a conservative underestimate and that it can be expected that further windfall sites will come forward in the later years of the Plan period, above and beyond the annual rate assumed in the LDP, which will benefit supply in future years of the Plan.

Overall, similarly to other urban areas of South Wales, development of some plan allocations has not progressed as quickly as originally forecasted due to a number of factors and despite the efforts of the Council. While many of the sites included in the LDP are considered to be sound and are progressing, the indicators suggest that the Plan is not being implemented. The statutory 4 year Plan Review that is now required will provide the opportunity to address these issues. The review will need to reflect the significant work that has been undertaken by both applicant and LPA to progress a number of the sites to an advanced stage of the planning process, such that they are well placed to soon deliver homes on site and create excellent examples of new sustainable places, and may well become commitments in the time period before a Replacement LDP is adopted. The Review will nonetheless provide the opportunity to review the deliverability and viability of existing allocations; while at the same time also consider what other appropriate and sustainable sites could contribute to the housing supply where necessary. Any review will also need to take into account the change in evidence of housing requirements since the LDP was adopted.

Action:

Issues to be addressed as part of the 4 year statutory plan review that is now underway

LDP Objective(s):	1,9,14,17		
Key policies:	PS 3	Related policies:	H 1-H 6, H 9
Indicator:	Target:	Outcome:	Trigger point:
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 %).	Cumulative AAR as shown in table 5.	Adoption:	AAR of 1,040 identified
		AMR No. 1:	Cumulative completions by 2019-20 total 5,132 (49% of the cumulative AAR)
		AMR No. 2:	Cumulative completions by 2020-21 total 5,578 (49% of the cumulative AAR)
		AMR No. 3:	Cumulative completions by 2021-22 total 5,952 (48% of the cumulative AAR)
		AMR No. 4:	Cumulative completions by 2022-23 total 6,315 (47% of the cumulative AAR)
Analysis:			
<p>The table below shows completions have been below the AAR level in the first 4 years following adoption of the LDP. Therefore the overall number of additional dwellings built within the County has fallen below the requirement for 4 consecutive years following adoption of the Plan. It is also important to note that cumulative completions are partly 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.</p> <p>A detailed response to the shortfall in provision is provided under indicator 5a above.</p>			

Table 5: 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**	2020-21	2021-22	2022-23
Total actual completions during year	314	844	731	389	368	506	486	492	605		397	446	374	363
Cumulative completions	314	1,158	1,889	2,278	2,646	3,152	3,638	4,130	4,735		5,132	5,578	5,952	6,315
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	11,440	12,480	13,520

Action:

Issues to be addressed as part of the 4 year statutory plan review that is now underway

Net Additional Dwellings

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. Following indicator 6, further indicators are also provided below which monitor different types of housing sites in the supply.

LDP Objective(s):	1,9,14,17																				
Key policies:	PS 3	Related policies:	H 1-H 6, H 9																		
Indicator:	Target:	Outcome:	Trigger point:																		
6. Required Indicator: Number of net additional affordable and general market dwellings built in the County (through the planning system) minus demolitions.	To deliver 15,600 dwellings in total during the Plan period. Annual targets for remainder of Plan period:	Adoption:	Housing requirement and site delivery set out in the Plan																		
	<table border="1"> <tr> <td>2018/19</td> <td>816</td> </tr> <tr style="background-color: red;"> <td colspan="2" style="text-align: center;">LDP adopted</td> </tr> <tr> <td>2019/20</td> <td>1,360</td> </tr> <tr> <td>2020/21</td> <td>1,654</td> </tr> <tr> <td>2021/22</td> <td>1,760</td> </tr> <tr> <td>2022/23</td> <td>1,959</td> </tr> <tr> <td>2023/24</td> <td>1,436</td> </tr> <tr> <td>2024/25</td> <td>1,569</td> </tr> <tr> <td>2025</td> <td>961</td> </tr> </table>	2018/19	816	LDP adopted		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	AMR No. 1:	397 new dwellings built in the first year following adoption of the LDP.
	2018/19	816																			
	LDP adopted																				
	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																				
		AMR No. 2:	446 new dwellings built in the second year following adoption of the LDP.																		
		AMR No. 3:	374 new dwellings built in the third year following adoption of the LDP.																		
		AMR No. 4:	363 new dwellings built in the fourth year following adoption of the LDP.																		
Analysis:																					
<p>363 new dwellings were completed (net*) in 2022-23 comprising:</p> <ul style="list-style-type: none"> • 317 completions recorded on large sites (of 10+ dwellings). • 46 completions recorded on small sites (<10 dwellings). <p>Overall housing completions are below the requirement for the 4th consecutive year since the LDP has been in operation. A detailed response to the shortfall in provision is provided under indicator 5a above.</p> <p><i>*Completed replacement dwellings have been excluded since a home was demolished to make way for the new dwelling.</i></p>																					
Action:																					
Issues to be addressed as part of the 4 year statutory plan review that is now underway																					

Additional Dwellings by Strategic Housing Policy Zone (SHPZ)

LDP Objective(s):	1,9,14,17							
Key policies:	PS 3							
Indicator:	Target:							
6b Key Indicator: Number of net additional dwellings built in the County by SHPZ.	To deliver 15,600 dwellings in total during the Plan period, broken down by SHPZ as follows. Annual targets for remainder of Plan period:							
		C	E	GNW	G	GF	N	W
	2018/19	182	199	149	0	0	69	125
	LDP adopted							
	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	
Related policies:	H 1-H 6, H 9							
Outcome:	Trigger point:							
Adoption:	Housing requirement and site delivery set out in the Plan							
AMR No. 1:	2019-20 New dwellings by SHPZ (net*):							
	C	E	GNW	G	GF	N	W	
2019/20**	44	88	126	1	2	66	70	
AMR No. 2:	2020-21 New dwellings by SHPZ (net*):							
	C	E	GNW	G	GF	N	W	
2020/21	85	151	55	7	18	72	58	
AMR No. 3:	2021-22 New dwellings by SHPZ (net*):							
	C	E	GNW	G	GF	N	W	
2021/22	59	63	87	7	56	87	15	
AMR No. 4:	2022-23 New dwellings by SHPZ (net*):							
	C	E	GNW	G	GF	N	W	
2022/23	35	21	152	1	19	118	17	

Analysis:

Housing completions are below the requirement for the 4th consecutive 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.*

Action:

Issues to be addressed as part of the 4 year statutory plan review that is now underway

Additional Dwellings on Allocated Sites

LDP Objective(s):	1,9,14,17			
Key policies:	PS 3		Related policies:	SD 1, H 1, H 5
Indicator:	Target:		Outcome:	Trigger point:
7 Key Indicator: Core Indicator: Total housing units built on allocated sites as a % of overall housing provision	To deliver 9,930 dwellings in total during the Plan period on allocated sites. Annual targets for remainder of Plan period:		Adoption:	Housing requirement and site delivery set out in the Plan
	2018/19	240	AMR No. 1:	179 new dwellings built on allocated sites
	LDP adopted		AMR No. 2:	241 new dwellings built on allocated sites
	2019/20	884	AMR No. 3:	178 new dwellings built on allocated sites
	2020/21	1,469	AMR No. 4:	146 new dwellings built on allocated sites
	2021/22	1,658		
	2022/23	1,923		
	2023/24	1,333		
	2024/25	1,519		
2025	885			

Analysis:				
146 new homes were delivered on large sites of 10+ units at allocated sites in 2022-23. This amounted to 40% of the 363 housing units delivered in the year.				
Housing completions are below the requirement for the 4 th consecutive 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. A review is needed of the policies allocating housing sites in the LDP.				
Action:				
Relevant policies to be reviewed as part of the 4-year statutory plan review that is now underway				

Additional Dwellings on Strategic Development Areas (SDAs)

LDP Objective(s):	1,9,14,17		
Key policies:	PS 3	Related policies:	
Indicator:	Target:	Outcome:	SD 1, SD A-L
7a Key Indicator: Total housing units built on allocated sites as a % of overall housing provision	To deliver 7,109 dwellings on SDAs in total during the Plan period. Annual targets for remainder of Plan period:	Adoption:	Housing requirement and site delivery set out in the Plan
		AMR No. 1:	19* new dwellings built on SDAs.
		AMR No. 2:	112 new dwellings built on SDAs.
		AMR No. 3:	19 new dwellings built on SDAs.
			The overall number of additional dwellings built on SDAs falls below the requirement for 2 consecutive years

		AMR No. 4:	60 new dwellings built on SDAs.	
Analysis:				
60 new homes were delivered on allocated SDA sites in 2022-23. This amounted to 17% of the 363 housing units delivered in the year. Housing completions are below the requirement for the 4 th consecutive 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. A review is needed of the SD policies in the LDP.				
Action:				
Relevant policies to be reviewed as part of the 4-year statutory plan review that is now underway				

Additional Dwellings on Non-Strategic Allocations under Policy H 1

LDP Objective(s):	1,9,14,17			
Key policies:	PS 3	Related policies:		H 1
Indicator:	Target:	Outcome:		Trigger point:
7b Key Indicator: Total housing units built on allocated sites as a % of overall housing provision	To deliver 2,611 dwellings on H 1 allocations in total during the Plan period. Annual targets for remainder of Plan period:	Adoption:	Housing requirement and site delivery set out in the Plan	The overall number of additional dwellings built on H 1 allocations falls below the requirement for 2 consecutive years.
		AMR No. 1:	162 new dwellings built on H 1 sites	
		AMR No. 2:	106 new dwellings built on H 1 sites	
		AMR No. 3:	110 new dwellings built on H 1 sites	
		AMR No. 4:	73 new dwellings built on H 1 sites	

Analysis:				
73 new homes were delivered on allocated H 1 sites, 20% of all housing delivery in this year.				
Housing completions on H 1 allocated sites are below the requirement for 4 consecutive years following adoption of the LDP. Please see the Council's commentary on housing delivery set out under Indicator 5a. A review is needed of the H1 policy.				
Action:				
Relevant policy to be reviewed as part of the 4-year statutory plan review that is now underway				

Additional Dwellings on Policy H 5 Allocations

LDP Objective(s):	1,9,14,17			
Key policies:	PS 3		Related policies:	
Indicator:	Target:		Outcome:	H 5
7c Key Indicator: Total housing units built on allocated sites as a % of overall housing provision	To deliver 210 dwellings on H 5 allocations in total during the Plan period. Annual targets for remainder of Plan period:		Adoption:	Housing requirement and site delivery set out in the Plan
	2018/19	40	AMR No. 1:	17 new dwellings completed on H 5 sites
	LDP adopted			
	2019/20	75		
	2020/21	55		
	2021/22	40	AMR No. 2:	39 new dwellings completed on H 5 sites
	2022/23	0		
	2023/24	0		
	2024/25	0	AMR No. 3:	49 new dwellings completed on H 5 sites
2025	0			
				The overall number of additional dwellings built on H 5 allocations falls below the requirement for 2 consecutive years.

		AMR No. 4:	13 new dwellings completed on H 5 sites	
Analysis:				
<p>13 new homes were delivered on allocated H 5 sites, 4% of all housing delivery in this year.</p> <p>Housing completions are below the requirement in 2022-23, for 4 consecutive years following adoption of the LDP and its new housing land supply. Please see the Council's commentary on housing delivery set out under Indicator 5a. A review is needed of the H 5 policy.</p>				
Action:				
Relevant policy to be reviewed as part of the 4-year statutory plan review that is now underway				

Additional Dwellings on Windfall Sites

LDP Objective(s):	1,9,14,17		
Key policies:	PS 3	Related policies:	PS 1, PS 2, H 3-6, 9
Indicator:	Target:	Outcome:	Trigger point:
7d Key Indicator: Total housing units built on windfall sites as a % of overall housing provision	To deliver 1,882 dwellings on windfall sites in total during the Plan period. Annual targets for remainder of Plan period:	Adoption:	Housing requirement and site delivery set out in the Plan
	2018/19 215	AMR No. 1:	80 new dwellings were completed on windfall sites
	LDP adopted	AMR No. 2:	167 new dwellings were completed on windfall sites
	2019/20 215	AMR No. 3:	156 new dwellings were completed on windfall sites
	2020/21 215	AMR No. 4:	166 new dwellings were completed on windfall sites
	2021/22 215		
	2022/23 215		
	2023/24 215		
2024/25 215			
2025 162			
Analysis:			
<p>166 new homes were delivered on windfall sites, representing 46% of all housing delivery in this year.</p> <p>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 close to the estimated forecast in 2022-23 having been lower in previous years after adoption.</p> <p>The emerging evidence suggests that the windfall assumptions adopted in the LDP were a conservative underestimate with regard to large (10+ unit sites) sites and that it can be expected that further sites will come forward in the later years of the Plan period, above and beyond the annual rate assumed in the LDP, which will benefit supply in future years of the Plan. Therefore, the delivery from windfall</p>			

sites is not considered to be a concern at this stage. Nonetheless, other indicators have highlighted that a Plan review is required and an important element of the future Replacement LDP evidence base will be an analysis of the supply that windfall sites can be expected to contribute to fulfilling the housing requirement.

Action:

Further research required of windfall rates to inform future forecasts for the Replacement LDP

Additional Dwellings in Key Villages

LDP Objective(s):	1,9,14,17		
Key policies:	PS 3	Related policies:	
Indicator:	Target:	Outcome:	H 1-H 6, H 9
8. Key Indicator: Number of net additional dwellings built in the County in Key Villages	Build 358 dwellings in Key Villages in total by 2025. (78 built to 1st April 2017). Cumulative completion targets for remainder of Plan period	Adoption:	Housing requirement and site delivery set out in the Plan
		AMR No. 1:	1 new dwelling in Key Villages
		AMR No. 2:	2 new dwellings in Key Villages
		AMR No. 3:	82 new dwellings in Key Villages
		AMR No. 4:	47 new dwellings in Key Villages
			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:				
47 new dwellings recorded as built in Key Villages in 2022-23. Housing completions are below the forecast for the fourth consecutive year in which the LDP has been in operation. Please see the Council's commentary on housing delivery set out under Indicator 5a.				
Action:				
Issues to be addressed as part of the 4-year statutory plan review that is now underway				

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.

LDP Objective(s):	1,9,14,17		
Key policies:	Policy PS 3	Related policies:	
Indicator:	Target:	Outcome:	H 7
9. Key Indicator: Provision is made to meet the Gypsy & 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).	Provision is made to meet the Gypsy & Traveller needs identified within the GTAA over the periods	Adoption:	Identified need for 7 new pitches 2016-21 to be met by development at land west of Pant y Blawd Road.
		AMR No. 1:	Development of new pitches did not commence in 2019-20.
		AMR No. 2:	Development of new pitches did not commence in 2020-21.
		AMR No. 3:	Development of new pitches did not commence in 2021-22.
		AMR No. 4:	Development of new pitches did not commence in 2022-23
Trigger point:			
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).			
Analysis:			
Development of new pitches on the land west of Pant y Blawd Road, which it is identified in the LDP would accommodate the 7 pitches needed in the period up to the end of 2021, had not yet commenced as of April 1 st 2023. AMR 3 previously identified that the trigger point regarding the aim for the development to be completed by the end of 2021 had not been fulfilled.			
A Full Review of the LDP has been triggered and in the preparation of the Replacement LDP a review is required of the latest Gypsy and Traveller need and available land that can accommodate it.			
Action:			
Relevant policy to be reviewed as part of the 4-year statutory plan review that has commenced			

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.

LDP Objective(s):	1,9,14,17		
Key policies:	Policy PS 3	Related policies:	H 7
Indicator:	Target:	Outcome:	Trigger point:
9a Key Indicator: Newly arising need for pitches in addition to that identified in the GTAA evidence on which the LDP is based		Adoption:	A forecast for newly arising need over the Plan period was included in the GTAA on which the LDP was based
		AMR No. 1:	No further newly arising need published in 2019-20
		AMR No. 2:	No further newly arising need published in 2020-21
		AMR No. 3:	No further newly arising need published in 2021-22
		AMR No. 4:	No further newly arising need published in 2022-23
Analysis:			
It should be noted that the current published GTAA (2015), which forms the LDP evidence base for Gypsy and Traveller accommodation needs, included a forecast for newly arising need over the Plan period. No new GTAA has yet been published as of the base date of this AMR, 1 st April 2023. However, as noted above under indicator 9, further investigation is needed with regard to the up to date need for pitches to inform the 4 year statutory plan review that has commenced.			
Action:			
Further research/investigation required as part of the Replacement LDP evidence base			

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 an 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.

LDP Objective(s):	1,9,14,17		
Key policies:	Policy PS 3	Related policies:	
Indicator:	Target:	Outcome:	H 9
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.	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.	Adoption:	HMOs comprise around 25% of all residential properties in the HMO Management Area.
		AMR No. 1:	HMOs concentration is within the range identified in the indicator trigger point
		AMR No. 2:	HMOs concentration is within the range identified in the indicator trigger point
		AMR No. 3:	HMOs concentration is within the range identified in the indicator trigger point
		AMR No. 4:	HMOs concentration is within the range identified in the indicator trigger point.
Trigger point:			
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%.			
Analysis:			
HMOs concentration is within the range identified in the indicator trigger point.			
Action:			
No further action required, other than to continue monitoring.			

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 guidance² 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.

Contextual Indicators

3.25 The LDP monitoring framework includes some contextual indicators. The Replacement LDP evidence base gathering includes a review of the economic baseline data and this work is ongoing. Therefore this monitoring has not been replicated in AMR 4.

² Edition 3 of the Development Plans Manual (DPM), March 2020.

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.

LDP Objective(s):	2, 10, 11, 12, 13, 15, 16			
Key policies:	PS 4	Related policies:		SD G –K; RC 1-13
Indicator:	Target:	Outcome:	Trigger point:	
16a Key indicator: job growth	An increase in the number of jobs	Adoption:	Latest data available (September 2017): 111,000 jobs	
		AMR No. 1:	Latest data available estimates (September 2018): 112,000 jobs An estimated annual increase of 1,000 jobs	
		AMR No. 2:	Latest data available estimates (September 2019): 112,000 jobs No estimated change	
		AMR No. 3:	Latest data available estimates (September 2020): 110,000 jobs. An estimated decrease of 2,000 jobs (1.8%)	
			A decrease is recorded for 2 consecutive years	

		AMR No. 4:	Latest data available estimates (September 2021): 108,000 jobs. An estimated decrease of 2,000 jobs (1.8%)	
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Analysis:

Employment estimates have been sourced from the annual ONS Business Register and Employment Survey (BRES) workplace employment analysis, which is a sample-based employer survey (it does not represent an administrative count of local employment). The latest information available is for September 2021.

The estimates for September 2021 are shown in the table below, broken down by employment sector, and are compared to the corresponding estimates for 2017, 2018, 2019 and 2020.

The Swansea economy has a proportionately large share of jobs in the public administration, health, education, financial services and retail sectors. Of the 108,000 people in employment within Swansea (2021), an estimated 89.8% (97,000) are employed in the service sectors (SICs G-U in the table below).

The estimates suggest that total workplace employment in Swansea decreased between 2020 and 2021 by around 2,000 (-1.8%), whilst total employment increased slightly in Wales (+0.3%) and also increased in GB (+2.8%).

Employment Estimates by Broad Industry Sector for Swansea 2017-21

	2021	2020	2019	2018	2017
1: Agriculture, forestry & fishing (industry section A)	900	900	900	400	300
2: Mining, quarrying & utilities (B, D and E)	1,000	1,000	1250	1000	900
3: Manufacturing (C)	5,000	6,000	5000	6000	6000
4: Construction (F)	4,500	5,000	5000	5000	4500
5: Motor trades (Part G)	3,000	3,000	3000	2500	2250
6: Wholesale (Part G)	2,500	2,500	3500	2250	2500

7: Retail (Part G)	12,000	11,000	11000	11000	11000
8: Transport & storage (inc postal) (H)	3,500	3,000	3000	3000	2500
9: Accommodation & food services (I)	8,000	8,000	9000	9000	8000
10: Information & communication (J)	2,500	2,250	2500	2500	5000
11: Financial & insurance (K)	5,000	5,000	5000	5000	4500
12: Property (L)	1,750	1,750	1500	1750	1500
13: Professional, scientific & technical (M)	5,000	4,500	4500	6000	5000
14: Business administration & support services (N)	10,000	10,000	9000	9000	8000
15: Public administration & defence (O)	13,000	13,000	13000	12000	12000
16: Education (P)	10,000	11,000	11000	11000	11000
17: Health (Q)	18,000	18,000	19000	20000	19000
18: Arts, entertainment, recreation & other services (R-U)	4,500	3,500	4000	4500	6000
Total	108,000	110,000	112,000	112,000	111,000

Data source: ONS Business Register and Employment Survey (BRES) 2021.

*These figures come from Swansea Council's Swansea Economic Profile (January 2023) which are based on BRES 2021

Action:

No further action required, other than to continue monitoring.

***Employment Land Permitted on Allocated Sites
2022-23***

- 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 2022-23 in order to monitor delivery of this element of the sustainable employment strategy.

LDP Objective(s):	2, 10, 11, 12, 13, 15, 16		
Key policies:	PS 4	Related policies:	
Indicator:	Target:	Outcome:	SD G – K
11. Key Indicator: Employment land permitted (Ha) on allocated sites as a % of all employment allocations.	None specified in the LDP	Adoption:	Mixed use SDAs allocated in the LDP
		AMR No. 1:	Employment land permitted in 2019-20 on allocated sites = 2.7 ha* This is 5% of the 60 ha allocated on SDAs in the LDP
		AMR No. 2:	Employment land permitted in 2020-21 on allocated sites = 0.8ha This is 1.3% of the 60 ha allocated on SDAs in the LDP
		AMR No. 3:	Employment land permitted in 2021-22 on allocated sites = 2.4ha This is 4.01% of the 60 ha allocated on SDAs in the LDP
		AMR No. 4:	Employment land permitted in 2022-23 on allocated sites = 0.97 ha This is 1.6% of the 60 ha allocated on SDAs in the LDP
			Trigger point: None specified in the LDP

Analysis:

SD G: Land north of M4 Junction 46 (14 Ha allocated): No planning applications for employment development consented in 2022-23.

SD H: Land north of Waunarlwydd/Fforestfach (26 Ha allocated): 2023/0181/FUL | Erection of ancillary storage building anchored to existing hardstanding | Westfield Industrial Park Titanium Road Waunarlwydd. B use Floorspace = 0.61 ha.

SD I: Swansea Vale (4 Ha allocated): No planning applications for employment development consented in 2022-23

SD J: Swansea Central Area (4 Ha allocated):

2022/1057/FUL 28 Oxford Street Swansea SA1 3AN Change of use from retail (Class A1) to mixed use retail/cafe (Class A1/A3) and office (Class B1) and addition of balustrade to roof of existing single storey rear extension B use Floorspace = 0.0145

2022/2051/FUL Unit 6 Mariner Street Mixed Use Development Swansea SA1 5B Change of use of part of ground floor from retail (Class A1) to office (Class B1) with alteration to the West elevation B use Floorspace = 0.0507

SD K: Fabian Way Corridor (12 Ha allocated): /

2022/0954/RES Plots Pc And Pj Land South Of Fabian Way And East Of River Tawe Swansea Approval of all reserved matters in respect to the development of the Innovation Matrix Building (mixed Business B1 / Education D1 with ancillary A3) including associated landscaping and supporting infrastructure - Phase 1 Swansea Waterfront Innovation Quarter (Details of access, appearance, landscaping, scale and layout pursuant to conditions 08, 09, 15 & 20 of outline planning permission 2015/1584 approved 13th May 2016). B use Floorspace = 0.3

In addition to the 2.7 ha consented during 2019-2020, 0.8 ha in 2020-21, 2.4 ha in 2021-22, the 0.97 ha consented (above) in 2022-23 equates to a total of 6.9 ha or 11.5% 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.

Therefore, it is also useful to note that the total amount of employment land granted planning consent in 2019-20, 2020-21, 2021-22 and 2022-23 provides 36.3% of the 19 ha LDP employment land requirement.

*This was erroneously previously reported as only 1 ha and has been amended in AMR 3

Action:

No further action required, other than to continue monitoring.

***Employment Land Delivered on Allocated Sites
2021-22***

- 3.28 Indicator 19 analyses the amount of employment floorspace delivered on the mixed-use SDAs in 2022-23 to monitor delivery of this element of the sustainable employment strategy.

LDP Objective(s):	2, 10, 11, 12, 13, 15, 16					
Key policies:	RC 10			Related policies:	PS 4; SD G-K	
Indicator:	Target:			Outcome:	Trigger point:	
19 Local Indicator: Amount of employment development on allocated SDAs	To deliver up to 19 ha of employment generating development at allocated mixed use SDAs. Annual targets (Ha) for remainder of the Plan period:					
		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	
				Adoption:	Mixed use SDAs allocated in the LDP	
				AMR No. 1:	3.29 ha of B8 use completed at SD G in 2019-20* Delivery is in-line with the LDP monitoring trajectory	
				AMR No. 2:	0 ha of B use completed on allocated sites during 2020-21 Delivery behind LDP trajectory of 6 ha of employment development forecast to be completed by 2020-21.	
				AMR No. 3:	0 ha of B use completed on allocated sites during 2021-22 Delivery behind LDP trajectory of 8 ha of employment development forecast to be completed by 2021-22.	
					The amount of floorspace built falls below the cumulative requirement for 2 consecutive years	

		AMR No. 4:	Delivery behind LDP trajectory	
Analysis:				
<p>Significant development at SD J is progressing and sites designated as employment land (even if not B1 use) at SD I and SD K have planning consents. By the very nature of employment development, delivery and take up of land will depend on demand from the market which will have been impacted by the COVID19 pandemic. There is not cause for concern in that there is no shortage of a supply of available land of different sizes and location. Nonetheless, AMR 4 noted that delivery has fallen below the cumulative requirement for 2 consecutive years in terms of the indicator trigger and any issues will be addressed as part of the work on the Replacement LDP. This statutory 4 year Plan Review will provide the opportunity to reassess the employment land requirement against the supply of potential employment land and the significant employment related development currently in the pipeline on SDAs.</p>				
Action:				
Issues to be addressed as part of the 4-year statutory plan review that has commenced				

Employment Development Permitted Outside of Existing Employment Areas 2022-23

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.

LDP Objective(s):	2, 10, 11, 12, 13, 15, 16		
Key policies:	RC 10	Related policies:	PS 4
Indicator:	Target:	Outcome:	Trigger point:
20. Local Indicator: Planning applications for employment uses permitted on land outside existing employment or industrial areas.	To steer employment use to existing areas or allocated SDAs in the first instance.	Adoption:	Policies adopted in the LDP
		AMR No. 1:	No planning consents contrary to the policy framework in 2019-20
		AMR No. 2:	No planning consents contrary to the policy framework in 2020-21
		AMR No. 3:	No planning consents contrary to the policy framework in 2021-22
		AMR No. 4:	No planning consents contrary to the policy framework in 2022-23
Analysis:			
No planning consents contrary to the policy framework in 2022-23			
Action:			
No further action required, other than to continue monitoring.			

Monitoring Loss of the Existing Employment Land Bank 2022-23

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.

LDP Objective(s):	2, 10, 11, 12, 13, 15, 16		
Key policies:	RC 11	Related policies:	
Indicator:	Target:	Outcome:	PS 4; RC 10
21. Local Indicator: Loss of the existing employment land bank.	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.	Adoption:	Policies adopted in the LDP
		AMR No. 1:	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 LDP policy framework.
		AMR No. 2:	A small number of changes of use from an existing B use to a non B use were consented in 2020-21. The decisions were in-line with the LDP policy framework.
		AMR No. 3:	A small number of changes of use from an existing B use to a non B use were consented in 2021-22. The decisions were in-line with the LDP policy framework.
		AMR No. 4:	A small number of changes of use from an existing B use to a non B use were consented in 2022-23. The decisions
			Trigger point: Planning applications for non-employment uses permitted on existing employment land bank contrary to the policy framework.

			were in-line with the LDP policy framework.	
Analysis:				
A small number of planning applications for a change of use from an existing B use to a non B use were consented in 2022-23. 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 the decisions were in-line with the LDP policy framework.				
Action:				
No further action required, other than to continue monitoring.				

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).

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.

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

LDP Objective(s):	2, 10, 11, 12, 13, 15, 16			
Key policies:	RC 2; RC 12	Related policies:		PS 4; RC 1; RC 3-11; RC 13
Indicator:	Target:	Outcome:		Trigger point:
12. Core Indicator: Amount of major retail, office and leisure development (sq.) permitted within established town and <i>District Centre</i> boundaries and outside established town and <i>District Centre</i> boundaries.	No applications permitted contrary to the policy framework.	Adoption:	Policies adopted in the Plan	One application permitted contrary to the policy framework
		AMR No. 1:	No applications permitted contrary to the policy framework.	
		AMR No. 2:	No applications permitted contrary to the policy framework.	
		AMR No. 3:	No applications permitted contrary to the policy framework.	
		AMR No. 4:	No applications permitted contrary to the policy framework.	
Analysis:				
No applications permitted contrary to the policy framework.				
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.

LDP Objective(s):	2, 10, 11, 13, 15, 16			
Key policies:	PS 4	Related policies:	CV 2, CV 5, TR 1, TR 5, TR 6, TR 8, TR 10, TR 11	
Indicator:	Target:	Outcome:	Trigger point:	
13. Local Indicator: Number of rural enterprise planning applications permitted.	An increase in the number of rural enterprises permitted.	AMR No. 1:	No increase in the number of rural enterprise planning applications permitted over a 2-year period.	
				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.
		AMR No. 2:		59 relevant applications determined 2020-21, 47 of which were permitted/prior approval not required. 1 approved subject to a S106 agreement
		AMR No. 3:		61 relevant applications were determined, of which 57 were permitted/prior approval not required. 2 were approved subject to a S106 agreement.
		AMR No. 4:	39 relevant applications were permitted.	

Analysis:

Definition of Rural Enterprises: *'land related businesses, including agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services (including agricultural contracting), tourism and leisure enterprises'*. The assessment has also encompassed *rural businesses*, such as holiday accommodation, boarding kennels or other operations which do not fall under the definition of a rural enterprise as they do not obtain their primary inputs from the land, but are located within the countryside.

A total of 43 related planning applications for rural enterprises/businesses 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).

2019-20 was the first year that the Plan has been in operation. AMR 2 provided 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. In AMR 2, a total of 47 related planning applications for rural enterprises/businesses were permitted in 2020-21 (they were either permitted, determined that prior notification of agricultural development was not required or that development was considered lawful). 13 of the applications were for developments in association with existing rural enterprises/businesses. Therefore, there was no increase in the number of rural enterprise/business planning applications permitted.

In 2021-22, AMR 3, a total of 61 relevant applications were determined, of which 57 were permitted/prior approval not required. 2 were approved subject to a S106 agreement. Of the 61 applications: 6 were in connection with existing rural enterprises; 12 for caravan/camping rallies; 18 for the use of land for seasonal camping; 1 for glamping pods; and 24 in relation to agricultural development.

In 2022-2023, AMR 4, a total of 39 relevant applications were approved for rural enterprises/businesses. Of the 39 applications: 12 were for seasonal caravan/camping rallies; 7 for seasonal use of land for camping/caravan/shepherds huts; 5 for additional accommodation at existing rural tourism accommodation businesses; 2 for rural businesses; 1 for barn conversion or tourism use and 1 solar farm (excluded from the definition of a rural enterprise via the LDP) and 10 for agricultural buildings

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/businesses 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, for example, those permitted in 2019-20 will mostly also cover the 2020-21 season and will not require a further planning application next year. Therefore, comparisons over time are difficult to judge and this indicator will need to be reviewed when the LDP is reviewed.

Action:

No further action required, other than to continue monitoring.

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.
- 3.36 The WG guidance³ 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.

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. Detailed pre planning application discussions have taken place between the LPA and developer and the main part of the site has started PAC in 2023 with a planning application expected to be submitted before the end of the year.

³ Edition 3 of the Development Plans Manual (DPM), March 2020

LDP Objective(s):	All			
Key policies:	Policy SD A	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:		Trigger point:
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.	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.	Adoption:	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.
		AMR No. 1:	Site is at the pre-planning application stage.	
		AMR No. 2:	Site is at the pre-planning application stage EIA Screening Opinion determined for Hybrid Planning application	
		AMR No. 3:	Site is at the pre-planning application stage	
		AMR No. 4:	Site is at the pre-planning application stage	
Analysis:				
No detailed planning applications have been determined in 2022-23.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	All																			
Key policies:	Policy SD A	Related policies:		SD 1, SD 2, PS 1																
Indicator:	Target:	Outcome:		Trigger point:																
28. Key Indicator: Delivery of new homes on SD A in accordance with site masterplan and policy.	Delivery of 486 homes by end of Plan period.	Adoption:	SD A allocated in the LDP	Delivery of homes falls below the cumulative target over any 2-year period for 2 consecutive years.																
	Annual targets for remainder of Plan period:	AMR No. 1:	Development has not started. No completions were forecasted in the LDP during this monitoring year.																	
	<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	AMR No. 2:	No completions were delivered 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																			
	AMR No. 3:	No completions were delivered during this monitoring year.																		
	AMR No. 4:	No completions were delivered during this monitoring year.																		
Analysis:	Detailed pre planning application discussions have taken place between the LPA and developer to bring a planning application forward on both the greenfield and brownfield parts of the site.																			

AMR 3 identified that the delivery of homes has fallen below the cumulative target over a two year period for two consecutive years. The statutory 4 year plan review provides the opportunity to review policy SD A in light of the most up to date deliverability evidence. This review will need to take into account the extensive progress being made in bringing the site forward towards a planning application currently, and the site may be a commitment in the future Replacement LDP as a result.

Action:

Relevant policy to be reviewed as part of the 4-year statutory plan review that has now commenced

LDP Objective(s):	All		
Key policies:	Policy SD A	Related policies:	
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1
29. Key Indicator: Commercial development (sq m) permitted on Strategic Development Site SD A	No target specified in the LDP	Adoption:	SD A allocated in the LDP
		AMR No. 1:	Site is at pre- planning application stage.
		AMR No. 2:	Site is at pre- planning application stage.
		AMR No. 3:	Site is at the pre planning application stage
		AMR No. 4:	Site is at the pre planning application stage
Trigger point:	No trigger specified in the LDP		
Analysis:			
Site is at the pre planning application stage. No commercial development permitted at this stage.			
Action:			
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 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. The Council approved the RM planning applications (ref: 2019/2905/RES and 2019/2906/RES) in July 2021 during the AMR 3 period 2021-22. A significant amount of collaborative work has been undertaken between the developer and the Council through a Planning Performance Agreement for this strategic mixed-use scheme with the planning approval delivering an exemplar placemaking approach to this Strategic Development Area. Development is also expected to commence early in 2024.

LDP Objective(s):	All		
Key policies:	Policy SD B	Related policies:	
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1
30. Key Indicator: Delivery of SD B and supporting infrastructure in	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan,	Adoption:	Trigger point:
		SD B allocated in the LDP	One planning application permitted not in accordance with

<p>accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</p>	<p>unless exceptions are justified by evidence.</p>	<p>AMR No. 1:</p>	<p>Outline planning consent granted in-line with the LDP site policy and masterplan in 2019-20.</p>	<p>the site policy and masterplan. unless exceptions are justified by evidence.</p>
		<p>AMR No. 2:</p>	<p>Outline planning consent granted in-line with the LDP site policy and masterplan in 2019-20. RM application awaiting determination as of 01/04/2021.</p>	
		<p>AMR No. 3:</p>	<p>RM planning consent granted in-line with the LDP site policy and masterplan in 2021-22.</p>	
		<p>AMR No. 4:</p>	<p>No planning consents granted in 2022-23.</p>	
<p>Analysis:</p>				
<p>No planning consents granted in 2022-23.</p>				
<p>Action:</p>				
<p>No further action required, other than to continue monitoring.</p>				

LDP Objective(s):	All																		
Key policies:	Policy SD B	Related policies:	SD 1, SD 2, PS 1																
Indicator:	Target:	Outcome:	Trigger point:																
31. Key Indicator: Delivery of new homes on SD B in accordance with site policy and masterplan.	Delivery of 700 homes by end of Plan period.	Adoption: 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> <tr> <td>2020-2021</td> <td>100</td> </tr> <tr> <td>2021-2022</td> <td>100</td> </tr> <tr> <td>2022-2023</td> <td>100</td> </tr> <tr> <td>2023-2024</td> <td>100</td> </tr> <tr> <td>2024-2025</td> <td>100</td> </tr> <tr> <td>2025</td> <td>75</td> </tr> </tbody> </table>			Year	Units	2019-2020	125	2020-2021	100	2021-2022	100	2022-2023	100	2023-2024	100	2024-2025	100	2025	75
	Year	Units																	
	2019-2020	125																	
	2020-2021	100																	
	2021-2022	100																	
	2022-2023	100																	
	2023-2024	100																	
2024-2025	100																		
2025	75																		
	Delivery has not commenced																		
	AMR No. 2: Delivery has not commenced																		
	AMR No. 3: Delivery has not commenced																		
	AMR No. 4: Delivery has not commenced																		
Analysis: There have been no completions to date. However the detailed reserved matters planning applications have been consented and it is expected that delivery of units will commence and get well underway in 2024. Whilst AMR 3 identified that delivery has fallen below the cumulative target for the 2 year period and a trigger has been reached, given the above it is expected that delivery of units will commence at pace in the coming years. Other indicators have identified that a statutory 4 year Plan Review is now required and this review will identify that this site will be a commitment in the next Plan due to the planning consent for the whole site.																			
Action:																			
Relevant policy to be reviewed as part of the 4-year statutory plan review that has now commenced																			

LDP Objective(s):	All		
Key policies:	Policy SD B	Related policies:	
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1
32. Key Indicator: Commercial development (sq m) permitted on Strategic Development Site SD B	None specified in the LDP	Adoption:	SD B allocated in the LDP
		AMR No. 1:	Outline planning consent granted in 2019-20 including for 280 – 370 sq m of flexible A1-A3 / D1 use class floorspace.
		AMR No. 2:	Outline planning consent granted in 2019-20 including for circa 280 – 370 sq m of flexible A1-A3 / D1 use class floorspace.
		AMR No. 3:	Reserved matters consent granted in 2021-22 including community commercial space comprising 560sqm in two buildings specified for the A1-A3 and D1 use classes
		AMR No. 4:	No planning consents in 2022-23.
Analysis:			Trigger point:
			None specified in the LDP
No planning consents in 2022-23			
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 A hybrid planning application, part outline for the whole site, and part detailed for 184 of the homes (ref 2018/2697/OUT), was approved by the Council subject to a Section 106 Agreement in 2020-21. The S106 Agreement was signed on 18 January 2021. Development of the site commenced in 2022-23.

LDP Objective(s):	All		
Key policies:	Policy SD C	Related policies:	
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1
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.	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.	Adoption:	SD C allocated in the LDP
		AMR No. 1:	No planning applications determined in 2019-20.
		AMR No. 2:	Outline planning consent for 850 homes granted in 2020-21 with detailed consent for 184 dwellings.
		AMR No. 3:	Outline planning consent for 850 homes granted in 2020-21 with detailed consent for 184 dwellings.
		AMR No. 4:	No further relevant planning applications determined
Analysis:			Trigger point:
No further relevant planning applications determined in 2022-23.			
Action:			
No further action required, other than to continue monitoring.			

LDP Objective(s):	All																		
Key policies:	Policy SD C	Related policies:																	
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1																
34. Key Indicator: Delivery of new homes on SD C in accordance with site policy and masterplan.	Delivery of 644 homes by end of Plan period.	Adoption:	SD C allocated in the LDP																
	Annual targets for remainder of Plan period:	AMR No. 1:	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	AMR No. 2:	104 units were forecast to be completed in the LDP trajectory by the end of 2020-21. Delivery has not yet commenced.
	Year	Units																	
	2019-2020	4																	
	2020-2021	100																	
2021-2022	100																		
2022-2023	110																		
2023-2024	120																		
2024-2025	120																		
2025	90																		
	AMR No. 3:	204 units were forecast to be completed in the LDP trajectory by the end of 2021-22. Delivery has not yet commenced.																	
	AMR No. 4:	314 units were forecast to be completed in the LDP trajectory by the end of 2022-23. 27 units completed.																	
Analysis:																			
Delivery has commenced on the first phase with 27 units completed. The developer has set out forecasted build showing that the site will gather pace in 2023-24.																			

AMR 3 noted that other indicators have identified that a statutory 4 year Plan Review is now required and this review will identify that this site will be a commitment in the next Plan due to the planning consent for the whole site.

Action: [Redacted]

Relevant policy to be reviewed as part of the 4-year statutory plan review that has now commenced

LDP Objective(s):	All			
Key policies:	Policy SD C	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:		Trigger point:
35. Key Indicator: Commercial development (sq m) permitted on SD C.	No target specified in the LDP	Adoption:	SD C allocated in the LDP	No trigger specified in the LDP
		AMR No. 1:	No planning applications determined in 2019-20.	
		AMR No. 2:	Hybrid planning application determined in 2020-21.	
		AMR No. 3:	No planning applications determined	
		AMR No. 4:	No planning applications determined in 2022-23	
Analysis:				
No planning applications determined in 2022-23				
Action:	[Green Redacted]			
No further action required, other than to continue monitoring.				

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 was approved during 2022-23 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. Development is expected to commence early in 2024.

LDP Objective(s):	All			
Key policies:	Policy SD D	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:	Trigger point:	
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.	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.	Adoption:	SD D allocated in the LDP	
		AMR No. 1:	Outline planning consent granted in 2019-20 in-line with the policy framework.	
		AMR No. 2:	Outline planning consent granted in 2019-20 in-line with the policy framework. Detailed RM application for 470 dwellings currently being determined.	
		AMR No. 3:	Outline planning consent granted in 2019-20 in-line with the policy framework. Detailed RM application for 470 dwellings currently being determined (and has since been approved during 2022-23).	
		AMR No. 4:	Detailed RM application for 470 dwellings approved during 2022-23 in-line with the policy framework.	
One planning application permitted not in accordance with the site policy and masterplan, unless exceptions are justified by evidence.				

Analysis:				
Detailed RM application for 470 dwellings approved during 2022-23 in-line with the policy framework.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	All																		
Key policies:	Policy SD D	Related policies:		SD 1, SD 2, PS 1															
Indicator:	Target:	Outcome:		Trigger point:															
37. Key Indicator: Delivery of new homes on SD D in accordance with site policy and masterplan.	Delivery of 1,088 homes by end of Plan period.	Adoption:	SD D allocated in the LDP	Delivery of homes falls below the cumulative target over any 2-year period for 2 consecutive years.															
	Annual targets for remainder of Plan period:	AMR No. 1:	Residential completions were forecasted by the LDP trajectory to commence in 2019-20. Delivery has not yet commenced.																
		AMR No. 2:	280 units were forecast to be completed in the LDP trajectory by the end of 2020-21. Delivery has not yet commenced.																
		AMR No. 3:	450 units were forecast to be completed in the LDP trajectory by the end of 2021-22. Delivery has not yet commenced.																
		AMR No. 4:	620 units were forecast to be completed in the LDP trajectory by the end of 2022-23. 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																		

Analysis:				
<p>Delivery has not yet commenced. However, the reserved matters planning application was approved in 2022-23. Delivery of the site is behind schedule and further engagement work is required between the LPA and developer to facilitate timely discharge of conditions to enable development to commence. Whilst AMR 3 noted that delivery has fallen below the cumulative target for the 2 year period and a trigger has been reached, it is expected that delivery of units will commence in 2024 and go forward at pace in the coming years. Other indicators identified that a statutory 4 year Plan Review is required and this review will identify that this site will be a commitment in the next Plan due to the planning consent for the whole site.</p>				
Action:				
Relevant policy to be reviewed as part of the 4 year statutory plan review that has now commenced				

LDP Objective(s):	All			
Key policies:	Policy SD D	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:		Trigger point:
38. Key Indicator: Commercial development (sq m) permitted on Strategic Development Site SD D.	No target specified in the LDP	Adoption:	SD D allocated in the LDP	No trigger specified in the LDP
		AMR No. 1:	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	
		AMR No. 2:	No further detailed permissions granted.	
		AMR No. 3:	No further detailed permissions granted.	

		AMR No. 4:	No relevant detailed permissions granted.	
Analysis:				
No relevant detailed permissions granted.				
Action:				
No further action required, other than to continue monitoring.				

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. Detailed pre-planning application engagement is taking place between the site promoter and LPA with a view to a planning application being submitted by the developer in 2023-24.

LDP Objective(s):	All			
Key policies:	Policy SD E	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:		Trigger point:
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.	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.	Adoption:	SD E allocated in the LDP	One planning application permitted not in accordance with the site policy and masterplan, unless exceptions are justified by evidence.
		AMR No. 1:	Site is at pre- planning application stage.	
		AMR No. 2:	Site is at pre- planning application stage.	
		AMR No. 3:	Site is at pre- planning application stage.	
		AMR No. 4:	Site is at pre- planning application stage.	
Analysis:				
Site is at pre-planning application stage.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	All																		
Key policies:	Policy SD E	Related policies:																	
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1																
40. Key Indicator: Delivery of new homes on SD E in accordance with site policy and masterplan.	Delivery of 490 homes by end of Plan period.	Adoption:	SD E allocated in the LDP																
	Annual targets for remainder of Plan period:	AMR No. 1:	No completions forecasted in the LDP trajectory during this monitoring year.																
	<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	AMR No. 2:	72 units were forecast to be completed in the LDP trajectory by the end of 2020-21. Delivery has not commenced.
	Year	Units																	
	2019-2020	0																	
	2020-2021	72																	
2021-2022	80																		
2022-2023	90																		
2023-2024	90																		
2024-2025	90																		
2025	68																		
	AMR No. 3:	152 units were forecast to be completed in the LDP trajectory by the end of 2021-22. Delivery has not commenced.																	
	AMR No. 4:	242 units were forecast to be completed in the LDP trajectory by the end of 2022-23. Delivery has not commenced.																	
Analysis:																			
Detailed pre- planning application engagement is taking place between the site promoter and LPA with a planning application expected during 2023-24. Delivery of the site is behind schedule and further engagement work is required between the LPA and developer to facilitate a planning application to be submitted as soon as possible. Whilst AMR 3 noted that delivery has fallen below the cumulative target for the 2 year period and a trigger has been reached, the site is making progress. Other indicators highlighted the need for a																			

statutory 4 year Plan review, which will provide the opportunity to review policy SD E in light of the most up to date deliverability evidence. This review will need to take into account the extensive progress being made in bringing the site forward towards a planning application currently, and the site may be a commitment in the future LDP as a result

Action:

Relevant policy to be reviewed as part of the 4-year statutory plan review that has now commenced

LDP Objective(s):	All		
Key policies:	Policy SD E	Related policies:	
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1
41. Key Indicator: Commercial development (sq m) permitted on SD E	No target specified in the LDP.	Adoption:	SD E allocated in the LDP
		AMR No. 1:	Site is at pre- planning application stage.
		AMR No. 2:	Site is at pre- planning application stage.
		AMR No. 3:	Site is at pre- planning application stage.
		AMR No. 4:	Site is at pre- planning application stage.
Analysis:			Trigger point:
			No trigger specified in the LDP
Analysis:			
Site is at pre- planning application stage.			
Action:			
No further action required, other than to continue monitoring.			

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, has been completed in 2020-21. 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 planning stage.

LDP Objective(s):	All		
Key policies:	Policy SD F	Related policies:	
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1
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.	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan.	Adoption:	SD F allocated in the LDP
		AMR No. 1:	The area comprising the LDP allocation is at the pre planning application stage.
		AMR No. 2:	The area comprising the LDP allocation is at the pre planning application stage.
		AMR No. 3:	The area comprising the LDP allocation is at the pre planning application stage.
		AMR No. 4:	The area comprising the LDP allocation is at the pre planning application stage.
Analysis:			
The area of the site that was completed in 2020-21 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 planning application stage.			

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

LDP Objective(s):	All			
Key policies:	Policy SD F	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:	Trigger point:	
43. Key Indicator: Delivery of new homes on SD F in accordance with site policy and masterplan.	Delivery of 371 homes by end of Plan period.	Adoption:	SD F allocated in the LDP	
	Annual targets for remainder of Plan period:	AMR No. 1:	No completions were forecasted in the LDP trajectory during this monitoring year for the allocated area.	
		AMR No. 2:	52 dwellings were forecast during 2020-2021. Delivery has not commenced.	
		AMR No. 3:	112 dwellings were forecast for delivery by the end of 2021-22. Delivery has not commenced.	
		AMR No. 4:	192 dwellings were forecast for delivery by the end of 2022-23. Delivery has not commenced.	
Analysis:				
Site is at pre planning application stage with detailed engagement taking place between the site promoter and LPA in order to facilitate a planning application to come forward. Delivery of the site is behind schedule and further engagement work is required between the LPA and developer to facilitate a planning application to be submitted as soon as possible. AMR 3 noted that delivery has fallen below the cumulative target over a two year period for two consecutive years. Therefore the trigger has been breached and other indicators highlighted the need for a statutory 4 year Plan review, which will provide the opportunity to review policy SD F in light of the most up to				

date deliverability evidence. This review will need to take into account the extensive progress being made in bringing the site forward towards a planning application currently, and the site may be a commitment in the future LDP as a result.

Action:

Relevant policy to be reviewed as part of the 4-year statutory plan review that has now commenced

LDP Objective(s):	All			
Key policies:	Policy SD F	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:	Trigger point:	
44. Key Indicator: Commercial development (sq m) permitted on Strategic Development Site SD F	No target specified in the LDP	Adoption:	SD F allocated in the LDP	
		AMR No. 1:	The LDP allocation is at pre planning application stage.	
		AMR No. 2:	The LDP allocation is at pre planning application stage.	
		AMR No. 3:	The LDP allocation is at pre planning application stage.	
		AMR No. 4:	The LDP allocation is at pre planning application stage.	
Analysis:				
The LDP allocation is at pre planning application stage.				
Action:				
No further action required, other than to continue monitoring.				

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.
- 3.47 Policy SD 1 states that the site has capacity for further homes beyond the Plan period with a total capacity of

around 800 homes.

- 3.48 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.

LDP Objective(s):	All			
Key policies:	Policy SD G	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:	Trigger point:	
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.	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan.	Adoption:	SD G allocated in the LDP	
		AMR No. 1:	No planning applications determined.	
		AMR No. 2:	No planning applications determined.	
		AMR No. 3:	No planning applications determined.	
One planning application permitted not in accordance with the site policy and masterplan.				

		AMR No. 4:	No planning applications determined.	
Analysis:				
No planning applications determined.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	All																			
Key policies:	Policy SD G	Related policies:		SD 1, SD 2, PS 1																
Indicator:	Target:	Outcome:		Trigger point:																
46. Key Indicator: Delivery of new homes on SD G in accordance with site policy and masterplan.	Delivery of 565 homes by end of Plan period.	Adoption:	SD G allocated in the LDP	Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.																
	Annual targets for remainder of Plan period	AMR No. 1:	No completions were forecasted in the LDP trajectory during this monitoring year.																	
	<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>90</td> </tr> <tr> <td>2021-2022</td> <td>100</td> </tr> <tr> <td>2022-2023</td> <td>100</td> </tr> <tr> <td>2023-2024</td> <td>100</td> </tr> <tr> <td>2024-2025</td> <td>100</td> </tr> <tr> <td>2025</td> <td>75</td> </tr> </tbody> </table>	Year	Units		2019-2020	0	2020-2021	90	2021-2022	100	2022-2023	100	2023-2024	100	2024-2025	100	2025	75	AMR No. 2:	90 completions were forecast during 2020-21. Delivery has not commenced.
	Year	Units																		
	2019-2020	0																		
	2020-2021	90																		
	2021-2022	100																		
	2022-2023	100																		
2023-2024	100																			
2024-2025	100																			
2025	75																			
	AMR No. 3:	190 completions were forecast for delivery by the end of 2021-22. Delivery has not commenced.																		
	AMR No. 4:	290 completions were forecast for delivery by the end of 2022-23. Delivery has not commenced.																		

Analysis:				
AMR 3 noted that delivery has not yet commenced and fallen below the cumulative target over a two year period for two consecutive years. Therefore the trigger has been breached and other indicators highlighted the need for a statutory 4 year Plan review, which will provide the opportunity to review policy SD G in light of the most up to date deliverability evidence. The LPA needs to continue to work with Welsh Government to bring the planning application to determination. The LDP review will need to take into account the progress being made with regard to the planning application, and the site may be a commitment in the future LDP if planning consent is granted.				
Action:				
Relevant policy to be reviewed as part of the 4-year statutory plan review that has now commenced				

LDP Objective(s):	All			
Key policies:	Policy SD G	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:		Trigger point:
47 Local Indicator: Commercial development (sq m) permitted on Strategic Development Site SD G	No applications permitted contrary to the policy framework	Adoption:	SD G allocated in the LDP	One application permitted contrary to the policy framework.
		AMR No. 1:	No planning applications determined	
		AMR No. 2:	No planning applications determined	
		AMR No. 3:	No planning applications determined	
		AMR No. 4:	No planning applications determined	
Analysis:	No commercial development permitted.			
Action:				

No further action required, other than to continue monitoring.

LDP Objective(s):	All																
Key policies:	Policy SD G	Related policies:															
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1														
48. Key Indicator: Amount of employment development delivered on SD G	To deliver up to 14 Ha of potential employment generating development at SD G.	Adoption:	SD G allocated in the LDP														
	Annual targets for remainder of Plan period	AMR No. 1:	Delivery of 1 Ha of B8 use class development completed.														
	<table border="1"> <thead> <tr> <th>Year</th> <th>Ha</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>1</td> </tr> <tr> <td>2020-2021</td> <td>0</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>1</td> </tr> </tbody> </table>			Year	Ha	2019-2020	1	2020-2021	0	2021-2022	1	2022-2023	0	2023-2024	1	2024-2025	0
	Year	Ha															
	2019-2020	1															
	2020-2021	0															
	2021-2022	1															
	2022-2023	0															
2023-2024	1																
2024-2025	0																
2025	1																
	AMR No. 2:	No delivery of employment land.															
	AMR No. 3:	No delivery of employment land.															
	AMR No. 4:	No delivery of employment land.															
			The amount of floorspace built falls below the cumulative requirement for all SD sites for 2 consecutive years.														
Analysis:	No delivery of employment land in 2022-23.																

Action:

No further action required, other than to continue monitoring.

commercial units, community buildings and a 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. An outline planning application has been submitted for the first phase of the site.

SD H: North of Waunarlwydd/Fforestfach

- 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,

LDP Objective(s):	All			
Key policies:	Policy SD H	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:		Trigger point:
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.	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan.	Adoption:	SD H allocated in the LDP	One planning application permitted not in accordance with the site policy and masterplan.
		AMR No. 1:	Site is at pre-application stage.	
		AMR No. 2:	Site is at pre-application stage.	
		AMR No. 3:	Site is at pre-application stage.	
		AMR No. 4:	An outline planning application has been submitted for the first phase of the site but has not been	

			determined as of the base date of AMR 4.	
Analysis:				
An outline planning application has been submitted for the first phase of the site but has not been determined as of the base date of AMR 4.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	All				
Key policies:	Policy SD H	Related policies:		SD 1, SD 2, PS 1	
Indicator:	Target:	Outcome:		Trigger point:	
50. Key Indicator: Delivery of new homes on SD H in accordance with site policy and masterplan.	Delivery of 716 homes by end of Plan period.	Adoption:	SD H allocated in the LDP	Delivery of homes falls below the cumulative target over any 2-year period for 2 consecutive years.	
	Annual targets for remainder of Plan period:		AMR No. 1:		No completions were forecasted during this monitoring year in the LDP trajectory.
		AMR No. 2:			126 dwellings were forecast during 2020-2021. Delivery has not commenced.

		AMR No. 3:	275 dwellings were forecast for delivery by the end of 2021-2022. Delivery has not commenced.	
		AMR No. 4:	435 dwellings were forecast for delivery by the end of 2022-23. Delivery has not commenced.	
Analysis:				
<p>AMR 3 noted that delivery has not yet commenced and that delivery of homes has fallen below the cumulative target over a two year period for two consecutive years. Therefore the trigger has been breached and other indicators highlighted the need for a statutory 4 year Plan review, which will provide the opportunity to review policy SD H in light of the most up to date deliverability evidence. During AMR 4 in 2022-23, an outline planning application was submitted for the first phase of the site. The LDP review will need to take into account the extensive progress being made in bringing the site forward, and the site (or parts of it) may be a commitment in the future LDP if planning consent is granted.</p>				
Action:				
Relevant policy to be reviewed as part of the 4-year statutory plan review that has now commenced				

LDP Objective(s):	All			
Key policies:	Policy SD H	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:		Trigger point:
51. Key Indicator: Commercial development (sq m) permitted on SD H	No target specified in the LDP	Adoption:	SD H allocated in the LDP	No trigger specified in the LDP
		AMR No. 1:	Site is at pre planning application stage.	
		AMR No. 2:	Site is at pre planning application stage.	

		AMR No. 3:	Site is at pre planning application stage.	
		AMR No. 4:	No planning applications determined.	
Analysis:				
No planning applications determined.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	All													
Key policies:	Policy SD H	Related policies:		SD 1, SD 2, PS 1										
Indicator:	Target:	Outcome:		Trigger point:										
52. Key Indicator: Amount of employment development delivered on SD H	To deliver up to 26 Ha of employment generating development at SD H	Adoption:	SD H 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		AMR No. 1:		No employment generating development forecasted in the LDP during this monitoring year.									
		AMR No. 2:	No employment generating development forecasted in the LDP 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>0</td> </tr> <tr> <td>2021-2022</td> <td>0</td> </tr> <tr> <td>2022-2023</td> <td>0</td> </tr> </tbody> </table>	Year	Ha	2019-2020	0	2020-2021	0	2021-2022	0	2022-2023	0			
Year	Ha													
2019-2020	0													
2020-2021	0													
2021-2022	0													
2022-2023	0													

	2023-2024	0		AMR No. 3:	No employment generating development forecasted in the LDP during this monitoring year.	
	2024-2025	10				
	2025	11		AMR No. 4:	No employment generating development forecasted in the LDP during this monitoring year.	
Analysis:						
No economic development has taken place and none was forecasted to take place in the LDP trajectory during 2022-23.						
Action:						
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.

LDP Objective(s):	All				
Key policies:	Policy SD I	Related policies:			SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:			Trigger point:
53. Key Indicator: Delivery of SD I and supporting	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and	Adoption:	SD I allocated in the LDP	One planning application permitted not in	

infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.	the site policy and masterplan, unless exceptions are justified by evidence.	AMR No. 1:	No planning applications determined	accordance with the site policy and masterplan, unless exceptions are justified by evidence.
		AMR No. 2:	No planning application determined	
		AMR No. 3:	No planning application determined	
		AMR No. 4:	No planning application determined	
Analysis:				
No planning applications determined in 2022-23				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	All										
Key policies:	Policy SD I	Related policies:		SD 1, SD 2, PS 1							
Indicator:	Target:	Outcome:	Trigger point:								
54. Key Indicator: Delivery of new homes on SD I in accordance with site policy and masterplan.	Delivery of 410 homes by end of Plan period.	Adoption:	SD I allocated in the LDP								
		AMR No. 1:	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>2019-20</td> <td>0</td> </tr> <tr> <td>2020-21</td> <td>10</td> </tr> <tr> <td>2021-22</td> <td>100</td> </tr> </tbody> </table>	Year	Units	2019-20	0	2020-21	10	2021-22	100	Delivery of homes falls below the cumulative target over any 2-year period for 2 consecutive years	
Year	Units										
2019-20	0										
2020-21	10										
2021-22	100										

	2022-23	100	AMR No. 2:	A small number (10) of completions were forecast during this monitoring period. Delivery has not yet commenced.	
	2023-24	50			
	2024-25	100			
	2025	50			
			AMR No. 3:	110 were forecast for delivery by the end of this monitoring period. Delivery has not yet commenced.	
			AMR No. 4:	210 were forecast for delivery by the end of this monitoring period. Delivery has not yet commenced.	
Analysis:					
<p>Delivery has not yet commenced. This is the third year where dwellings were forecast for delivery on site and the delivery of homes has fallen below the cumulative target over a two year period for two consecutive years. AMR 3 noted that the trigger has been breached and other indicators highlighted the need for a statutory 4 year Plan review, which will provide the opportunity to review policy SD I in light of the most up to date deliverability evidence. This review will need to take into account progress being made in bringing the site forward. The LPA will need to continue to facilitate engagement within the Council to bring this site forward.</p>					
Action:					
Relevant policy to be reviewed as part of the 4-year statutory plan review that is now required					

LDP Objective(s):	All			
Key policies:	Policy SD I	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:	Trigger point:	
55. Key Indicator: Commercial development (sq m)	No target specified in the LDP	Adoption:	SD I allocated in the LDP	
		AMR No. 1:	No planning applications have been determined.	

permitted on Strategic Development Site SD I		AMR No. 2:	No planning applications have been determined.	
		AMR No. 3:	One application consented on 1.89 hectares land (ref 2021/2116/FUL) for a car sales dealership	
		AMR No. 4:	No planning applications have been determined.	
Analysis:				
No B use employment planning applications consented 2022-23.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	All																		
Key policies:	Policy SD I	Related policies:																	
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1																
56. Key Indicator: Amount of employment development delivered on SD I	To deliver up to 4 Ha employment generating development at SD I.	Adoption:	SD I allocated in the LDP																
	Annual targets for remainder of Plan period	AMR No. 1:	No employment generating development forecasted in the LDP trajectory during this 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	AMR No. 2:	2 ha of employment development forecast during the year. No employment development has occurred
	Year	Ha																	
	2019-2020	0																	
	2020-2021	2																	
	2021-2022	1																	
	2022-2023	0																	
2023-2024	1																		
2024-2025	0																		
2025	0																		
	AMR No. 3:	1 ha of employment development forecast during the year. No employment development has occurred																	
	AMR No. 4:	No employment generating development forecasted in the LDP trajectory during this year.																	
Analysis:																			
No employment generating development forecasted in the LDP trajectory during this year. AMR 3 noted that a trigger had been reached and the LDP review provides the opportunity to review this policy.																			
Action:																			
Relevant policy to be reviewed as part of the 4-year statutory plan review that is now required																			

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.

LDP Objective(s):	All		
Key policies:	Policy SD J	Related policies:	SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:	Trigger point:
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.	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.	Adoption:	SD J allocated in the LDP
		AMR No. 1:	Amended outline and reserved matters consent granted in 2019-20 in-line with the site policy and masterplan for the Swansea Central regeneration site.
		AMR No. 2:	Planning consents permitted in accordance with the site policy and masterplan.
		AMR No. 3:	Planning consents permitted in accordance with the site policy and masterplan.
			One planning application permitted not in accordance with the site policy and masterplan, unless exceptions are justified by evidence.

		AMR No. 4:	Planning consents permitted in accordance with the site policy and masterplan.	
Analysis:				
This indicator overlaps with indicators 2 and 3. Please refer to text commentary under those indicators.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	All														
Key policies:	Policy SD J	Related policies:		SD 1, SD 2, PS 1											
Indicator:	Target:	Outcome:	Trigger point:												
58. Key Indicator: Delivery of new homes on SD J in accordance with site policy and masterplan.	Delivery of 856 homes by end of Plan period.	Adoption:	SD J allocated in the LDP												
	Annual targets for remainder of Plan period:	AMR No. 1:	3 units recorded as completed in SD J on sites regarded as forming the site capacity (ie they were not commitments in the LDP)												
			52 apartments in the Orchard House scheme and 33 in the Swansea Central Scheme Phase 1 were under construction												
	<table border="1"> <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>73</td> </tr> <tr> <td>2021-2022</td> <td>50</td> </tr> <tr> <td>2022-2023</td> <td>258</td> </tr> <tr> <td>2023-2024</td> <td>50</td> </tr> </tbody> </table>	Year	Units	2019-2020	50	2020-2021	73	2021-2022	50	2022-2023	258	2023-2024	50	Delivery of homes falls below the cumulative target over any 2-year period for 2 consecutive years.	
Year	Units														
2019-2020	50														
2020-2021	73														
2021-2022	50														
2022-2023	258														
2023-2024	50														

	2024-2025	175	AMR No. 2:	68 new homes were completed in SD J including the 52 at Orchard House. Development has continued on other schemes including the Swansea Central Scheme Phase 1 for 33 residential units	
	2025	150			
			AMR No. 3:	19 new homes were completed in SD J.	
			AMR No. 4:	33 new homes were completed in SD J.	
Analysis:					
Whilst the total delivery falls below the cumulative target over two years developments are coming forward. Other indicators have highlighted the need for a statutory 4 year Plan review, which will provide the opportunity to review policy SD J in light of the most up to date deliverability evidence.					
Action:					
Relevant policy to be reviewed as part of the 4-year statutory plan review that is now underway					

LDP Objective(s):	All			
Key policies:	Policy SD J	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:	Trigger point:	
59. Key Indicator: Commercial development (sq m) permitted on Strategic Development Site SD J	No target specified in the LDP	Adoption:	SD J allocated in the LDP	
		AMR No. 1:	Outline planning consent for the Swansea Central scheme comprises a minimum of 40,425 sq m of additional commercial	
			No trigger specified in the LDP	

			<p>floorspace in the Central Area and maximum of 85,750 sq m.</p> <p>In addition, on other sites, 4,262 sq m of commercial development was given planning consent in 2019-20.</p>	
		AMR No. 2:	<p>Full planning consent granted for Digital Village on the former Oceana building on the Kingsway comprises a total of 13588 sq m of commercial floorspace</p> <p>In addition, on other sites, 1,482sqm of commercial development was given planning consent in 2020-21.</p>	
		AMR No. 3:	<p>1858 sqm of commercial development was given planning consent in 2021-22</p>	
		AMR No. 4:	<p>8680 sqm of commercial development was given planning consent in 2022-23</p>	
Analysis:				
<p>This indicator is linked to indicators 11 and 12. It should be noted that as some of these were changes of use, this is not additional commercial floorspace but has resulted in changes in the amount of floorspace permitted for certain commercial use classes.</p>				
Action:				
<p>No further action required, other than to continue monitoring.</p>				

LDP Objective(s):	All																		
Key policies:	Policy SD J	Related policies:																	
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1																
60. Key Indicator: Amount of employment development delivered on SD J	To deliver up to 4 Ha of B1 uses at SD J:	Adoption:	SD J allocated in the LDP																
	<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	AMR No. 1:	Development of Swansea Central has commenced.
	Year	Ha																	
	2019-2020	0																	
	2020-2021	1																	
	2021-2022	0																	
	2022-2023	3																	
	2023-2024	0																	
2024-2025	0																		
2025	0																		
		AMR No. 2:	1 ha of B1 uses forecast to be delivered in 2020-21. Development of Swansea Central has commenced.																
		AMR No. 3:	No development forecast. Development of Swansea Central has commenced and several significant schemes in the pipeline or under construction.																
			The amount of floorspace built falls below the cumulative requirement for all SD sites for 2 consecutive years																

		AMR No. 4:	Development of Swansea Central has commenced and several significant schemes in the pipeline or under construction.	
Analysis:				
Significant development at SD J is progressing on site and while not completed by the end of 2022-23 will do so in the near future and so no cause for concern in terms of the development target.				
Action:				
No further action required, other than to continue monitoring.				

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.

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

LDP Objective(s):	All		
Key policies:	Policy SD K	Related policies:	SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:	Trigger point:
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.	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.	Adoption:	SD K allocated in the LDP.
		AMR No. 1:	Planning application permitted in accordance with the site policy and masterplan.
		AMR No. 2:	No relevant planning applications permitted during 2020-21.
		AMR No. 3:	No relevant planning applications permitted during 2021-22.
		AMR No. 4:	Permitted in accordance with the site policy and masterplan.
Analysis:			
Permitted in accordance with the site policy and masterplan.			
Action:			
No further action required, other than to continue monitoring.			

LDP Objective(s):	All																		
Key policies:	Policy SD K	Related policies:	SD 1, SD 2, PS 1																
Indicator:	Target:	Outcome:	Trigger point:																
62. Key Indicator: Delivery of new homes on SD K in accordance with site policy and masterplan.	Delivery of 525 homes by end of Plan period.	Adoption:	SD K allocated in the LDP																
	Annual targets for remainder of Plan period:	AMR No. 1:	16 units completed																
	<table border="1"> <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	AMR No. 2:	44 units completed
	Year	Units																	
	2019-2020	50																	
	2020-2021	50																	
	2021-2022	80																	
2022-2023	80																		
2023-2024	80																		
2024-2025	80																		
2025	55																		
	AMR No. 3:	No units completed																	
	AMR No. 4:	No units completed																	
			Delivery of homes falls below the cumulative target over any 2-year period for 2 consecutive years.																
Analysis:	60 units completed in 2019-20 and 2020-21, but none in 2021-22 or 2022-23. Delivery of homes has fallen below the cumulative target over a 2 year period for 2 consecutive years, but was very close to the LDP trajectory of 50 dwellings in 2020-21. There are sites in the pipeline including significant planning applications being determined by the LPA received from developers. Further work needed to engage with developers on sites coming forward in the pipeline to bring them forward for development. Other indicators have highlighted the need for a statutory 4 year Plan review, which will provide the opportunity to review policy SD K in light of the most up to date																		

deliverability evidence. This review will need to take into account the extensive progress being made in bringing several sites forward currently.

Action:

Relevant policy to be reviewed as part of the 4-year statutory plan review that has now commenced

LDP Objective(s):	All			
Key policies:	Policy SD K	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:		Trigger point:
63. Key Indicator: Provision of supporting infrastructure on SD K in accordance with the Site Masterplan and Policy.	All development on SDAs to be supported by community facilities and infrastructure.	Adoption:	SD K allocated in the LDP.	Delivery of supporting infrastructure not in accordance with appropriate phase as specified in planning permissions
		AMR No. 1:	Planning application permitted in accordance with the site policy and masterplan.	
		AMR No. 2:	No further relevant planning applications in 2020-21	
		AMR No. 3:	No further relevant planning applications in 2021-22	
		AMR No. 4:	Permitted in accordance with the site policy and masterplan.	
Analysis:				
Permitted in accordance with the site policy and masterplan.				

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

LDP Objective(s):	All		
Key policies:	Policy SD K	Related policies:	
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1
64. Key Indicator: Amount of Commercial development (sq m) permitted on Strategic Development Site SD K in accordance with site policy and masterplan.	No target specified in the LDP	Adoption:	SD K allocated in the LDP
		AMR No. 1:	Construction of a drive thru unit Class A1 197 sq m GIA (ref 2020/0401/FUL) permitted in 2019-20.
		AMR No. 2:	No commercial development permitted in 2020-21.
		AMR No. 3:	No additional commercial development permitted in 2021-22
		AMR No. 4:	Reserved matters application within SD J (ref 2022/0954/RES) was permitted in 2022-23.
Analysis:			
<p>It is of interest to note that, since the last AMR, a Reserved Matters application within SD Ki was approved (ref 2022/0954/RES) on Plots Pc And Pj SA1 for the development of the UWTSD Innovation Matrix Building (mixed Business B1 / Education D1 with ancillary A3) for a new education (use class D1) and business (use class B1) building to be constructed to the west of the UWTSD's Faculty of Architecture, Computing and Engineering (FACE) & Technology Building (now known as the IQ Building) and north of the Library (Y Fforwm) facing Kings Road. The two storey Innovation Matrix building will have a floorspace of 3146.50 m² (GIA).</p>			

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

LDP Objective(s):	All		
Key policies:	Policy SD K	Related policies:	
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1
65. Key Indicator: Amount of employment development delivered on SD K	To deliver up to 12 Ha of B1 uses at SD K.	Adoption:	SD K allocated in the LDP
	Annual targets for remainder of Plan period:	AMR No. 1:	No delivery forecasted in the LDP trajectory in 2019-20.
		AMR No. 2:	1ha of B1 uses forecast in the LDP trajectory in 2020-21
		AMR No. 3:	No delivery of B1 uses.
		AMR No. 4:	No delivery forecasted in the LDP trajectory in 2021-22.
			No delivery of B1 uses
Analysis:			
Sites have planning consents. By the very nature of employment development, delivery and take up of land will depend on demand from the market which will have been impacted by the COVID19 pandemic. There is not cause for concern in that there is no shortage of a supply of available land of different sizes and location. Nonetheless, delivery has fallen below the cumulative requirement for 2 consecutive years in terms of the indicator trigger and any issues will be addressed as part of the work on the Replacement LDP. This			

statutory 4 year Plan Review will provide the opportunity to reassess the employment land requirement against the supply of potential employment land and the significant employment related development currently in the pipeline on SDAs.

Issues to be addressed as part of the 4-year statutory plan review that has commenced

SD L: Tawe Riverside Corridor and Hafod Morfa Copperworks

- 3.58 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.
- 3.59 Whilst no planning applications were submitted for the wider regeneration of the site, during 2020-21 Listed Building consent was granted for the stabilisation of the Laboratory building (a Grade II Listed Building) on the site, insertion of new floors, staircase and new roof structure as part of placemaking principles for this site to include a mixed use heritage led project including restoration and reuse of historic buildings. It is expected that once renovated the Laboratory can potentially occupy an A3 type restaurant/cafe. The

Council also dealt with a number of Discharge of condition, Non material amendments and S73 applications associated with previous consents for the restoration of other Listed Buildings on the site.

- 3.60 In 2021-22 consent was granted for the change of use of the former Hafod laboratory building from Use Class B1/B2 to Mixed Use Classes A1, A2 and A3 with works to provide new service vehicle access to the building and allocation of car parking from existing adjacent car park to serve proposed future change of use (ref: 2021/0711/FUL), to provide a heritage led mixed use regeneration project.

LDP Objective(s):	All			
Key policies:	Policy SD L	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:		Trigger point:
66. Key Indicator: Delivery of SD L and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.	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.	Adoption:	SD L allocated in the LDP	One planning application permitted not in accordance with the site policy and masterplan , unless exceptions are justified by evidence.
		AMR No. 1:	No planning applications determined in 2019-20	
		AMR No. 2:	No relevant planning applications determined in 2020-21.	
		AMR No. 3:	No planning applications permitted contrary to the site policy and masterplan.	
		AMR No. 4:	No planning applications permitted contrary to the site policy and masterplan.	
Analysis:				
No planning applications permitted contrary to the site policy and masterplan.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	All																				
Key policies:	Policy SD L	Related policies:																			
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1																		
67. Key Indicator: Delivery of new homes on SD L in accordance with site policy and masterplan.	Delivery of 258 homes by end of Plan period.	Adoption:	SDA allocated in the LDP																		
	<table border="1"> <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	AMR No. 1:	No completions were forecasted during 2019-20 in the LDP trajectory.
	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																				
		AMR No. 2:	No residential development. No completions were forecasted during 2020-21 in the LDP trajectory.																		
		AMR No. 3:	No residential development. 45 units were forecasted during 2021-22 in the LDP trajectory																		
		AMR No. 4:	No residential development. 95 units were forecasted during 2022-23 in the LDP trajectory																		
			Delivery of homes falls below the cumulative target over any 2-year period for 2 consecutive years.																		

Analysis:				
No residential development has taken place, though 45 units were forecasted for delivery in 2021-22 and 50 in 2022-23, therefore completions have fallen behind the estimated trajectory for the second consecutive year. Other indicators have highlighted the need for a statutory 4 year Plan review, which will provide the opportunity to review policy SD L in light of the most up to date deliverability evidence				
Action:				
Relevant policy to be reviewed as part of the 4-year statutory plan review that has now commenced				

LDP Objective(s):	All			
Key policies:	Policy SD L	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:		Trigger point:
68. Key Indicator: Provision of supporting infrastructure on SD L in accordance with the Site Masterplan and Policy.	All development on SDAs to be supported by community facilities and infrastructure.	Adoption:	SDA allocated in the LDP	Delivery of supporting infrastructure not in accordance with appropriate phase as specified in planning permissions
		AMR No. 1:	No planning applications determined in 2019-20.	
		AMR No. 2:	Listed Building Consent application approved for Grade II Listed Laboratory.	
		AMR No. 3:	Consent granted for change of use of former laboratory building from Use Class B1/B2 to Mixed Use Classes A1, A2 and A3	
		AMR No. 4:	No relevant planning applications determined.	
Analysis:				

No relevant planning applications determined	
Action:	
No further action required, other than to continue monitoring.	

LDP Objective(s):	All		
Key policies:	Policy SD L	Related policies:	SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:	Trigger point:
69. Key Indicator: Commercial development (sq m) permitted on SD L	No target specified in the LDP	Adoption:	SDA allocated in the LDP
		AMR No. 1:	No planning applications determined in 2019-20.
		AMR No. 2:	Listed Building Consent application approved for Grade II Listed Laboratory.
		AMR No. 3:	Consent granted for change of use of former laboratory building from Use Class B1/B2 to Mixed Use Classes A1, A2 and A3
		AMR No. 4:	No relevant planning applications determined.
Analysis:			
No relevant planning applications determined.			
Action:			
No further action required, other than to continue monitoring.			

Policy SD 2: Masterplanning Principles

3.61 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.

3.62 The indicators in this section monitor the implementation of Policy SD 2 Masterplanning Principles.

3.63 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.

LDP Objective(s):	17, 19 ,20			
Key policies:	SD 2	Related policies:		
Indicator:	Target:	Outcome:	Trigger point:	
22. Local Indicator: The number of planning applications refused on design/ Placemaking grounds.	None specified in the LDP	Adoption:	SD 2 adopted in the LDP	None specified in the LDP
		AMR No. 1:	No planning applications of 100+ residential units refused on design / placemaking grounds in 2019-20 under Policy SD 2.	
		AMR No. 2:	No planning applications of 100+ residential units refused on design / placemaking grounds in 2020-21 under Policy SD 2.	
		AMR No. 3:	No planning applications of 100+ residential units refused on design / placemaking grounds in 2021-22 under Policy SD 2.	
		AMR No. 4:	No planning applications of 100+ residential units refused on design / placemaking grounds in 2022-23 under Policy SD 2.	
Analysis:	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 2022-23. 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.			

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

3.64 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 2021-22.

LDP Objective(s):	17, 19 ,20		
Key policies:	SD 2	Related policies:	
Indicator:	Target:	Outcome:	Trigger point:
24. Local Indicator: The number of planning applications permitted below 35 dwellings per hectare on sites of 100 dwellings or more.	No planning applications permitted contrary to the policy framework.	Adoption:	SD 2 adopted in the Plan.
		AMR No. 1:	No planning applications of 100 dwellings or more approved contrary to the LDP policy framework in 2019-20 with regards to residential density.
		AMR No. 2:	No planning applications of 100 dwellings or more approved contrary to the LDP policy framework in 2020-21 with regards to residential density.
		AMR No. 3:	No planning applications of 100 dwellings or more approved contrary to the LDP policy
			One planning application permitted contrary to the policy framework.

			framework in 2021-22 with regards to residential density.	
		AMR No. 4:	No planning applications of 100 dwellings or more approved contrary to the LDP policy framework in 2022-23 with regards to residential density.	
Analysis:				
No planning applications of 100 dwellings or more approved contrary to the LDP policy framework in 2022-23 with regards to residential density.				
Action:				
No further action required, other than to continue monitoring.				

3.65 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.

LDP Objective(s):	17, 19 ,20			
Key policies:	SD 2	Related policies:		
Indicator:	Target:	Outcome:		Trigger point:
25. Local Indicator: Amount of greenfield land lost not allocated in the Plan (Ha).	No greenfield land lost contrary to the policy framework	Adoption:	SD 2 adopted in the Plan	Planning permission granted for development resulting in the
		AMR No. 1:	No planning consents were granted for the development of 100+ homes on greenfield land	

			contrary to the policy framework in 2019-20.	loss of greenfield land contrary to the policy framework.
		AMR No. 2:	No planning consents were granted for the development of 100+ homes on greenfield land contrary to the policy framework in 2020-21.	
		AMR No. 3:	No planning consents were granted for the development of 100+ homes on greenfield land contrary to the policy framework in 2021-22.	
		AMR No. 4:	No planning consents were granted for the development of 100+ homes on greenfield land contrary to the policy framework in 2022-23.	
Analysis:				
No planning consents were granted for the development of 100+ homes on greenfield land contrary to the policy framework in 2022-23.				
Action:				
No further action required, other than to continue monitoring.				

3.66 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.

LDP Objective(s):	17, 19 ,20			
Key policies:	SD 2	Related policies:		SD policies
Indicator:	Target:	Outcome:		Trigger point:
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.	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.	Adoption:	Sites adopted in the Plan	One planning application permitted not in accordance with Policy SD 2, the site policy and masterplan, unless exceptions are justified by evidence.
		AMR No. 1:	Sites being progressed in-line with the Site Masterplans and policies in 2019-20	
		AMR No. 2:	Sites being progressed in-line with the Site Masterplans and policies in 2020-21	
		AMR No. 3:	Sites being progressed in-line with the Site Masterplans and policies in 2021-22.	
		AMR No. 4:	Sites being progressed in-line with the Site Masterplans and policies in 2022-23.	
Analysis:				
Progress has been monitored for each SDA individually in the tables for indicators 2 and 3 and 27-69 above. Sites being progressed in-line with the Site Masterplans and policies in 2022-23.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	17, 19 ,20		
Key policies:	SD 2	Related policies:	SD policies
Indicator:	Target:	Outcome:	Trigger point:
26. Local Indicator: Provision of community facilities and infrastructure on SDAs in accordance with the Site Masterplan and Policy.	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.	Adoption:	Sites adopted in the Plan
		AMR No. 1:	Sites being progressed in-line with the Site Masterplans and policies in 2019-20
		AMR No. 2:	Sites being progressed in-line with the Site Masterplans and policies in 2020-21
		AMR No. 3:	Sites being progressed in-line with the Site Masterplans and policies in 2021-22.
		AMR No. 4:	Sites being progressed in-line with the Site Masterplans and policies in 2022-23.
Analysis:	Progress has been monitored for each SDA individually in the tables for indicators 2 and 3 and 27-69 above. Sites being progressed in-line with the Site Masterplans and policies in 2022-23.		
Action:			
No further action required, other than to continue monitoring.			

Policy RC 1: Swansea Central Area Regeneration

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

New Development in the Central Area

3.68 Indicator 17 monitors the development of new retail, office, residential, student accommodation, education facilities and visitor attractions in the Swansea Central Area during 2022-23.

LDP Objective(s):	2, 10, 12, 13, 16		
Key policies:	Policy RC 1	Related policies:	
Indicator:	Target:	Outcome:	RC 2-12
17. Local Indicator: The amount and type of new development built within the Swansea Central Area: <ul style="list-style-type: none"> • Retail • Office • Residential • Student accommodation • Education facilities • Visitor attractions / facilities 	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.	Adoption:	Policies adopted in the Plan
		AMR No. 1:	Several significant schemes completed and others under construction.
		AMR No. 2:	Several schemes completed and other significant schemes under construction.
		AMR No. 3:	Several schemes completed and other significant schemes under construction.
		AMR No. 4:	Several schemes completed and other significant schemes under construction.
Analysis:	Several schemes completed and significant projects under construction showing that good progress is being made particularly with the key regeneration projects. No further action required, other than to continue monitoring.		

Action:

No further action required, other than to continue monitoring.

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

3.69 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.

3.70 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.

LDP Objective(s):	2, 10, 12, 13, 16			
Key policies:	Policy RC 1	Related policies:		RC 2-6
Indicator:	Target:	Outcome:		Trigger point:
18. Local Indicator: % of ground floor vacant retail units in the City Centre, District and Local Centres.	To maintain the viability and vitality of City, district and local centres	Adoption:	City Centre Retail Centre-vacancy rate = 13.7% (April 2019)	An increase in vacancy rates for 2 consecutive years
		AMR No. 1:	No surveys possible due to COVID 19 restrictions.	
		AMR No. 2:	No surveys undertaken in April 2021 due to COVID 19 restrictions.	
		AMR No. 3:	Surveys available were detailed in AMR 3	
		AMR No. 4:	Surveys will inform the evidence base for the Replacement LDP.	

Analysis:				
Surveys will inform the evidence base for the Replacement LDP.				
Action:				
Further research required to inform the Replacement LDP evidence base				

Policy H 2: Affordable Housing Strategy

3.71 This section analyses indicators relating to affordable housing delivery.

3.72 Indicator 6ai below considers the number of additional affordable homes built. Further indicators are then set out with regard to affordable housing delivery.

LDP Objective(s):	1, 9, 14, 17																														
Key policies:	H 2	Related policies:																													
Indicator:	Target:	Outcome:	H 3 – H 6																												
6ai Key Indicator: Number of net additional affordable dwellings built in the County (through the planning system) minus demolitions.	Build 3,310 affordable dwellings in total by 2025. (690 built to 1 st April 2017). Cumulative completion targets for remainder of Plan period (2017-18-2025).	Adoption:	Policies adopted in the Plan.																												
		AMR No. 1: AMR No. 2: AMR No. 3: AMR No. 4:	Cumulative affordable housing completions through planning system (completions during each year in brackets):																												
<table border="1"> <tr><td>2017/18</td><td>250</td></tr> <tr><td>2018/19</td><td>545</td></tr> <tr><td>2019/20</td><td>840</td></tr> <tr><td>2020/21</td><td>1135</td></tr> <tr><td>2021/22</td><td>1430</td></tr> <tr><td>2022/23</td><td>1725</td></tr> <tr><td>2023/24</td><td>2020</td></tr> <tr><td>2024/25</td><td>2315</td></tr> <tr><td>2025</td><td>2620</td></tr> </table>	2017/18		250	2018/19	545	2019/20	840	2020/21	1135	2021/22	1430	2022/23	1725	2023/24	2020	2024/25	2315	2025	2620	<table border="1"> <tr><td>2017/18</td><td>145</td></tr> <tr><td>2018/19</td><td>360 (215)</td></tr> <tr><td>2019/20</td><td>559 (199)</td></tr> <tr><td>2020/21</td><td>768 (209)</td></tr> <tr><td>2021/22</td><td>917 (149)</td></tr> <tr><td>2022/23</td><td>1,123 (206)</td></tr> </table>	2017/18	145	2018/19	360 (215)	2019/20	559 (199)	2020/21	768 (209)	2021/22	917 (149)	2022/23
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2022/23	1,123 (206)																														
			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																												

Analysis:				
<p>206 affordable homes were built through the planning system in 2022-23. The number of additional affordable homes has been below the requirement for a fourth consecutive year following adoption of the LDP and its affordable housing policies and allocations. The statutory 4 year Plan review, which has been identified as being needed in AMR 3, will provide the opportunity to update the evidence base with regard to affordable housing need, viability of policy targets, and identification of sites that can make a contribution to fulfilling the updated housing need target.</p>				
Action:				
<p>Issues to be addressed as part of the 4 year statutory plan review that has now commenced</p>				

LDP Objective(s):	1, 9, 14, 17																																										
Key policies:	H 2	Related policies:	H 3 – H 6																																								
Indicator:	Target:	Outcome:	Trigger point:																																								
6a ii Key Indicator: Tenure of affordable housing completions built through the planning system.	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.	Adoption:	Policies adopted in the Plan.																																								
		AMR No. 1: AMR No. 2: AMR No. 3: AMR No. 4:	Affordable housing (AH) completions per year by tenure:																																								
			<table border="1"> <thead> <tr> <th>Year</th> <th>All AH</th> <th>Inter-mediate</th> <th>Social rent</th> </tr> </thead> <tbody> <tr> <td>2017/18</td> <td>145</td> <td>8</td> <td>137</td> </tr> <tr> <td>2018/19</td> <td>215</td> <td>14</td> <td>201</td> </tr> <tr> <td>2019/20</td> <td>199</td> <td>51</td> <td>148</td> </tr> <tr> <td>2020/21</td> <td>209</td> <td>29</td> <td>180</td> </tr> <tr> <td>2021/22</td> <td>149</td> <td>36</td> <td>113</td> </tr> <tr> <td>2022/23</td> <td>206</td> <td>35</td> <td>171</td> </tr> <tr> <td>2023/24</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2024/25</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2025</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Year	All AH	Inter-mediate	Social rent	2017/18	145	8	137	2018/19	215	14	201	2019/20	199	51	148	2020/21	209	29	180	2021/22	149	36	113	2022/23	206	35	171	2023/24				2024/25				2025			
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Analysis:	<p>This indicator has been added to the LDP monitoring framework in-line with the new WG guidance in the DPM.</p> <p>206 affordable homes were built through the planning system in 2022-23, 171 (83%) social rented and 35 (17%) intermediate tenure.</p> <p>The DPM requires that the indicator should monitor the tenure split (social rented and intermediate) in line with need identified in the LHMA.</p>																																										

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 2022-23 is fairly 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.

LDP Objective(s):	1, 9, 14, 17												
Key policies:	H 3	Related policies:	H 2 – H 6										
Indicator:	Target:	Outcome:	Trigger point:										
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.	% 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	Adoption:	Policies adopted in the Plan.										
		AMR No. 1:	All in accordance with LDP policy framework										
		AMR No. 2:	All in accordance with LDP policy framework										
		AMR No. 3:	All in accordance with LDP policy framework										
		AMR No. 4:	All in accordance with LDP policy framework										
		AMR No. 5:	All in accordance with LDP policy framework										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d9e1f2;">SHPZ</th> <th style="background-color: #d9e1f2;">% TARGET</th> </tr> </thead> <tbody> <tr> <td>Swansea West</td> <td>35%</td> </tr> <tr> <td>Greater North West</td> <td>15%</td> </tr> <tr> <td>Central</td> <td>20%</td> </tr> <tr> <td>East North</td> <td>10%</td> </tr> </tbody> </table>	SHPZ	% TARGET	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
SHPZ	% TARGET												
Swansea West	35%												
Greater North West	15%												
Central	20%												
East North	10%												

				for two consecutive years.
Analysis:				
The provision of affordable housing on sites with planning consents securing affordable homes in 2022-23 has been reviewed. All decisions were in-line with the LDP policy framework.				
Action:				
No further action required, other than to continue monitoring.				

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

			<p>Planning permission has therefore been implemented.</p> <p>Confirmation has been received that Percentages in excess of the 75% trigger on the 2 sites under construction have been occupied/reserved by people with the defined local connection.</p>	
		AMR No. 3:	Three H 5 sites have full planning consent with one under construction and one of these sites fully completed. Planning permission has therefore been implemented.	
		AMR No. 4:	Three H 5 sites have full planning consent and have been completed or are under construction	
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 1st 2023.

Planning and construction status of sites allocated under Policy H 5

Site Ref and Location	Planning status	Construction status
H 5.1: Land at Monksland Road, Scurlage	Pre planning application	

H 5.2: Land to the east of Gowerton Road, Three Crosses	Pre planning application	
H 5.3: Land adjoining Tirmynydd Road, Three Crosses	Pre planning application	
H 5.4: Land adjoining Pennard Drive, Pennard	Planning permission granted ref 2018/2580/FUL	Construction has commenced – see Appendix 1
H 5.5: Land at Summerland Lane, Newton	Planning permission granted ref 2017/1948/FUL	Development completed – see Appendix 1
H 5.6: Land at Higher Lane, Langland	Planning application granted ref 2018/2634/FUL	Construction has commenced – see Appendix 1
<p>Good progress is being made and the trigger of no permissions being implemented within the first 2 years post plan adoption has been avoided. Therefore, no action is required at this stage other than to continue to engage with developers to bring forward the remaining sites and monitor progress.</p> <p>No additional sales recorded on the Pennard site since the data submitted to the LPA for AMR 3.</p>		
Action:		
No further action required, other than to continue monitoring.		

LDP Objective(s):	1, 9, 14, 17		
Key policies:	H 6	Related policies:	H 2
Indicator:	Target:	Outcome:	Trigger point:
80. Local Indicator: The number of planning applications permitted for affordable housing exceptions sites	None included in the LDP	Adoption:	Policy adopted in the Plan.
		AMR No. 1:	1 planning application permitted for affordable housing exceptions sites in 2019-20
		AMR No. 2:	No planning applications permitted for affordable housing exceptions sites in 2020-21
		AMR No. 3:	1 planning application permitted for affordable housing exceptions sites in 2021-22
		AMR No. 4:	No planning applications permitted for affordable housing exceptions sites in 2022-23
Analysis:			
No planning applications permitted for affordable housing exceptions sites in 2022-23.			
Action:			
No further action required, other than to continue monitoring.			

Indicator 81 monitors changes in house prices and build costs across the SHPZs. The Replacement LDP evidence base gathering includes a review of the viability baseline data across the County and this work will be undertaken to inform the new Plan. Therefore this monitoring has not been replicated in AMR 4.

LDP Objective(s):	1, 9, 14, 17		
Key policies:	H 3	Related policies:	H 4 - 5
Indicator:	Target:	Outcome:	Trigger point:
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 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	Adoption:	Policies adopted in the Plan.
		AMR No. 1:	All in accordance with LDP policy framework
		AMR No. 2:	All in accordance with LDP policy framework
		AMR No. 3:	All in accordance with LDP policy framework
		AMR No. 4:	All in accordance with LDP policy framework
Analysis:			
All in accordance with LDP policy framework			
Action:			
No further action required, other than to continue monitoring.			

LDP Objective(s):	1, 9, 14, 17				
Key policies:	H 3 H 4		Related policies:		H 2 H 5-6
Indicator:	Target:	Outcome:			Trigger point:
83. Local Indicator: Number of affordable housing contributions (units or equivalent) secured through planning on-site, off-site and via commuted sums.	For the majority of affordable housing contributions secured through planning permission to be provided on-site.	Adoption:	Policy adopted in the Plan.		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.
		AMR No. 1:	840 units secured in 2019-20 through planning consents. All on-site None off site No commuted sums		
		AMR No. 2:	273 units secured in 2020-21 through planning consents. All on-site None off site 1 further planning application involved payment of a commuted sum		
AMR No. 3:	254 units secured in 2021-22 through planning consents. All on-site None off site				

			1 further planning application involved payment of a commuted sum	
		AMR No. 4:	149 units secured in 2022-23 through planning consents. All on-site None off site 1 planning application involved payment of a commuted sum	
Analysis:				
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 2022-23.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	1, 9, 14, 17		
Key policies:	H 2	Related policies:	H 3- H 6
Indicator:	Target:	Outcome:	Trigger point:
84. Local Indicator: Number of Social Rented and Intermediate Housing units secured as a % of all affordable housing units secured through planning permissions.	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 .	Adoption:	Policies adopted in the Plan.
		AMR No. 1:	% 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
		AMR No. 2:	% 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
		AMR No. 3:	% 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
		AMR No. 4:	% 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
			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.

Analysis:				
The provision of affordable housing on sites with planning consents securing affordable homes in 2022-23 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). Of all 149 AH units secured in 2022-23, 128 (86%) were Social Rented Tenure and 21 (14%) were Intermediate Tenure.				
Action:				
No further action required, other than to continue monitoring.				

Policy IO 1: Supporting Infrastructure and Planning Obligations

3.73 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.

3.74 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.

3.75 Indicator 85 monitors community facilities with the aim of avoiding the loss of community facilities of value.

LDP Objective(s):	1, 3		
Key policies:	IO 1	Related policies:	SI 2
Indicator:	Target:	Outcome:	Trigger point:
85: Local Indicator: The net change, type and spatial distribution of community facilities.	No loss of community facilities, contrary to policy framework	Adoption:	Policy adopted in the Plan.
		AMR No. 1:	No loss of community facilities, contrary to policy framework
		AMR No. 2:	No loss of community facilities, contrary to policy framework
			Loss of community facilities as recorded over a 2 year period.

		AMR No. 3:	No loss of community facilities, contrary to policy framework	
		AMR No. 4:	No loss of community facilities, contrary to policy framework	
Analysis:				
No loss of community facilities, contrary to policy framework				
Action:				
No further action required, other than to continue monitoring.				

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

LDP Objective(s):	1, 3			
Key policies:	IO 1	Related policies:		
Indicator:	Target:	Outcome:		Trigger point:
86. Local Indicator: The number of residential permissions generating financial contributions in S106 agreements.	To ensure that the appropriate infrastructure measures come forward as part of planning applications	Adoption:	Policy adopted in the Plan.	The per unit value of all S106 contributions achieved on residential permissions is significantly greater or less
		AMR No. 1:	7 residential permissions generating financial contributions in S106 agreements. The average per unit financial contribution from non-strategic residential sites was £1,276.50.	

<p>Of those, the average per unit value of contributions (including financial equivalent of any obligation secured).</p>		<p>AMR No. 2:</p> <p>4 residential permissions generating financial contributions in S106 agreements.</p> <p>The average per unit financial contribution from non-strategic residential sites was £3,722.</p>	<p>than a £5,000 benchmark figure.</p>
		<p>AMR No. 3:</p> <p>6 residential permissions generating financial contributions in S106 agreements.</p> <p>The average per unit financial contribution from non-strategic residential sites was £1,052.</p>	
		<p>AMR No. 4:</p> <p>6 residential permissions generating financial contributions in S106 agreements.</p> <p>The average per unit financial contribution from non-strategic residential sites was £4,400.</p>	
Analysis:			
<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 indicator has also not included financial contributions towards Affordable Housing because the £5,000 figure relates to other non affordable housing Section 106 costs. This could usefully be clarified in the indicator description when the LDP is reviewed.</p>			

Considering only non-strategic sites, there were 6 residential site permissions granted during 2022-23 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 2022-23 was £4,400, which is 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 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.

Other indicators have highlighted the need for a statutory 4 year Plan review, which will provide the opportunity to review all aspects of development viability to inform the evidence base of the future LDP.

Action:

Further research required to inform the Replacement LDP

Policy HC 1: Historic and Cultural Environment

3.77 Strategic Policy HC 1 states that the County's distinctive historic and cultural environment will be preserved or enhanced. Indicators regarding this policy are shown below.

Development in the Welsh Language Sensitive Area

3.78 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.

3.79 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.

LDP Objective(s):	1, 18, 23, 24		
Key policies:	HC 1, HC 3	Related policies:	H 1, SD 1
Indicator:	Target:	Outcome:	Trigger point:
88. Local Indicator: The number of applications permitted in the WLSA accompanied by a Welsh Language Action Plan.	No applications permitted within the WLSA without addressing measures to safeguard and encourage the use of the Welsh language in the community.	Adoption:	Policy adopted in the Plan
		AMR No. 1:	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
		AMR No. 2:	1 relevant planning consent on allocated sites within the WLSA in 2020-21. This was accompanied by a Welsh Language Action Plan setting out the measures to be taken to protect, promote and enhance the Welsh language.
		AMR No. 3:	2 relevant planning consents on allocated sites within the WLSA in 2021-22. The decisions were in-line with the policy framework.
		AMR No. 4:	1 relevant planning consent on allocated sites within the WLSA in
			One application permitted within the WLSA contrary to the policy framework.

			2022-23. The decision was in-line with the policy framework.	
Analysis:				
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.				
Action:				
No further action required, other than to continue monitoring.				

Historic and Cultural Environment

3.80 LDP policy HC 2 aims to preserve and enhance the County's buildings and features of historic importance. Indicators 89 and 90 monitor this element of the Policy framework.

LDP Objective(s):	1, 18, 23, 24			
Key policies:	HC 1	Related policies:		HC 2
Indicator:	Target:	Outcome:	Trigger point:	
89. Local Indicator: The number of applications permitted that will adversely affect Scheduled Ancient Monuments, registered historic parks and gardens,	No developments permitted over the course of the Plan when there is an outstanding objection from statutory heritage advisors.	Adoption: AMR No. 1:	Policy adopted in the Plan 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.	Further investigation if 1 (or more) planning permissions are given where there is an outstanding objection from statutory heritage

listed buildings and conservations areas.		AMR No. 2:	No planning applications permitted where an outstanding objection from statutory heritage advisors remained.	advisors over any year.
		AMR No. 3:	No planning applications permitted where an outstanding objection from statutory heritage advisors remained.	
		AMR No. 4:	No planning applications permitted contrary to the policy framework.	
Analysis:				
No planning applications permitted contrary to the policy framework.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	1, 18, 23, 24			
Key policies:	HC 1	Related policies:		HC 2
Indicator:	Target:	Outcome:	Trigger point:	
90: The number of applications permitted that will adversely affect an Archaeological Sensitive Area (ASA).	No developments permitted over the course of the Plan when there is an outstanding objection from statutory heritage advisors.	Adoption:	Policy adopted in the Plan	Further investigation if 1 (or more) planning permissions are given where there is an outstanding objection from statutory heritage
		AMR No. 1:	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	advisors over any year.
		AMR No. 2:	No applications permitted where there was an outstanding objection from statutory heritage advisors.	
		AMR No. 3:	No applications permitted where there was an outstanding objection from statutory heritage advisors.	
		AMR No. 4:	No planning applications permitted contrary to the policy framework	
Analysis:				
No planning applications permitted contrary to the policy framework				
Action:				
No further action required, other than to continue monitoring.				

Policy ER 2: Strategic Green Infrastructure Network

3.81 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.

International, National and Regional Designated Sites

3.82 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.

LDP Objective(s):	1, 19, 20, 21, 24		
Key policies:	ER 6	Related policies:	ER 1, 3, 8 and 9
Indicator:	Target:	Outcome:	Trigger point:
70. Local Indicator: The number of applications permitted on internationally, nationally and regionally designated sites, important for biodiversity, contrary to the policy framework.	No net loss in biodiversity	Adoption:	Policies adopted in the Plan
		AMR No. 1:	No planning permission granted contrary to the policy framework
		AMR No. 2:	No planning permission granted contrary to the policy framework
		AMR No. 3:	No planning permission granted contrary to the policy framework
		AMR No. 4:	No planning permission granted contrary to the policy framework
Analysis:			
No planning applications were permitted contrary to the LDP policy framework on designated sites of international, national or regional ecological importance.			

Action:**No further action required, other than to continue monitoring.****Regionally Designated Geodiversity Sites**

3.83 Policy ER 10 states that development will not be permitted that would cause significant adverse effect on 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.

LDP Objective(s):	1, 19, 20, 21, 24			
Key policies:	ER 2	Related policies:		ER 10
Indicator:	Target:	Outcome:	Trigger point:	
71 Local Indicator: The number of applications permitted on regionally designated geodiversity sites.	No loss of important geodiversity in designated sites.	Adoption:	Policy adopted in the Plan	
		AMR No. 1:	Decisions in-line with the policy framework	
		AMR No. 2:	Decisions in-line with the policy framework	
		AMR No. 3:	Decisions in-line with the policy framework	
		AMR No. 4:	Decisions in-line with the policy framework	
Analysis:				
Decisions in-line with the policy framework				

Action:**No further action required, other than to continue monitoring.****Gower AONB and Special Landscape Areas**

3.84 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.

LDP Objective(s):	1, 19, 20, 21, 24		
Key policies:	ER 2	Related policies:	ER 4, ER 5
Indicator:	Target:	Outcome:	Trigger point:
72. Local Indicator: The number of planning applications permitted within the AONB and Special Landscape Areas contrary to the policy framework.	No planning applications permitted contrary to the policy framework.	Adoption:	Policies adopted in the Plan
		AMR No. 1:	No applications permitted contrary to the policy framework in 2019-20
		AMR No. 2:	No applications permitted contrary to the policy framework in 2020-21
		AMR No. 3:	No applications permitted contrary to the policy framework in 2021-22
		AMR No. 4:	No applications permitted contrary to the policy framework in 2022-23
			One planning application permitted contrary to the policy framework.

Analysis:				
No applications permitted contrary to the policy framework in 2022-23				
Action:				
No further action required, other than to continue monitoring.				

Green Wedges

3.85 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.

LDP Objective(s):	1, 19, 20, 21, 24		
Key policies:	ER 2	Related policies:	ER 3
Indicator:	Target:	Outcome:	Trigger point:
73. Local Indicator: Number of planning applications for development permitted in the Green Wedge.	The openness of the Green Wedge to be safeguarded and protected.	Adoption:	Policy adopted in the Plan
		AMR No. 1:	No planning applications permitted in the Green Wedge contrary to the policy framework
		AMR No. 2:	No planning applications permitted in the Green Wedge contrary to the policy framework
		AMR No. 3:	No planning applications permitted in the Green Wedge contrary to the policy framework. 1 planning permission granted as a justified departure to the policies of the plan due to exceptional circumstances which were considered to outweigh the impact on the Green Wedge
			One planning application permitted in the Green Wedge contrary to the policy framework.

		AMR No. 4:	No planning applications permitted in the Green Wedge contrary to the policy framework	
Analysis:				
No planning applications permitted in the Green Wedge contrary to the policy framework				
Action:				
No further action required, other than to continue monitoring.				

Undeveloped Coast

3.86 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.

LDP Objective(s):	1, 19, 20, 21, 24			
Key policies:	ER 2	Related policies:		ER 7
Indicator:	Target:	Outcome:		Trigger point:
74 Local Indicator: Number of planning applications for development permitted within the undeveloped coast	No planning applications permitted contrary to the policy framework.	Adoption:	Policy adopted in the Plan	One planning application permitted contrary to the policy framework
		AMR No. 1:	No planning applications permitted contrary to the policy framework	
		AMR No. 2:	No planning applications permitted contrary to the policy framework	

contrary to the policy framework.		AMR No. 3:	No planning applications permitted contrary to the policy framework	
		AMR No. 4:	No planning applications permitted contrary to the policy framework	
Analysis:				
Analysis of planning applications for development permitted within the undeveloped coast shows that none have been approved contrary to the policy framework.				
Action:				
No further action required, other than to continue monitoring.				

Trees, Hedgerows and Development

3.87 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.

LDP Objective(s):	1, 19, 20, 21, 24		
Key policies:	ER 2	Related policies:	
Indicator:	Target:	Outcome:	ER 11
75: Local Indicator: The number or amount of (Ha) of protected trees and woodland lost to development.	No net loss of protected trees and woodland contrary to policy framework.	AMR No. 1	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.
		AMR No. 2:	In the monitoring period, decisions were issued allowing the felling of a total of 100 protected trees. Analysis of these cases shows that the Plan policies are being implemented effectively.
			Trigger point: One planning application resulting in a net loss of protected trees and woodland.

		<p>AMR No. 3:</p>	<p>In the monitoring period, decisions were issued allowing the felling of a total of 108 protected trees.</p> <p>Analysis of these cases shows that the Plan policies are being implemented effectively.</p>	
		<p>AMR No. 4:</p>	<p>In the monitoring period, decisions were issued allowing the felling of at least 48 protected trees, plus numerous trees in woodland or group TPOs.</p> <p>Analysis of these cases shows that the Plan policies are being implemented effectively.</p>	
<p>Analysis:</p>				
<p>Overall, 109 applications for works on trees with TPO's were received. 13 applications were refused and 3 were withdrawn. Decisions were issued allowing the felling of a total of at least 48 protected trees (48 specified plus 6 applications approved to remove an unspecified number of trees in woodland or group TPOs). 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</p>				
<p>Action:</p>				
<p>No further action required, other than to continue monitoring.</p>				

Open Space

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

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

LDP Objective(s):	1, 19, 20, 21, 24		
Key policies:	ER 2	Related policies:	SI 5, SI 6
Indicator:	Target:	Outcome:	Trigger point:
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.	To ensure there is no deficiency of open space as a result of new development.	Adoption:	Policies adopted in the Plan
		AMR No. 1:	No planning consents contrary to the policy framework
		AMR No. 2:	No planning consents contrary to the policy framework
		AMR No. 3:	No planning consents contrary to the policy framework
		AMR No. 4:	No planning consents contrary to the policy framework
Analysis:			
No planning consents contrary to the policy framework			
Action:			
No further action required, other than to continue monitoring.			

LDP Objective(s):	1, 19, 20, 21, 24		
Key policies:	ER 2	Related policies:	SI 5, SI 6
Indicator:	Target:	Outcome:	Trigger point:
		Adoption:	Policies adopted in the Plan

77 Local Indicator: The number of existing open spaces lost to development contrary to the Open Space Assessment	To ensure there is no deficiency of open space as a result of new development.	AMR No. 1:	No planning consents issued on areas of open space contrary to the policy framework	One application permitted resulting in the loss of open space contrary to the policy framework.
		AMR No. 2:	No planning consents issued on areas of open space contrary to the policy framework	
		AMR No. 3:	No planning consents issued on areas of open space contrary to the policy framework	
		AMR No. 4:	No planning consents issued on areas of open space contrary to the policy framework	
Analysis:				
No planning consents issued on areas of open space contrary to the policy framework				
Action:				
No further action required, other than to continue monitoring.				

Policy SI 1: Health and Well-being

3.89 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.

LDP Objective(s):	1, 21, 24		
Key policies:	SI 1	Related policies:	T 2, T 7
Indicator:	Target:	Outcome:	Trigger point:
87. Local Indicator: No loss in Active Travel routes	% increase in Active Travel routes over the lifetime of the Plan.	Adoption:	Policies adopted in the Plan
		AMR No. 1:	There has been a 6% increase of Active Travel routes in Swansea during 2019-20
		AMR No. 2:	There has been no loss in Active Travel routes in Swansea
		AMR No. 3:	There has been no loss in Active Travel routes in Swansea
		AMR No. 4:	There has been no loss in Active Travel routes in Swansea
Analysis:			
There has been no loss in Active Travel routes in Swansea during 2022-23			
Action:			
No further action required, other than to continue monitoring.			

Policy TR 1: Tourism and Recreation Development

3.90 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.

LDP Objective(s):	12, 15, 16, 18, 19		
Key policies:	TR 1	Related policies:	TR 2 - 13
Indicator:	Target:	Outcome:	Trigger point:
91: Local Indicator: To increase the number of visitor bed spaces in the County without having a detrimental impact on the natural environment	No visitor accommodation proposals to be permitted contrary to the policy framework	Adoption:	Policies adopted in the Plan
		AMR No. 1:	Planning consents resulted in an estimated total of 3,214 visitor bedspaces. None were granted contrary to the policy framework
		AMR No. 2:	Planning consents resulted in an estimated total of 3,070 visitor bedspaces. None were granted contrary to the policy framework
		AMR No. 3:	Planning consents resulted in an estimated total of 4,296 bedspaces. None were granted contrary to the policy framework.
		AMR No. 4:	Planning consents resulted in an estimated total of 5,148 bedspaces. None were granted contrary to the policy framework.
Analysis:			
33 planning applications were consented in 2022-2023 resulting in approx. 5148 additional bedspaces (seasonal camping/caravan permissions = 104 bedspaces; caravan rallies=4,812 temporary bedspaces); conversion of traditional rural building = 10 new bedspaces; conversion of existing building (not conditioned for C1 use) = 62 bedspaces; new C1 bedspaces = 122; new build holiday accommodation = 38 bedspaces). No bedspaces were lost.			

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]).

Action:

No further action required, other than to continue monitoring.

LDP Objective(s):	12, 15, 16, 18, 19		
Key policies:	TR 1	Related policies:	TR 2 - 13
Indicator:	Target:	Outcome:	Trigger point:
92. Local Indicator: To increase the range of visitor attractions throughout the County	No visitor attractions permitted contrary to the policy framework	Adoption:	Policies adopted in the Plan
		AMR No. 1:	8 planning applications were permitted for visitor attractions in 2019-20. None were granted contrary to the policy framework.
		AMR No. 2:	4 planning applications were permitted for visitor attractions in 2020-21. None were granted contrary to the policy framework
		AMR No. 3:	13 planning applications were permitted for visitor attractions in 2021-22. None were granted contrary to the policy framework.
		AMR No. 4:	3 planning applications were granted for uses including D1/D2 use, which may include visitor attraction uses. None were
			One planning application permitted for visitor attractions contrary to the policy framework.

			granted contrary to the policy framework.	
Analysis:				
3 planning applications were granted in 2022-23 for uses that included D1/D2 uses, which includes uses that could be visitor attractions. No development was for a use that could clearly be defined as a visitor 'attraction'. None were granted contrary to the policy framework.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	12, 15, 16, 18, 19			
Key policies:	TR 1	Related policies:		TR 2 - 13
Indicator:	Target:	Outcome:	Trigger point:	
93. Local Indicator: To develop the City Centre and urban waterfront as a focal point for leisure and visitor use.	Applications approved in accordance with the City Centre and Waterfront Regeneration Framework	Adoption:	Policies adopted in the Plan	
		AMR No. 1:	2 planning applications approved for leisure/visitor use within SD J during 2019-20, both were in-line with the policy framework.	
		AMR No. 2:	5 planning applications approved for leisure/visitor use within SD J during 2020-21. All were in-line with the policy framework.	
		AMR No. 3:	10 applications approved for leisure/visitor use within SD J during 2021-22. All were in-line with the policy framework.	
		AMR No. 4:	6 applications approved for leisure/visitor use within SD J	

			during 2022-2023. All were in line with the policy framework.	
Analysis:				
<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. Following a review of planning consents in SDJ during 2022-23, 6 planning applications have been permitted relevant to visitor and leisure use (1 for D1; 1 for D1/D2; 3 for C1; 1 for C3 with restricted occupancy). Of interest an additional 7 applications were consented for the change of use from retail or offices to A3 use (food and drink), which also contribute to the leisure offer of the area. All were in line with the policy framework.</p>				
Action:				
No further action required, other than to continue monitoring.				

Policy ER 1: Climate Change

- 3.91 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.

LDP Objective(s):	6, 7, 17, 21, 24		
Key policies:	ER 1	Related policies:	EU 1-3
Indicator:	Target:	Outcome:	Trigger point:
94.: Local Indicator: The number of planning applications for renewable energy and capacity permitted – electricity and heat.	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	Adoption:	Policy adopted in the Plan
		AMR No. 1:	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.
		AMR No. 2:	1 RE submitted within a solar LSA. 1 RE submitted outside a LSA/SSA
		AMR No. 3:	No full planning applications for RE developments within a solar LSA. No full planning applications for a RE developments outside a LSA/SSA However, a number of solar panels on buildings were consented, as were air source heat pumps and a Greener Grid Energy Park, so therefore RE capacity is increasing throughout the County.
		AMR No. 4:	1 RE submitted within a solar LSA.
			No planning applications permitted for renewable energy by 2020. No increase in capacity by 2020.

Analysis:				
In 2022-23 1 RE submitted within a solar LSA. Throughout the County, an additional application was permitted for solar panels on buildings. So RE/low carbon capacity is increasing throughout the County.				
Action:				
No further action required, other than to continue monitoring.				

3.92 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 2022-23.

LDP Objective(s):	6, 7, 17, 21, 24		
Key policies:	ER 1	Related policies:	EU 3
Indicator:	Target:	Outcome:	Trigger point:
95: Local Indicator: Number of District Heating Networks permitted.	1 District Heating Network to be permitted by 2020	Adoption:	Policies adopted in the Plan
		AMR No. 1:	No planning applications have been submitted for District Heating Networks (either stand alone or as part of a proposed development).
		AMR No. 2:	No planning applications have been submitted for District Heating Networks
		AMR No. 3:	No planning applications have been submitted for District Heating Networks
			No increase in capacity by 2020

		AMR No. 4:	No planning applications have been submitted for District Heating Networks	
Analysis:				
No planning applications have been received for District Heating Networks, either stand alone or as part of a proposed development, in 2019-20, 2020-21 or 2021-22 and the target stated in the monitoring framework has not been achieved. However, increasing capacity is reliant on developers bringing forward proposals and is outside of the control of the LPA. AMR 3 noted that other indicators have highlighted the need for a 4 year statutory Plan review and further research will be required to inform the evidence base for the Replacement Plan on this subject.				
Action:				
Further research required to inform the Replacement LDP				

3.93 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.

LDP Objective(s):	6, 7, 17, 21, 24			
Key policies:	ER 1	Related policies:	EU 2, EU 3	
Indicator:	Target:	Outcome:	Trigger point:	
96: Contextual Indicator: Carbon emissions – total CO₂ emissions per capita.	No increase in carbon emissions per capita.	Adoption:	Policies adopted in the Plan	Increase in carbon emissions per capita.
		AMR No. 1:	Latest available data is for 2018. 2018: Estimated CO ₂ emissions of 4.4 (2022 data fig for 2018)) tonnes equivalent per capita (tCO ₂ e). A decrease on the 2017 figure of 4.56 tonnes per capita.	
		AMR No. 2:	Latest available data is for 2019. 2019: Estimated CO ₂ emissions of 4.2 tonnes equivalent per capita (tCO ₂ e) (a decrease from 4.3 tonnes in 2018 (revised)).	
		AMR No. 3:	Latest available data is for 2020. 2020: Estimated CO ₂ emissions of 3.7 tonnes equivalent per capita (tCO ₂ e) (a decrease from 4.2 tonnes per capita in 2019)	
		AMR No. 4:	Latest available data is for 2021. 2021: Estimated CO ₂ emissions of 4.1 tonnes equivalent per capita (tCO ₂ e) (an increase from 3.7 tonnes per capita in 2020 but	

			slightly lower than pre-covid (lockdown) emissions of 2019)	
Analysis:				
The latest available data is for 2021 which shows 4.1 tonnes of CO2 emissions per capita for Swansea, an increase on the previous year, which may reflect a post covid (lockdown) return to 2019 levels.				
<i>Data notes: Latest data available is for 2021. Source: National Atmospheric Emissions Inventory https://naei.beis.gov.uk/laghgapp/ Local Authority GHG Map, Co2 greenhouse gas selected.</i>				
Action:				
No further action required, other than to continue monitoring.				

Policy T 1: Transport Measures and Infrastructure

3.94 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.

Delivery of Priority Transport Measures

3.95 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 2022-23.

LDP Objective(s):	4, 5		
Key policies:	T 1	Related policies:	T 2 – T 9
Indicator:	Target:	Outcome:	Trigger point:
97. Local Indicator: Delivery of priority transport schemes and measures as identified within the Transport Measures Priority Schedule (LDP Appendix 5).	Delivery of priority schemes and measures.	Adoption:	Transport Measures Priority Schedule included in the LDP.
		AMR No. 1:	Progress has been made on delivering several Transport Measures Priority Schemes
		AMR No. 2:	Progress has been made on delivering several Transport Measures Priority Schemes
		AMR No. 3:	Progress has been made on delivering several Transport Measures Priority Schemes
		AMR No. 4:	Progress has been made on delivering several Transport Measures Priority Schemes
Analysis:	Progress has been made on delivering some Transport Measures Priority Schemes during 2022-23. The required and completed schemes will continue to be monitored and reviewed as part of the Replacement LDP evidence base.		
Action:	No further action required, other than to continue monitoring.		

Journey Times

3.96 To help monitor the efficiency of the transport network

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

LDP Objective(s):	4, 5		
Key policies:	T 1	Related policies:	
Indicator:	Target:	Outcome:	T 2–T 4, T 7
98. Local Indicator: Monitor relevant key journey times identified in the Transportation Annual Network Report.	Delivery of transport infrastructure and improvement measures to mitigate the impact of development.	Adoption:	Baseline figures.
		AMR No. 1:	Surveys were not possible due to the COVID 19 lockdown, which restricted survey work from taking place and also dramatically reduced traffic levels.
		AMR No. 2:	Meaningful comparisons to baseline figures of identified key journey times not possible due to the continued impacts of the COVID pandemic.
		AMR No. 3:	Current journey times show a reduction on the 2014 base case.
		AMR No. 4:	To be completed
Analysis:			
Action:			
No further action required, other than to continue monitoring.			

Delivery of Active Travel Measures

- 3.97 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.

LDP Objective(s):	4, 5			
Key policies:	T 1	Related policies:		T 2, T 7, PS 2, SD 2
Indicator:	Target:	Outcome:	Trigger point:	
99. Local Indicator: Length of new PROW route created as a % of the overall PROW network and % classed as 'easy to use'.	Delivery of increased PROW network to increase Active Travel opportunities.	Adoption:	Policies adopted in the Plan	
		AMR No. 1:	237 m of new PROW created.	
		AMR No. 2:	No survey undertaken in 2020-21	
		AMR No. 3:	No survey undertaken in 2021-22	
		AMR No. 4:	No survey undertaken in 2022-23	
Analysis:				
The PROW performance survey was not undertaken therefore no data is available for 2022-23.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	4, 5			
Key policies:	T 1	Related policies:		T 2, PS 2, SD 2
Indicator:	Target:	Outcome:	Trigger point:	
100. Local Indicator: Length of new	Delivery of increased Active Travel opportunities.	Adoption:	Policies adopted in the Plan	
			If no new cycle network is created	

dedicated cycle networks created.		AMR No. 1:	6.75km of new dedicated cycle routes created in 2019-20.	via new developments for 2 consecutive years.
		AMR No. 2:	8.4km of new dedicated cycle routes created in 2020-21.	
		AMR No. 3:	13.1km of new dedicated cycle routes created in 2021-22.	
		AMR No. 4:	7km of improved or new dedicated active travel routes created in 2022-23	
Analysis:				
7km of improved or new dedicated active travel routes created in 2022-23.				
Action:				
No further action required, other than to continue monitoring.				

Public Transport Access

- 3.98 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.

LDP Objective(s):	4, 5		
Key policies:	T 1	Related policies:	PS 2, SD 2
Indicator:	Target:	Outcome:	Trigger point:
101. Local Indicator: % of new residential development located within 400m to a public transport stop.	Increase inclusivity and access by public transport.	Adoption:	Policies adopted in the Plan
		AMR No. 1:	No planning applications consented contrary to the policy framework
		AMR No. 2:	No planning applications consented contrary to the policy framework
		AMR No. 3:	No planning applications consented contrary to the policy framework
		AMR No. 4:	No planning applications consented contrary to the policy framework
Analysis:			
No planning applications consented contrary to the policy framework			
Action:			
No further action required, other than to continue monitoring.			

Policy RP 1: Safeguarding Public Health and Natural Resources

3.99 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.

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.

Impact on Quiet Areas

3.100 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

LDP Objective(s):	23, 24			
Key policies:	RP 1	Related policies:		RP 2
Indicator:	Target:	Outcome:		Trigger point:
102. Local Indicator: The number of planning applications permitted within designated Quiet Areas.	No planning applications permitted contrary to the policy framework	Adoption:	Policies adopted in the Plan	One planning application permitted contrary to the policy framework.
		AMR No. 1:	No consents contrary to the policy framework	
		AMR No. 2:	No consents contrary to the policy framework	
		AMR No. 3:	No consents contrary to the policy framework	
		AMR No. 4:	No consents contrary to the policy framework	
Analysis:				
No consents contrary to the policy framework				
Action:				
No further action required, other than to continue monitoring.				

Impact on Air Quality Management Areas

LDP Objective(s):	4, 5, 21, 24			
Key policies:	RP 1	Related policies:		RP 3
Indicator:	Target:	Outcome:		Trigger point:
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	Development proposals should not lead to a significant increase in pollution levels	Adoption:	Policies adopted in the Plan	One planning application permitted contrary to the policy framework.
		AMR No. 1:	No consents contrary to the policy framework	
		AMR No. 2:	No consents contrary to the policy framework	
		AMR No. 3:	No consents contrary to the policy framework	
		AMR No. 4:	No consents contrary to the policy framework	
Analysis:				
No consents contrary to the policy framework				
Action:				
No further action required, other than to continue monitoring.				

Nitrogen Dioxide Pollution

LDP Objective(s):	4, 5, 21, 24		
Key policies:	RP 1	Related policies:	
Indicator:	Target:	Outcome:	Trigger point:
104: Contextual Indicator: Annual mean concentration exceedances of nitrogen dioxide (NO₂)	Development proposals should not lead to a significant increase in pollution levels.	AMR No. 1	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.
		AMR No. 2:	As of the base date of this AMR report, the 2018 <i>Air Quality Progress Report</i> remains the most up to date data published.
		AMR No. 3:	As of the base date of this AMR report, the 2018 <i>Air Quality Progress Report</i> remains the most up to date data published. Welsh Government Air Pollution Report 2020 shows a decrease in NO ₂ concentrations for the last four years.
		AMR No. 4:	No exceedances of the NO ₂ AQS objective during 2021, which is the latest data.
			Increase in annual mean concentration exceedances of nitrogen dioxide.

Analysis:				
<p>The latest monitoring data, which is for 2021, showed there were no exceedences of the NO₂ Air Quality Standard (AQS) objective, with the automatic monitoring stations located in Swansea reporting compliance with the annual mean NO₂ AQS objective. From 2020-2021 187 sites recorded increases in NO₂, likely to be influenced by the results of the Covid-19 pandemic, with traffic levels increasing in 2021 compared to 2020.</p> <p><i>Source: Swansea Council 2022 Air Quality Progress Report, published April 2023</i></p>				
Action:				
No further action required, other than to continue monitoring.				

Avoidance of Flood Risk

LDP Objective(s):	21, 24		
Key policies:	RP 1	Related policies:	
Indicator:	Target:	Outcome:	Trigger point:
105: The number of planning applications permitted within C1 floodplain areas.	No planning applications permitted where there is an outstanding objection from NRW.	AMR No. 1	No applications permitted where there was: an outstanding objection from NRW on flood risk; or contrary advice from NRW.
		AMR No. 2:	No applications permitted where there was: an outstanding objection from NRW on flood risk; or contrary advice from NRW.
		AMR No. 3:	No applications permitted where there was: an outstanding objection from NRW on flood risk; or contrary advice from NRW.
		AMR No. 4:	No consents contrary to the policy framework
Analysis:			
Continued monitoring of the national policy framework will be required in the context of expected changes to TAN 15.			
Action:			
No further action required, other than to continue monitoring.			

LDP Objective(s):	21, 24		
Key policies:	RP 1	Related policies:	
Indicator:	Target:	Outcome:	RP 5
106: The number of planning applications permitted within C2 floodplain areas.	No planning applications permitted where there is an outstanding objection from NRW.	AMR No. 1	No applications permitted where there was: an outstanding objection from NRW on flood risk; or contrary advice from NRW.
		AMR No. 2:	No applications permitted where there was: an outstanding objection from NRW on flood risk; or contrary advice from NRW.
		AMR No. 3:	No applications permitted where there was: an outstanding objection from NRW on flood risk; or contrary advice from NRW.
		AMR No. 4:	No consents contrary to the policy framework
Trigger point:	One application permitted contrary to the advice of NRW.		
Analysis:			
Continued monitoring of the national policy framework will be required in the context of expected changes to TAN 15.			
Action:			
No further action required, other than to continue monitoring.			

Water Quality

LDP Objective(s):	17, 19, 20, 24		
Key policies:	RP 1	Related policies:	
Indicator:	Target:	Outcome:	Trigger point:
107. Local Indicator: Percentage of water bodies at good ecological status.	All water bodies to meet WFD objectives.	AMR No. 1	Latest available data - March 2020: - 6 Bathing Waters excellent, 1 good. - Transitional Waterbodies: Inshore Loughor poor; outside Loughor moderate. - Coastal Waterbodies - moderate.
		AMR No. 2:	Latest available data remains March 2020 (see AMR 1 above).
		AMR No. 3:	Latest available data 2021 - 7 Bathing Waters excellent, 1 good - Annual Water Quality Assessment: Good Latest available data 2020 - 5 Waterbodies good, 4 moderate, 2 poor; - State of Coastal waterways moderate (2020) - Transitional Waterbodies: Inshore Loughor poor; Outside Loughor moderate (2020)
			A water body failing to meet WFD objectives.

		AMR No. 4:	Latest available data remains 2021 (see AMR 3 above).	
Analysis:				
Latest available data remains 2021 (see AMR 3 above).				
Action:				
No further action required, other than to continue monitoring.				

Welsh Water Engagement

LDP Objective(s):	17, 20, 21, 24			
Key policies:	RP 1	Related policies:		RP 4
Indicator:	Target:	Outcome:		Trigger point:
108. Local Indicator: Number of planning permissions granted contrary to the advice of Welsh Water concerning water supply and the treatment of wastewater	No planning applications permitted where there is an outstanding objection from Welsh Water.	AMR No. 1	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.
		AMR No. 2:	No applications permitted where there was an outstanding objection from DCWW.	
		AMR No. 3:	No applications permitted where there was an outstanding objection from DCWW.	
		AMR No. 4:	No consents contrary to the policy framework	
Analysis:				
No consents contrary to the policy framework				
Action:				
No further action required, other than to continue monitoring.				

NRW Engagement

LDP Objective(s):	17, 20, 21, 24			
Key policies:	RP 1	Related policies:		RP 2 - RP 14
Indicator:	Target:	Outcome:		Trigger point:
109. Local Indicator: Number of planning permissions granted contrary to the advice of NRW on environmental grounds	No planning applications permitted where there is an outstanding objection from NRW.	AMR No. 1:	No applications permitted where there was an outstanding objection from NRW	One application permitted contrary to the advice of NRW.
		AMR No. 2:	No applications permitted where there was an outstanding objection from NRW	
		AMR No. 3:	No applications permitted where there was an outstanding objection from NRW	
		AMR No. 4:	No consents contrary to the policy framework	
Analysis:				
No consents contrary to the policy framework				
Action:				
No further action required, other than to continue monitoring.				

Loss of BMV agricultural land

LDP Objective(s):	15, 17,19		
Key policies:	RP 1	Related policies:	CV 2
Indicator:	Target:	Outcome:	Trigger point:
110. Local Indicator: Total % loss of BMV agricultural land.	No loss of BMV agricultural land.	AMR No. 1:	No decisions contrary to the policy framework
		AMR No. 2:	No decisions contrary to the policy framework
		AMR No. 3:	No decisions contrary to the policy framework
		AMR No. 4:	No decisions contrary to the policy framework
Analysis:			
No decisions contrary to the policy framework			
Action:			
No further action required, other than to continue monitoring.			

Maintaining Land for Waste Management

LDP Objective(s):	8		
Key policies:	RP 1	Related policies:	RP 8 -9
Indicator:	Target:	Outcome:	Trigger point:
111. Local Indicator: Maintain sufficient land and facilities to cater for the County's waste capacity	Maintain a sufficient capacity to cater for the County's waste.	AMR No. 1:	South West Wales Waste Planning Monitoring Report (WPMR) data.
		Sufficient remaining land is allocated within the LDP to accommodate potential future waste infrastructure proposals	
		AMR No. 2:	
		Sufficient remaining land is allocated within the LDP to accommodate potential future waste infrastructure proposals	
AMR No. 3:	Sufficient remaining land is allocated within the LDP to accommodate potential future waste infrastructure proposals.		
AMR No. 4:	Sufficient remaining land is allocated within the LDP to accommodate potential future waste infrastructure proposals		
Analysis:			
<p>The latest information available from the WPMR for the South West Wales region is the 2022-23 report, which indicates a predicted regional landfill void capacity of 5.5 years. Critically this is not below the 5 year trigger contained within TAN 21 to seek new landfill sites within the region. The 5.5 year figure is dependent upon several assumptions, including the individual circumstances of the landfills currently operating (e.g. potential contracts coming to an end), new landfills or alternative residual treatment plants becoming operational, the reduction in actual quantities of residual waste produced, and increases in the amount of waste recycled, re-used or composted. The County's only landfill site, Tir John closed as a landfill site in 2022 and residual waste is being taken out of County for disposal in Energy</p>			

from Waste facilities. How this will impact the regional landfill capacity void will be carefully monitored. The Report considers that at the present time the management of residual waste in the Mid and South West Wales region is being adequately catered for and no new capacity is required. LDP waste policies will be reviewed as part of production of the Replacement LDP. In respect of in-building waste treatment facilities, the take-up of employment land is specifically monitored by Indicator 11. Based on the results of the monitoring to date, coupled with the existing network of facilities that are currently operational, it is considered that there is sufficient land and facilities across the County to deal with waste arisings. On this basis, it is considered that the requirements of this indicator have been met.

Action:

No further action required, other than to continue monitoring.

Mineral Policy

LDP Objective(s):	7, 17, 24			
Key policies:	RP 1	Related policies:		RP 13
Indicator:	Target:	Outcome:		Trigger point:
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.	Ensure the LDP mineral policy framework is reviewed in-line with recommendations in future reviews of the RTS.	AMR No. 1:	No applications in 2019-20 The RTS does not apportion any aggregate provision to Swansea so there is no cause for a review	Review the LDP mineral policy framework when RTS is reviewed.
		AMR No. 2:	No applications in 2020-21. The RTS has been reviewed (see below)	
		AMR No. 3:	No applications in 2021-2022 have been received.	
		AMR No. 4:	No applications in 2022-2023 have been received.	

Analysis:				
<p>A landbank is defined as a stock of planning permissions for the winning and working of minerals. No applications have been received for the winning and working of land based aggregates and thus none have been permitted.</p> <p>The Regional Technical Statement (RTS) 2nd Review, for the North and South Wales Regional Aggregate Working Party (SWRAWP), was adopted in 2020. It requires Swansea, through its LDP process, to meet the apportionment of 0.305 million tonnes (mt) of crushed rock (HSA Sandstone) per year until the end of the Plan period and for 10 years thereafter (7.636 million tonnes over 25 years). A Statement of Sub Regional Corporation (SSRC) has been agreed which confirms that each constituent LPA accepts the individual apportionments for aggregates for their individual Authority areas, as set out in the RTS (second Review), and that (as a minimum) the RTS requirements for that sub-region as a whole will be met. NPT will cover Swansea's apportionment requirement until the Swansea RLDP has been undertaken.</p>				
Action:				
Policy Review Required as part of the statutory 4 year Plan review now underway				

LDP Objective(s):	7, 17, 24			
Key policies:	RP 1	Related policies:		RP 13-14
Indicator:	Target:	Outcome:		Trigger point:
113. Local Indicator: Total area of new development permitted within safeguarded mineral areas, contrary to policy framework.	No unjustified loss of safeguarded mineral resource.	AMR No. 1:	No planning consents contrary to the policy framework	Planning application permitted for development within mineral safeguarded area which is not accompanied by detailed justification.
		AMR No. 2:	No planning consents contrary to the policy framework	
		AMR No. 3:	No planning consents contrary to the policy framework	
		AMR No. 4:	No planning consents contrary to the policy framework	
Analysis:				
The applications for development permitted in these safeguarded areas have been reviewed and none were contrary to the policy framework.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	7, 17, 24		
Key policies:	RP 1	Related policies:	RP 13-14
Indicator:	Target:	Outcome:	Trigger point:
114. Local Indicator: No planning permission for 'sensitive development' permitted within defined buffer zone.	None stated in the LDP	AMR No. 1:	No planning applications were approved for 'sensitive development' within the buffer zone.
		AMR No. 2:	No planning applications were approved for 'sensitive development' within the buffer zone.
		AMR No. 3:	No planning applications were approved for additional 'sensitive development' within the buffer zone
		AMR No. 4:	No planning applications were approved for additional 'sensitive development' within the buffer zone
Analysis:			
No planning applications were approved for additional 'sensitive development' within the buffer zone.			
Action:			
No further action required, other than to continue monitoring.			

SPG Preparation

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

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

LDP Objective(s):	All		
Key policies:	Multiple	Related policies:	Multiple
Indicator:	Target:	Outcome:	Trigger point:
115. Local Indicator: Adoption of SPG set out in LDP Appendix 10.	Publication in period specified in LDP Appendix 10.	Adoption:	Schedule of SPG to support the Plan set out in Appendix 10.
		AMR No. 1:	One SPG adopted and four others being prepared for consultation.
		AMR No. 2:	Two SPG adopted and two others Draft SPG's subject to public consultation.
		AMR No. 3:	Five SPG adopted.
		AMR No. 4:	No further SPG adopted, 1 drafted for consultation
Analysis:			
<p>During 2022-23, no further SPG adopted, but 1 drafted for consultation - Conversion of Traditional Rural Buildings.</p> <p>Since the adoption of the LDP in February 2019 the Council has adopted the following SPG:</p> <ul style="list-style-type: none"> • Houses in Multiple Occupation and Purpose Built Student Accommodation • Morriston conservation area review • Ffynone and Uplands conservation area review • Biodiversity and Development • Mumbles Conservation Area Review 			

- Trees, Hedgerows and Woodlands
- Placemaking Guidance for the Gower AONB
- Placemaking Guidance for Residential Development
- Placemaking Guidance for Infill and Backland Development
- Placemaking Guidance for Householder Development.

The above is contributing to the delivery of the SPG program set out in the LDP.

Action:

No further action required, other than to continue monitoring.

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 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 6: Notes on SA Indicator Status

SA THEME	SA Objective	Indicator	Comment
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	Carbon Emissions – total CO2 emissions per capita.	Data refers to CO2e emissions, rather than CO2 emissions. Indicator requires amending at LDP Review stage in order to refer to CO2e.
	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

	Generally positive impacts
	Mixed impacts
	Generally negative impacts
0	Neutral impact
	Indicator not monitored

- 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

SA Theme: Sustainable Development

SA Objective 1: Promotion of Sustainable Development

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
Gross Value Added (GVA) per hour worked <i>(contextual indicator)</i>	A decrease is recorded for 2 consecutive years	16				
<p>Commentary: The latest published data for Swansea is for 2021 which was published in April 2023. The most recent (2020 to 2021) trend in GVA per head reports an increase in Swansea of 7.7%, reflecting in part recovery from the impact of the COVID-19 pandemic, and comparable with increases in Wales (+9.7%) and the UK (+7.2%). Over the longer term (2016 to 2021), overall growth in Swansea's GVA per head was 14.3%, which compares with increases in West Wales & Valleys (+15.3%), Wales (+14.5%) and the UK (+12.0%).</p>						

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
Worklessness rate (working age) <i>(contextual indicator)</i>	An increase is recorded for 2 consecutive years	15				
<p>Commentary: Commentary is for 'economically inactive' rather than 'worklessness' as this data was not available. There were 30,500 'economically inactive' people in Swansea in the year to Dec 2022 a decrease of 6,100 (16.7%) on the previous year. The 19.5% rate is lower than Wales (24.4%) and the UK (21.7%). 'Economically inactive' includes 16-64 year olds who are not economically active or in employment.</p>						
Length of new PROW route created as a % of the overall PROW network and % classed as 'easy to use'	If no new PROW network is created in addition to existing network	99				
<p>Commentary: Please see LDP Indicator 99, Chapter 3. 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. The PROW performance survey was not undertaken during this AMR period and therefore no data is available for 2022-23.</p>						
Violence against the person (offences per 1000 population) <i>(contextual indicator)</i>	n/a	n/a	0			
<p>This indicator was amended in AMR 1 to be more precise, in order to reflect available statistics. Latest data available is for 2023 Q1 (12 months ending), which shows a figure of 29.47 (per 1000 population). This is the 5th lowest of Welsh local authorities. (source: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=3812&mod-area=W06000011&mod-group=AllUnitaryLaInCountry_Wales&mod-type=namedComparisonGroup LG Inform (local.gov.uk). ONS data. Last update 26/07/23)</p>						

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			
			AMR 1	AMR 2	AMR3	AMR4
The number of planning applications permitted on nationally and internationally designated sites, regionally or locally important biodiversity sites contrary to the policy framework.	A single permission contrary to the policy framework.	70				
Commentary: Please see LDP Indicator 70, Chapter 3. No planning applications were permitted contrary to the LDP policy framework on designated sites of international, national or regional ecological importance.						
The number of applications permitted on regionally designated geodiversity sites.	A single permission contrary to the policy framework.	71				
Commentary: No planning applications were permitted contrary to the LDP policy framework.						

SA Theme: Population

SA Objective 3: Increase community safety and sense of security

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR3	AMR4
Violence against the person (offences per 1000 population). (<i>contextual indicator</i>)	n/a	n/a	0			

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR3	AMR4
Commentary: Please see SA Objective 1: Promotion of Sustainable Development.						

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			
			AMR 1	AMR 2	AMR 3	AMR 4
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				
Commentary: 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.						
Completions measured against the AAR set out in the plan presented in numerical and percentage terms (plus/minus x %)	The overall number of additional dwellings built within the County falls below the requirement for 2 consecutive years.	5a				
Commentary: See commentary under LDP indicator 5a.						
Cumulative completions measured against the cumulative average annual housing requirement set out in the Plan	The number of additional dwellings built within the County falls below the	5b				

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
presented both in numerical and percentage terms (plus/minus x %).	requirement for 2 consecutive years.					
Commentary: See commentary under LDP indicator 5b.						

Number of net additional affordable and general market dwellings built in the County (though the planning system) minus demolitions.	The overall number of additional dwellings built within the County falls below the requirement for 2 consecutive years.	6				
Commentary: See commentary under LDP indicators 5 and 6.						
The number of planning applications for Gypsy and Traveller sites permitted annually		n/a				
Commentary: This indicator is not being monitored for the LDP. Indicator replaced with LDP monitoring indicator 9.						
Provision is made to meet the Gypsy & 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).	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).	9	0	0		

Commentary: See commentary under LDP indicator 9				
Newly arising need for pitches in addition to that identified in the GTAA evidence on which the LDP is based		9a		
Commentary: See commentary under LDP indicator 9a				

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			
			AMR 1	AMR 2	AMR 3	AMR 4
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				
Commentary: Please refer to LDP indicators 26, 27-69 for further details on each SDA. Progress has been monitored for each SDA individually in the tables for LDP indicators 27-69.						

SA Theme: Population

SA Objective 6: Encourage an inclusive society and promote equality

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR4
Worklessness rate (working age)		15				
Commentary: Refer to commentary under 'SA Theme: Sustainable Development, SA Objective 1: Promotion of Sustainable Development'. The decrease in workless (economically inactive) rates for Swansea should have a positive impact on social equality and an inclusive society.						

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				
Commentary: Refer to commentary under 'SA Theme: Population, SA Objective 5: Provide High Quality, Accessible Lifelong Learning Opportunities Which Meet Future Needs'.						
The number of applications permitted in the WLSA accompanied by a Language Action Plan	One application permitted within the LSA contrary to the policy framework.	88				
Commentary: 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.						
The net change, type and spatial distribution of community facilities	Loss of community facilities as recorded over a 2 year period.	85				
Commentary: There have been no loss of community facilities, contrary to policy framework (please refer to LDP indicator 85, Chapter 3).						

% of new residential development located within 400m of a public transport stop		101				
Commentary: See commentary for LDP indicator 101 which shows the LDP policies are helping contribute to an inclusive society.						
Average full-time weekly earnings	A decrease is recorded for 2 consecutive years.	14				
Commentary: The latest available estimates on earnings are for April 2022 and show the median weekly full-time earnings for residents in Swansea at £593.10. Over the latest year period (April 2021 to April 2022), the survey estimates suggest that full-time weekly earnings in Swansea rose by 6.9%, above average increases in Wales (+5.4%) and the UK (+5.0%). The annual change is positive which may impact on society. (source: The Annual Survey of Hours and Earnings; Swansea Economic Profile April 2023). 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

Indicator	LDP Tigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
Employment land permitted (ha) on allocated sites as a % of all employment allocations	None specified in the LDP	11				
Commentary:						

Indicator	LDP Tigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
<p>In addition to the 2.7 ha consented during 2019-2020, 0.8 ha in 2020-21, 2.4 ha in 2021-22, the 0.97 ha consented in 2022-23 equates to a total of 6.9 ha or 11.5% 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> <p>Therefore, it is also useful to note that the total amount of employment land granted planning consent in 2019-20, 2020-21, 2021-22 and 2022-23 provides 36.3% 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.</p>						
Amount of major retail office and leisure development (sqm) permitted within and outside established town and district centre boundaries	One application permitted contrary to the policy framework	12				
<p>Commentary: 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>						
Productivity – GVA per hour worked	A decrease recorded for 2 consecutive years	16				
<p>Commentary: Refer to commentary for 'SA Theme: Sustainable Development, SA Objective 1: Promotion Of Sustainable Development'.</p>						

SA Theme: Economy

SA Objective 8: Promote and Enhance the Rural Economy

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
Number of rural enterprise planning applications permitted	No increase in the number of rural enterprises permitted.	13				
Commentary: The calculation includes rural businesses as well as rural enterprises. In 2022-2023, AMR 4, a total of 39 relevant applications were approved for rural enterprises/businesses. Of the 39 applications: 12 were for seasonal caravan/camping rallies; 7 for seasonal use of land for camping/caravan/shepherds huts; 5 for additional accommodation at existing rural tourism accommodation businesses; 2 for rural businesses; 1 for barn conversion or tourism use and 1 solar farm (excluded from the definition of a rural enterprise via the LDP) and 10 for agricultural buildings						

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			
			AMR 1	AMR 2	AMR 3	AMR 4
Estimated output, value added and employment for the 'Environmental goods and services' sector (ONS Sustainable Development supplementary indicator 10).	none	n/a				
Commentary: Data presented is at the UK level, as no data is available at Welsh or County level. The data was published in March 2022, with provisional 2019 data. The Environmental Goods and Services Sector (EGSS) continued to grow, resulting in a positive impact on the green economy. Output increased to £87.9 billion in 2019, up 3.5% from 2018. GVA increased to £44.7 million in 2019, up						

Indicator	LDP Tigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
<p>4.7% from 2018. However employment (FTE) in the sector was estimated to be 389,500 full-time equivalent employees in 2019 down 4.4% from 2018. The production of renewable energy had the largest share of total EGSS output and GVA, whilst waste activity had the largest share of total EGSS employment and the second-largest share of total EGSS output in 2019.</p> <p><i>Data source: ONS Dataset 'Estimates of the UKs environmental goods and services sector (EGSS):2019. 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			
			AMR 1	AMR 2	AMR 3	AMR4
Provision of community facilities and infrastructure on SDAs in accordance with the Site 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				

Commentary: Refer to commentary under 'SA Theme: Population, SA Objective 5: Provide High Quality, Accessible Lifelong Learning Opportunities Which Meet Future Needs'				
The number of existing open spaces lost to development contrary to the open Space Assessment	One application permitted resulting in the loss of open space contrary to the policy framework.	77		
Commentary: No planning consents issued on areas of open space contrary to the policy framework.				
Length of new PROW created as a % of the overall PROW network and % classed as 'easy to use'	If no new PROW network is created in addition to existing network, via new developments for 2 consecutive years.	99		
Commentary: Refer to commentary under SA Theme: Sustainable Development, SA Objective 1: Promotion of Sustainable Development.				
Length of new dedicated cycle networks created	If no new cycle network is created via new developments for 2 consecutive years.	100		
Commentary: 7km of improved or new dedicated active travel routes created in 2022-23, helping to meet the objective of the LDP creating social and physical environments that encourage and support health and well-being.				
No loss in active travel routes	% decrease in Active Travel routes over 2 consecutive year period.	87		
Commentary: There has been no loss in Active Travel routes in Swansea, helping to meet the objective of the LDP creating social and physical environments that encourage and support health and well-being.				

% of new residential development located within 400m to a public transport stop.	If development is permitted which is not served by public transport, or there are no plans in place to do so.	101				
Commentary: 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.						

SA Theme: Soil

SA Objective 11: Protect Soil Resources

Indicator	Tigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
Amount of greenfield land lost not allocated in the LDP (ha)	Planning permission granted for development resulting in the loss of greenfield land contrary to the policy framework.	25				
Commentary: No planning consents were granted for the development of 100+ homes on greenfield land contrary to the policy framework, which has resulted in general positive impacts for this objective.						
Total % loss of BMV agricultural land	One application permitted on land classified as BMV	110				
Commentary: There has been no decisions contrary to the policy framework, which has resulted in general positive impacts for this objective.						

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			
			AMR 1	AMR 2	AMR 3	AMR 4
Percentage of water bodies at good ecological status	A water body failing to meet WFD objectives	107	0	0	0	0
<p>Commentary: The WFD requires no deterioration from 2009 baseline data. The aim is to achieve at least Good status. NRW data shows deterioration in 1 waterbody: 'river Llan Headwaters to tidal limits' whose overall status had deteriorated from 'good' to 'moderate'. NRW no longer show the % of waterbodies at good or above status. (Source: NRW waterwatch). The LDP's impact on the quality of inland coastal water and rivers is therefore scored neutral at this time.</p>						

SA Objective 13: Promote the efficient use of water resources

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR4
Area where there is unsuitable water abstraction for either surface or ground waters		n/a				
Commentary: As in AMR1, no data could be found in relation to groundwater abstraction, so this indicator could not be monitored						

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			
			AMR 1	AMR 2	AMR 3	AMR 4
The number of planning applications permitted within C1 floodplain areas	One planning application permitted contrary to the advice of NRW	105				
Commentary: Please see LDP monitoring indicator 105, chapter 3. No consents contrary to the policy framework. This a generally positive outcome and ensures that development has met this objective during the monitoring period. Continued monitoring of the national policy framework will be required in the context of expected changes to TAN 15.						
The number of planning applications permitted within C2 floodplain areas	One planning application permitted contrary to the advice of NRW	106				
Commentary:						

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
Please see LDP monitoring indicator 106, chapter 3. No consents contrary to the policy framework. This a generally positive outcome and ensures that development has met this objective during the monitoring period. Continued monitoring of the national policy framework will be required in the context of expected changes to TAN 15.						

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			
			AMR 1	AMR 2	AMR 3	AMR 4
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	One planning application permitted contrary to the policy framework	103				
Commentary: No consents 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.						
Annual mean concentration exceedences of nitrogen dioxide (NO₂)	Increase in annual mean concentration exceedences of nitrogen dioxide	104				
Commentary: The latest monitoring data, which is for 2021, showed there were no exceedences of the NO ₂ Air Quality Standard (AQS) objective, with the automatic monitoring stations located in Swansea reporting compliance with the annual mean NO ₂ AQS objective.						

Indicator	Tigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
Length of new PROW created as a % of the overall PROW network and % classed as 'easy to use'	If no new PROW network is created in addition to existing network, via new developments for 2 consecutive years.	99				
Commentary: 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.						
Length of new dedicated cycle networks created	If no new cycle network is created via new developments for 2 consecutive years.	100				
Commentary: 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.						
No loss in active travel routes	% decrease in Active Travel routes over 2 consecutive year period.	87				
Commentary: 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.						
% of new residential development located within 400m to a public transport stop	If development is permitted which is not served by public transport, or there are no plans in place to do so.	101				
Commentary: 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.						

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			
			AMR 1	AMR 2	AMR 3	AMR4
The number of planning applications permitted within C1 floodplain areas	One planning application permitted contrary to the advice of NRW	105				
<p>Commentary: Please see LDP monitoring indicator 105, chapter 3 and refer to commentary under SA Objective 14: Ensure development respects constraints such as floodplains and unstable land.</p>						
The number of planning applications permitted within C2 floodplain areas	One planning application permitted contrary to the advice of NRW	106				
<p>Commentary: Please see LDP monitoring indicator 106, chapter 3 and refer to commentary under SA Objective 14: Ensure development respects constraints such as floodplains and unstable land.</p>						
The number of planning applications for renewable energy and capacity permitted – electricity and heat	No planning applications permitted for renewable energy by 2020. No increase in capacity by 2020.	94				
<p>Commentary: In 2022-23 1 RE submitted within a solar LSA. Throughout the County, an additional application was permitted for solar panels on buildings. So the target to increase renewable energy/low carbon capacity is therefore being met, increasing from 55MWe in 2018 to 90MWe in 2020. Source: statswales</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			
			AMR 1	AMR 2	AMR 3	AMR 4
Carbon Emissions – total CO2 emissions per capita	Increase in carbon emissions per capita	96				
<p>Commentary: Latest available data is for 2021 which shows that the estimated CO₂ emissions of 5.0 tonnes equivalent per capita (tCO₂e) for Swansea (an increase 4.8 tonnes per capita in 2020 and likely due to recovery from the Covid pandemic, and the figure is less than the 2019 per capita emission of 5.3, showing an overall downward trend since 2005). <i>Source: Uk government Local Authority Territorial Greenhouse Gas Emissions Data 2005-2021 (ktCO₂e)</i></p>						
The amount of energy from renewable sources generated in the County per year	n/a	n/a		0		
<p>Commentary: A contextual indicator, not collected for LDP monitoring, but for the SA Report, the latest information is for 2020. As for the previous AMR's, the data relates to 'low carbon' energy generation rather than 'renewable', so it is recommended that the indicator is amended at LDP Review to reflect available data. Low Carbon electrical generation in the County in 2020 = 140,827MWh. This a significant increase from the 2019 figure of 135,621MW and the 2018 figure of 61,572MWh (<i>source: Stats Wales</i>).</p>						

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

Indicator	Tigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
The number of planning applications for renewable energy and capacity permitted – electricity and heat	No planning applications permitted for renewable energy by 2020. No increase in capacity by 2020.	94				
<p>Commentary: See LDP indicator 96 and refer to commentary under SA objective 16: Support adaptation and mitigation measures due to climate change. An increase in the number of renewable energy/low carbon 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>						
The amount of energy from renewable sources generated in the County per year	n/a	n/a				
<p>Commentary: A contextual indicator, not collected for LDP monitoring, but for the SA Report. Refer to commentary under SA objective 17: Improvement in prudent and efficient use of energy. 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 sustainable management of waste in an integrated manner, aiming towards zero waste by 2050

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
Maintain sufficient land and facilities to cater for the County’s waste capacity	South West Wales Waste Planning Monitoring Report data.	111				
<p>Commentary: Sufficient land and facilities are available within the county to cater for the County’s waste capacity. See LDP indicator 111, chapter 3. The latest information available from the WPMR for the South West Wales region is the 2022-23 report, which indicates a predicted regional landfill void capacity of 5.5 years. Critically this is not below the 5 year trigger contained within TAN 21 to seek new landfill sites within the region. The 5.5 year figure is dependent upon several assumptions, including the individual circumstances of the landfills currently operating (e.g. potential contracts coming to an end), new landfills or alternative residual treatment plants becoming operational, the reduction in actual quantities of residual waste produced, and increases in the amount of waste recycled, re-used or composted. The County’s only landfill site, Tir John closed as a landfill site in 2022 and residual waste is being taken out of County for disposal in Energy.</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			
			AMR 1	AMR 2	AMR 3	AMR 4
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	Review the LDP mineral policy framework when RTS is reviewed	112				

Commentary:
 A landbank is defined as a stock of planning permissions for the winning and working of minerals. Please see LDP monitoring indicator 112, chapter 3. The Regional Technical Statement (RTS) 2nd Review, for the North and South Wales Regional Aggregate Working Party (SWRAWP), was adopted in 2020. It requires Swansea, through its LDP process, to meet the apportionment of 0.305 million tonnes (mt) of crushed rock (HSA Sandstone) per year until the end of the Plan period and for 10 years thereafter (7.636 million tonnes over 25 years). A Statement of Sub Regional Corporation (SSRC) has been agreed which confirms that each constituent LPA accepts the individual apportionments for aggregates for their individual Authority areas, as set out in the RTS (second Review), and that (as a minimum) the RTS requirements for that sub-region as a whole will be met. NPT will cover Swansea’s apportionment requirement the Swansea RLDP has been undertaken.

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
Total area of new development permitted within safeguarded mineral contrary to policy framework	Planning application permitted for development within mineral safeguarded area which is not accompanied by detailed justification	113				
Please see LDP monitoring indicator 113, chapter 3. The applications for development permitted in these safeguarded areas have been reviewed and none were contrary to the policy framework.						

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			
			AMR 1	AMR 2	AMR 3	AMR 4
The number of planning applications permitted in the WLSA accompanied by a Language Action Plan	One application permitted within the LSA contrary to the policy framework	88				
<p>Commentary: Please see LDP indicator 88, Chapter 3. One relevant planning consent on allocated sites within the WLSA in 2022-23. The decision was in-line with the policy framework. Measures to safeguard and encourage the use of the Welsh language have been addressed.</p>						
Number of applications permitted that will adversely affect Scheduled Ancient Monuments, registered historic parks and gardens, listed buildings and conservation areas.	Further investigation if 1 (or more) planning permissions are given where there is an outstanding objection from statutory heritage advisors over any year.	89				
<p>Commentary: No planning applications permitted contrary to 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>						

The number of applications permitted within an archaeological sensitive area	Further investigation if 1 (or more) planning permissions are given where there is an outstanding objection from statutory heritage advisors over any year.	90				
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Commentary:
 No planning applications permitted contrary to 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.

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			
			AMR 1	AMR 2	AMR 3	AMR 4
The number of applications permitted within the AONB and Special Landscape Areas contrary to the policy framework	One planning application permitted contrary to the policy framework.	72				

Commentary:
 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.

The number of applications permitted for development in the green wedge	The openness of the green wedge to be safeguarded and protected	73				
Commentary No planning applications permitted in the Green Wedge 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.						
Number of planning applications for development permitted outside defined settlement boundaries of the urban and key villages.	One planning application permitted outside settlement boundaries contrary to the policy framework.	1				
Commentary: No decisions permitted contrary to the policy framework. Overall development is being directed towards the most sustainable places within the defined settlement boundaries. 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.						

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, second and third years 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 adoption of the Biodiversity and Development SPG 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. The adoption of the Placemaking Guidance for the Gower AONB SPG will further aid the implementation of the policies.

- *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. Overall, throughout the County housing (of all tenures) is being delivered, though the volume is less than anticipated and time lags are being experienced in bringing sites forward. Planning permission for affordable housing in rural areas has been granted within the monitoring period, thereby helping local people stay within their communities.

- *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 amount of employment land granted planning consent in 2019-20, 2020-21, 2021-22 and 2022-23 provides 36.3% 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 fourth AMR of the Swansea LDP (AMR 4) and monitors the fourth full year in which the Plan has been adopted and in operation.
- 5.2 The WG guidance has requirements for mandatory stakeholder engagement on the monitoring of housing delivery as part of the AMR preparation. In-line with this guidance, in addition to the close and regular dialogue that the LPA has with developers and RSLs on sites being promoted for development, as well as engagement during regular Council facilitated Developer Forum meetings, the LPA has engaged with site promoters specifically on forecasted delivery rates and also undertook direct consultation with the development sector through the Home Builders Federation (HBF) Wales.
- 5.3 The AMR identifies that the full review of the LDP which is now underway will include an examination of changes in legislation and national, regional and local policy. It will also consider changes in socio-economic and environmental factors and other aspects of the LDP evidence base that have an impact on the current LDP. Relevant changes in wider national and regional policy (e.g. impending changes to TAN 15, emerging proposals of the SW Wales Metro, and the latest Local Wellbeing Plan) and also the scope of

evidence gathering required to inform the Replacement LDP have already been identified in the LDP Review Report, which was reported to Council earlier in 2023, and for efficiency have not been repeated in the AMR. Monitoring of changes in LDP context will be ongoing in the preparation of the Replacement LDP.

- 5.4 Chapter 3 of the AMR confirms that the LDP indicators have been reviewed against the relevant targets, trigger points, and WG guidance. AMR 3 previously indicated that some of the monitoring indicators relating to policies of the Swansea LDP are under performing, and that the statutory 4 year LDP review provides an opportunity to address these areas. Key strategic planning issues in this respect are those relating to delivery of new housing on some LDP allocations, the delivery of new pitches required to meet the accommodation needs of Gypsies and Travellers, provision of land for mineral supply requires review, and the need for policies to be updated to reflect new national guidance expected on flood risk. The statutory 4 year Plan review provides the opportunity to review these policies and to gain an understanding of any reasons why some policies have not been implemented as expected.

5.5 These issues are again reflected in the monitoring for AMR 4. Table 7 summarises the outcome for all the indicators and shows that nonetheless the vast majority are green i.e. they are considered to reflect positive policy implementation, thereby providing an indication that the LDP is delivering many significant benefits to communities across the County.

5.6 As in AMR 3, whilst the AMR confirms that the majority of LDP policies and objectives are 'green' where no action is required other than continued monitoring, there are some key policy indicator targets and monitoring outcomes not being achieved (red or amber), which primarily relate to the delivery of housing and employment related development. Significant time lags in the pre-construction periods have been encountered on key residential led development sites when compared to that allowed for in the forecasted trajectory in the LDP. On the basis of the latest site forecasts formulated through engagement with developers and site promoters, the updated forecasted housing supply illustrates that it is expected to again fall below the average annual projected rate in the next 12 months on the basis of the sites with planning consent.

Table 7: LDP Monitoring Summary for 2022-23

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)	94
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 investigation/ research required (Yellow)	5
Indicators suggest that Plan policy/ies are not being implemented.	Policy Review (Orange)	19
Indicators suggest the Plan strategy is not being implemented.	Plan Review (Red)	7

5.7 However, Strategic site allocations have now started to comprehensively get underway and are expected to deliver significant numbers of new homes in 2023-24 and onwards. AMR 4 has recorded that during 2022-23, development has commenced on the first phase of SD C Land at Parc Mawr, Penllergaer and the developer has set out forecasted build showing that the site will gather pace in 2023-24. Development is also expected to commence early in 2024 at both SD B Land at Garden Village and SD D West of Llangyfelach Road, Penderry. In addition, other sites identified in the updated trajectory will have

progressed through the development pipeline to begin delivery of new homes.

5.8 There have been highly exceptional circumstances that have influenced the above outcome over the last 3-4 years. In particular, dwelling completions have been significantly impacted by the COVID 19 crisis affecting site operations (closure of sites and social distancing), while labour supply issues, rising costs of materials and extended lead in times due to supply chain problems are also impacting the housebuilding industry. It is also the case that new national legislation and regulations have affected the housebuilding industry, and its ability to bring forward sites with speed. This is not specific to Swansea and has been experienced across the country.

5.9 The impact of sustainable drainage requirements, and associated requirements for achieving biodiversity enhancements at all scales, have posed huge challenges for developers and have had to be incorporated into the masterplanning process on sites. This in turn has impacted on the financial viability of schemes, and in some cases delayed deliverability. The challenges posed by these new requirements have equally needed to be faced by the Council, and has required new ways of working and co-ordination across departments to ensure proposed developments can progress to delivery on site.

5.10 It is important to note that delays in the delivery of housing requirements are being experienced across Wales and this issue is not confined to Swansea, and shortfalls in delivery have been reported by Councils such as Neath Port Talbot, Bridgend and Newport. The most recent published Cardiff AMR has noted that completion rates are below targets for housing sites in their LDP which was adopted several years before the Swansea LDP. These delays are attributed by that Council to a combination of similar issues relating to site assembly, legal and logistical factors experienced by landowners/ developers along with the time required to secure the necessary consents. However it is encouraging that the Cardiff AMR also notes that once their major strategic sites started to deliver new homes, this did deliver a significant step change in the number of total housing completions in the County, much like what is forecast to take place in Swansea.

5.11 It is important to note that in Swansea, whilst allocated strategic sites have taken longer than originally anticipated to progress to a stage that will enable delivery of homes on site, very significant progress has been made on these proposals. The LPA has continued to engage closely with the relevant site promoters and developers since the LDP was prepared and adopted, including at pre-application, application and post application stages. The picture is

increasingly positive in this regard with a number of key strategic development areas and housing sites now benefitting from planning permission, and others very close to submitting planning applications with the benefit of many years gearing up to reach that milestone stage. The AMR provides details of these, including those developments that are now on site.

- 5.12 The 4th AMR (as it did in AMR 3) also highlights that a small number of indicators have flagged a specific need for further investigation and research on certain topics or issues, in some instances alongside policy review. This research will be important as an updated evidence base to inform the Replacement LDP for Swansea. It includes investigating residential windfall site rates; Gypsy and Traveller need and the availability of pitches; high level viability testing for infrastructure and affordable housing provision; and assessing up to date housing need and housing and employment land requirements. The AMR has also identified that the LDP policy on provision of land for mineral supply requires review, and that policies should be updated to reflect significant new national policy, including that relating to flood risk. The work to prepare the Replacement LDP will address these issues.
- 5.13 Overall, the AMR concludes that the statutory four year full review cycle that has now commenced provides the mechanism to undertake a full review of

relevant policies and requirements including the issues identified in the monitoring of LDP indicators, in order to gain the fullest understanding of the reasons why some policies have not been implemented as expected. Nonetheless, the vast majority of indicators are green i.e. they are considered to reflect positive policy implementation, thereby providing an indication that the LDP is delivering many significant benefits to communities across the County. Annual monitoring will need to continue during the preparation of the Replacement LDP in order to maintain an up to date evidence base where relevant.

- 5.14 The content of the LDP Annual Monitoring Reports, including the Sustainability Appraisal (SA) monitoring findings, will be essential and important components to take into account in the production of the Replacement LDP.

Appendix 1: Housing Sites (10+ Units) Schedules – Expected Timing and Phasing During the Remainder of the Plan Period

Site name and address	Capacity	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025
Allocated Sites																	
Remainder at former Vetch Field, Glamorgan Street, Swansea	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Llwyn y Bryn Campus, Walter Road, Swansea	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Townhill Campus, Townhill Road, Townhill	160	0	0	0	0	0	0	0	0	0	0	0	0	0	40	106	14
Land between Bog Road and Cefn Hengoed Road, Llansamlet	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Upper Bank, Pentrechwyth	256	0	0	0	0	34	8	23	35	32	19	35	56	14	0	0	0
Land at Upper Bank, Pentrechwyth	30	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	0
Land at Jersey Road opposite numbers 16-38, Pentrechwyth	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at rear of 17-93 Carmel Road, Winch Wen	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Ty Draw Road and Llanerch Road, Bonymaen	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Northern End of Graigola Road, Glais	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Tanycoed Road, Clydach	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Ramsey Road, Clydach	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Talcoppa Farm, Llansamlet	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Midland Place, Llansamlet	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gwernllwynchwyth House, Llansamlet	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Frederick Place, Llansamlet	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at David Williams Terrace, Port Tennant	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land east of Pontarddulais Road, Gorseinon	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40
Former Cefn Gorwydd Colliery, Gorwydd Road, Gowerton	99	0	0	0	0	0	0	0	0	0	0	0	0	0	54	45	0
Land at West Street (former Gorseinon Business Park), Gorseinon	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Land at Carmel Road and Bryntirion Road, Pontlliw	84	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34	50
Land at the Poplars, Pontlliw	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Beili Glas, Glebe Road, Loughor	98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38
Land north of Llewellyn Road, Penllergaer	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Remainder at Land East of Bolgoed Brickworks, Bolgoed Road, Pontarddulais	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land east of Carreg Teilo, Pontarddulais	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30
Land at Tyrisha Farm, Grovesend	60	0	0	0	0	0	0	0	0	0	0	0	30	30	0	0	0	0
Land off Brynafon Road and Gower View Road, Penyrheol	144	0	0	0	0	0	0	0	0	0	0	0	0	2	44	67	31	0
South Of Glebe Road, Loughor	115	0	0	0	0	0	0	0	0	0	16	48	24	27	0	0	0	0
Former Walkers Factory, Pontarddulais Road, Cadle	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land adjacent to 114 Brithwen Road, Waunarwydd	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
Land adjacent to Cockett Pond, Cockett	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Penrhos Place, Gendros	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Manselton Primary School, Manor Road, Manselton	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30
Land at Mynydd Garnllwyd Road, Morryston	95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at rear of Glyncollen Primary School, Morryston	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brayley Road, Morryston	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Cadle, Fforestfach	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land between Eppynt Road and Bettws Road, Penlan	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Monksland Road, Scurlage	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land to the east of Gowerton Road, Three Crosses	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
Land adjoining Tirmynydd Road, Three Crosses	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	15
Land adjoining Pennard Drive, Pennard	70	0	0	0	0	0	0	0	0	0	0	1	43	13	13	0	0	0
Land at Summerland Lane, Newton	61	0	0	0	0	0	0	0	0	0	17	38	6	0	0	0	0	0
Land at Higher Lane, Langland	31	0	0	0	0	0	0	0	0	0	0	0	0	0	10	21	0	0
Land South of Glanffrwyd Road, Pontarddulais	720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50
Land North of Garden Village	705	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	80

Land South of A4240, Penllerager Phase 1a	184	0	0	0	0	0	0	0	0	0	0	0	0	0	27	92	65	0
Land South of A4240, Penllerager (remainder of site)	666	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90
West of Llangyfelach Road, Penderry initial phases 1a and 3a	471	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	100
West of Llangyfelach Road, Penderry (remainder of site)	1479	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North of Clasemont Road, Morrision	600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40
Cefn Coed Hospital, Tycoch remainder of allocation	371	0	0	0	0	0	0	0	0	29	31	13	0	0	0	0	0	20
Northwest of M4 Junction 46, Llangyfelach	800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20
Phase 1 of SD H, Land Adjacent To Fairwood Terrace, Gowerton	230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30
Remainder of Land North of Waunarlwydd / Fforestfach	1089	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Swansea Vale	450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central Area and Waterfront	906	0	0	0	0	0	0	0	0	0	0	52	19	33	60	150	150	
Remainder of Fabian Way Corridor	525	0	0	0	0	0	0	0	0	0	0	44	0	0	0	0	28	164
Tawe Riverside Corridor and Hafod Morfa Copper Works	370	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unallocated sites																		
89-95 Heol y Gors, Townhill, Swansea	21	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land between 58-76 Goppa Road, Pontarddulais	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Former Smelting Building, Phoebe Road, Copper Quarter	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0
4 Langland Road Mumbles Swansea	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0
Former Nursing Home, 6 Langland Road, Langland	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Former Swansea Boys Club Berwick Terrace Mount Pleasant	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	0
Former Walter's Yard, Pontlliw	67	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	37
Land adjoining 104 Killan Road, Dunvant	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0
Pencefnarda Farm, Gorseinon	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44	0
Former Ffynone Nursing Home & Rafa Club, Ffynone Road, Uplands	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32
Land north of Chestnut Avenue, West Cross	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	46
Mumbles Pier and Foreshore, Mumbles	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26

Land rear of 702 Gower Road, Upper Killay	13	0	0	0	0	0	0	0	0	0	0	0	0	9	4	0	0	0
Land Off Hill View Crescent and Beacons View Road, Clase	25	0	0	0	0	0	0	0	0	0	0	0	0	0	25	0	0	0
Land North Of Rhodfa Fadog, Cwmrhydyceirw	29	0	0	0	0	0	0	0	0	0	0	0	0	0	29	0	0	0
Land off George Manning Way, Gowerton	41	0	0	0	0	0	0	0	0	0	0	0	0	0	41	0	0	0
Goole Road, Fforestfach	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1 Pentrechwyth Road, Bonymaen	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0
19-29 Bethel Road, Llansamlet	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
Brithwen Road, Waunarlwydd	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20
Ebenezer Chapel, Frederick Place, Llansamlet	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0
Land Adjacent To 77 Trallwn Road, Llansamlet	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0
Land at Bryn Hawddgar, Clydach	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49	21
Land at Cambrian Yard, Pontarddulais	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31	0	0
Land to the side of 28 Christopher Rise (Phase 2), Pontlliw	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0
Russell House, 31 Russell Street, Swansea	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	0	0
Land North of Llewellyn Road, Penllergaer, Swansea	166	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34	42	42
88-89 Woodfield Street, Morriston	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0
Land At Vivian Road/Gower Road and Eversley Road, Sketty	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0
Land Formerly Part Of Olchfa School, Aneurin Way, Sketty	101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	35	31
Land At Samlet Road, Llansamlet	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	18	0
Hendrefoilan Student Village, Hendrefoilan Drive, Killay	300	0	0	0	0	0	0	1	18	20	0	0	0	5	24	36	40	
Land formerly known as the Gardens, Rear of 188 St Teilo St, Pontarddulais	21	0	0	0	0	0	0	0	0	0	0	0	0	11	9	0	0	
Land at former Cwmrhydyceirw Quarry, Morriston	300	0	0	0	0	0	0	0	0	0	10	37	47	56	60	60	30	
Land off Heol Pentrebach, Penyrheol	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	0
Trinity Street (Phase III), Land Off Coed Bach Road, Pontarddulais	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	35
Land Off Felin Fran Felin Fran Birchgrove	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20

Integrated Impact Assessment Implications Screening Form

Please ensure that you refer to the Screening Form Guidance while completing this form.

Which service area and directorate are you from?

Service Area: **Planning and City Regeneration**

Directorate: **Place**

Q1 (a) What are you screening for relevance?

- New and revised policies, practices or procedures
- Service review, re-organisation or service changes/reductions, which affect the wider community, service users and/or staff
- Efficiency or saving proposals
- Setting budget allocations for new financial year and strategic financial planning
- New project proposals affecting staff, communities or accessibility to the built environment, e.g., new construction work or adaptations to existing buildings, moving to on-line services, changing location
- Large Scale Public Events
- Local implementation of National Strategy/Plans/Legislation
- Strategic directive and intent, including those developed at Regional Partnership Boards and Public Services Board, which impact on a public bodies functions
- Medium to long term plans (for example, corporate plans, development plans, service delivery and improvement plans)
- Setting objectives (for example, well-being objectives, equality objectives, Welsh language strategy)
- Major procurement and commissioning decisions
- Decisions that affect the ability (including external partners) to offer Welsh language opportunities and services

X This the 4th Annual Monitoring Report (AMR 4) of the Swansea Local Development Plan covering the period 2022-23. It is a factual monitoring report being presented to Planning Committee for its findings to be noted and approved. It does not fit clearly under any of the above options in Q1 (a).

(b) Please name and fully describe initiative here:

Name - Swansea Local Development Plan (LDP) 4th Annual Monitoring Report (AMR 4)

Description - This is a report to Planning Committee regarding the Swansea Local Development Plan (LDP) 4th Annual Monitoring Report (AMR), for its findings to be noted and approved.

The Swansea LDP was adopted by Swansea Council on the 28th February 2019 and forms the development plan for the City and County of Swansea. As part of the statutory development plan process, the Council is required to submit to Welsh Government (WG) an AMR each year setting out how the objectives of the Plan are being achieved. The Strategic Planning Team has prepared 3 previous annual monitoring reports of the LDP (AMR 1-3) and it was concluded through the screening process on each occasion that an IIA was not required.

Q2 What is the potential impact on the following: the impacts below could be positive (+) or negative (-)

	High Impact		Medium Impact		Low Impact		Needs further investigation
	+	-	+	-	+	-	
Children/young people (0-18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Older people (50+)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any other age group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Future Generations (yet to be born)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Race (including refugees)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asylum seekers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gypsies & travellers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Religion or (non-)belief	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sex	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sexual Orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Welsh Language	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poverty/social exclusion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carers (inc. young carers)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community cohesion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marriage & civil partnership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pregnancy and maternity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q3 What involvement has taken place/will you undertake e.g. engagement/consultation/co-productive approaches? Please provide details below – either of your activities or your reasons for not undertaking involvement

Welsh Government (WG) guidance for producing the AMR, contained in the Development Plans Manual (Edition 3), outlines the consultation requirements of the monitoring process. It requires that stakeholder engagement is undertaken to inform the monitoring of housing development. In-line with this guidance, in addition to the close dialogue that the LPA has with developers and RSLs on sites, and the regular Council Developer Forum meetings, the LPA undertook consultation with the local development sector through the Home Builders Federation (HBF) Wales. The Council reviewed the draft monitoring information against the feedback received from the developers and made amendments accordingly.

In preparing the AMR, the Council has fulfilled the mandatory consultation requirements of the WG guidance for preparing the AMR. The final AMR will be made available to view on the Council’s website and will be provided bilingually to maximise opportunities for people to use the Welsh language and to comply with the Welsh Language Standards.

Q4 Have you considered the Well-being of Future Generations Act (Wales) 2015 in the development of this initiative:

a) Overall does the initiative support our Corporate Plan’s Well-being Objectives when considered together?

Yes No

- b) Does the initiative consider maximising contribution to each of the seven national well-being goals?
 Yes No
- c) Does the initiative apply each of the five ways of working?
 Yes No
- d) Does the initiative meet the needs of the present without compromising the ability of future generations to meet their own needs?
 Yes No

Q5 What is the potential risk of the initiative? (*Consider the following impacts – equality, socio-economic, environmental, cultural, legal, financial, political, media, public perception etc...*)

High risk

Medium risk

Low risk

Q6 Will this initiative have an impact (however minor) on any other Council service?

Yes

No

If yes, please provide details below

Q7 What is the cumulative impact of this proposal on people and/or communities when considering all the impacts identified within the screening and any other key decisions affecting similar groups/ service users made by the organisation?

(You may need to discuss this with your Service Head or Cabinet Member to consider more widely if this proposal will affect certain groups/ communities more adversely because of other decisions the organisation is making. For example, financial impact/poverty, withdrawal of multiple services and whether this is disadvantaging the same groups, e.g., disabled people, older people, single parents (who are mainly women), etc.)

The screening identified low impacts on the protected groups identified. The IIA screening was an update to that undertaken for previous AMRs, which also identified low impacts. Overall, the AMR has concluded that the statutory four year full review cycle that has now already commenced provides the mechanism to undertake a full review of relevant LDP policies and requirements including the issues identified in the monitoring of LDP indicators, in order to gain the fullest understanding of the reasons why some policies have not been implemented as expected. The Replacement LDP work, which is separate to this AMR report, will itself be subject to the IIA process.

It should be noted that the AMR is based on the LDP monitoring framework which is adopted in the Plan and cannot be altered, except to conform with updates to WG national policy and guidance. The LDP monitoring framework was examined by independent Inspectors during the preparation of the LDP and found to be sound. The LDP was subject to a Sustainability Appraisal (SA) process which incorporated an EIA therefore the Plan has already been assessed in this respect. The AMR provides a factual report on the implementation of the LDP.

The report being presented to Planning Committee is not recommending any fundamental actions or changes to the adopted Plan.

Outcome of Screening

Q8 Please describe the outcome of your screening below:

- **Summary of impacts identified and mitigation needed (Q2)**
- **Summary of involvement (Q3)**
- **WFG considerations (Q4)**
- **Any risks identified (Q5)**
- **Cumulative impact (Q7)**

An IIA screening was carried out and this demonstrated that a full IIA was not necessary. The results of the screening are set out in Appendix B. The screening identified low impacts on the protected groups identified. The IIA screening was an update to that undertaken for previous AMRs, which also identified low impacts. Overall, the AMR has concluded that the statutory four year full review cycle that has now already commenced provides the mechanism to undertake a full review of relevant LDP policies and requirements including the issues identified in the monitoring of LDP indicators, in order to gain the fullest understanding of the reasons why some policies have not been implemented as expected. The Replacement LDP work, which is separate to this AMR report, will itself be subject to the IIA process.

It should be noted that the AMR is based on the LDP monitoring framework which is adopted in the Plan and cannot be altered, except to conform with updates to WG national policy and guidance. The LDP monitoring framework was examined by independent Inspectors during the preparation of the LDP and found to be sound. The LDP was also assessed for its conformity to national legislation and policy, including the Well-being of Future Generations Act (Wales) 2015, and was subject to a Sustainability Appraisal (SA) process which incorporated an Equalities Impact Assessment therefore the Plan has already been assessed in this respect. The AMR provides a factual report on the implementation of the LDP.

In preparing the AMR, the Council has fulfilled the mandatory consultation requirements of the WG guidance for preparing the AMR. The final AMR will be made available to view on the Council's website and will be provided bilingually to maximise opportunities for people to use the Welsh language and to comply with the Welsh Language Standards.

This report being presented to Planning Committee is not recommending any fundamental actions or any changes to the adopted Plan.

On the basis of the above, it has been concluded that a full IIA is not necessary.

(NB: This summary paragraph should be used in the relevant section of corporate report)

Full IIA to be completed

Do not complete IIA – please ensure you have provided the relevant information above to support this outcome

Screening completed by:
Name: David Rees
Job title: Principal Planning Officer
Date: 09/10/2023

Approval by Head of Service:
Name: Phil Holmes
Position: Head of Planning and City Regeneration
Date: 10/10/2023



Report of the Head of Planning and City Regeneration

Planning Committee – 24 October 2023

Planning Annual Performance Report 2022-2023

1.0 Background

- 1.1 The Planning Annual Performance Report (APR) is seen by Welsh Government as an important mechanism for monitoring Local Planning Authority performance against a key set of National performance indicators and as a means of driving its agenda for modernising the planning system in Wales. It also represents an important tool for benchmarking the performance of Authorities across Wales and importantly must also be seen in the context of Welsh Government proposals to intervene where Local Planning Authorities exhibit consistent underperformance.
- 1.2 Since the Covid-19 pandemic, comparison data has not been produced to allow Welsh Local Authorities to benchmark performance. However, Welsh Government has recently published Development Management Quarterly Statistics so this has allowed some comparison of performance in determining planning applications.

2.0 Context

- 2.1 The Authority has undergone a significant change process in recent years, partly as a result of budgetary pressures, and partly in response to Welsh Government changes to the planning system as part of the “Positive Planning” agenda and the Planning (Wales) Act 2015.
- 2.2 The Council’s Committee structure and scheme of delegation were amended in January 2015 to broadly align with Welsh Government recommendations and has proven to be a robust mechanism upon which to deliver sound and efficient decision making.
- 2.3 The Swansea Local Development Plan was adopted in February 2019 and provides an up to-date policy framework, based upon placemaking principles, upon which to base decision making and facilitate the delivery of the Council’s corporate priorities and regeneration agenda. Work on the Replacement Local Development Plan has also commenced.
- 2.4 The Section has also been restructured, agile working arrangements have been introduced and processes and procedures have been subject to continuous review, facilitating a paperless office environment and delivering efficiency savings.
- 2.5 The agile working arrangements that had been introduced previously meant that the department was already able to access its Planning IT systems remotely when the Coronavirus Pandemic arrived in March 2020. Officers now work in a hybrid arrangement whereby they can work both remotely and in the office.

3.0 Performance

- 3.1 The positive changes introduced in recent years have significantly improved the Authority's performance in both qualitative and quantitative terms. When assessed against the last Planning Performance Framework, the Council represents one of the best performing Local Planning Authorities in Wales.
- 3.2 The percentage of all applications determined within required timescales has also shown a significant improvement, increasing from 71% in 2014-15 to 96% in 2022-23. This figure is well above the Welsh average of 83% and the third highest performing Authority in Wales. It should also be noted that in terms of the percentage of applications determined within 8 weeks of receipt, the Council was the best performing Authority in Wales at 78%, compared to a Wales average of 52%
- 3.3 Significantly, for the delivery of the Council's regeneration agenda, the percentage of all major planning applications determined within required timescales has consistently increased year on year from 6% in 2014-15, which was the lowest performance in Wales, to 81% in 2022-23. In 2018-19, the Welsh average was 68%.
- 3.4 The area which was most affected by the Coronavirus pandemic has been enforcement. In 2017-18 46% of all enforcement cases were investigated in 84 days. This improved to 74% in 2018-19. However, the impacts of the pandemic meant that this figure dropped to 32% in 2020-21 as there were restrictions on the number of cases that could be investigated. This created a backlog of cases and as a result 29% of cases were investigated within 84 days in 2022-23, although more cases were investigated than in 2021-22.
- 3.5 The percentage of Member made decisions contrary to officer advice has also reduced from 24% in 2016-17 to 3% in 2022-23. This equates to just 1 application out of a total of 33 decisions made by Planning Committee and just 0.04% of all decisions made by the Authority. This performance is below the Welsh Government target of 5%. In 2018-19 (last available data), the Welsh average was 9%.
- 3.6 The overall quality of decision making when assessed against the percentage of appeals dismissed was 66% in 2022-23 compared to 69% in 2021-22. With the adoption of the Swansea Local Development Plan in February 2019 the Council has a robust and up-to-date policy framework upon which to defend its decision making at appeal and deliver the Council's corporate priorities and regeneration agenda. As detailed in the APR, most appeal were allowed on subjective grounds and the figures were affected by the number of appeal decisions considered by one Inspector.

4.0 Conclusion

- 4.1 The APR provides a useful overview of the Council's performance over the last year. Limited comparison data to allow an assessment between local authorities has been produced by Welsh Government. However, the data that has been produced shows that the service has continued to perform at a high level. Enforcement was affected by the pandemic and there will be challenges for the service in tackling the backlog that has grown over the last three years.

4.2 There are also significant challenges ahead in the face of continued budgetary pressures and acknowledged resilience issues and specialism gaps. At a time of transformational change for the City and its region it is inevitable that further difficult decisions will continue to be made over priorities and service levels in the future.

Background Papers:

None

Appendices:

City & County of Swansea APR 2021-22

<i>Contact Officer:</i>	<i>Ian Davies</i>	<i>Extension No:</i>	<i>01792 635714</i>
<i>Date of</i>	<i>10th October 2023</i>	<i>Document Name:</i>	<i>Swansea APR 2022-23</i>
<i>Production:</i>			

Swansea LPA

PLANNING ANNUAL PERFORMANCE REPORT (APR) – 2022-23

PREFACE

I have the pleasure of introducing the Annual Performance Report (APR) for Swansea Council's Planning Service. APR's were introduced as part of Welsh Government proposals to modernise the planning system and improve local delivery of planning services. The Council's Planning Service is responsible for protecting the amenity and unique natural and built environment of our city and countryside in the public interest and facilitating sustainable development and the economic regeneration of our urban and rural areas. Having adopted the Swansea Local Development Plan the Council has an up-to-date planning policy framework which sets out a clear and ambitious vision for the future growth and regeneration of the City, its communities, economy and natural environment. In this context the APR provides a mechanism for ensuring that the Planning Service is responding positively to the challenges of evolving national planning guidance and the principles of the Wellbeing and Future Generations Act and the Environment (Wales) Act. In this respect the Planning Service presents the most tangible means of translating the Council's corporate objectives, commitments and regeneration agenda into development on the ground with the overall aim of improving the quality of life for local residents and building more sustainable communities.

Councillor David Hopkins – Cabinet Member for Corporate Services and Performance

CONTEXT

- 1.0 This section sets out the planning context within which the local planning authority operates.**
- 1.1 The City and County of Swansea covers an area of 378 square kilometres (about 2% of the area of Wales), approximately 66% of which is rural and 34% urban. The city is the second largest in Wales and the regional centre for South West Wales. As well as being characterised by a highly development central area and surrounding settlements, the County benefits from a number of high-quality natural environments that are part of its rural hinterland.
- 1.2 The policies and proposals set out in the Council's Local Development Plan (LDP) seek to address the County's need for new homes, jobs, infrastructure and community facilities to support economic growth and raise standards of living. Policies to promote development sit alongside and complement those that will ensure future proposals respect and promote the County's cultural heritage, important landscapes and sensitive environments. A clear 'placemaking' agenda is promoted which emphasises that future development must accord with the overarching aims of enhancing quality of life and well-being.
- 1.3 Swansea lies at the heart of the Swansea Bay City Region and the nature of future growth and development management will be critical to shaping the regional geographies of South West Wales. In particular, the aspirations for the City Region seek to significantly boost economic investment and activity, with an associated substantial uplift required in development, including housing.

2.0 **Planning background,**

2.1 The Swansea LDP, which was adopted in February 2019, provides the policy context for the period up to 2025. It superseded the Swansea Unitary Development Plan (UDP) (2001-2016).

3.0 **Place and fit within the community strategy and/or wider strategic and operational activity of the authority.**

3.1 The Swansea Public Service Board's Local Well Being Plan: Working together to improve well-being in Swansea (2023-2028) has four objectives relating to Early Years, Live Well, Age Well; Climate Change & Nature Recovery; and Strong Communities underpinned by key themes of Housing, the Economy and the Environment which are supported by the planning system.

3.3 The LDP seeks to deliver the land use, regeneration and natural environment enhancement objectives expressed in the Local Well Being Plan and the Council's Corporate Plan, together with other Council strategies, plans and programmes.

4.0 **Employment Growth**

4.1 National policy supports employment growth within the Swansea Bay City region, and there is a requirement to align jobs with housing and infrastructure to reduce the need to travel, especially by car. Current local policy focuses on generating wealth by diversifying the economy away from public sector employment and growing a higher value knowledge economy (life sciences, technology and engineering) that offers higher skilled and better paid employment opportunities. There are a number of projects to help deliver these objectives which are likely to be continued throughout the LDP period, with initiatives such as the ongoing transformation of Swansea's Fabian Way corridor by two universities, plans for the redevelopment of the City Centre, Waterfront, Tawe Riverside Corridor and Lower Swansea Valley areas, together with new super-hospital proposals.

4.3 Between 2001 and 2011 the average property price in Swansea rose by 124.8%. The West of the County now contains some of the more expensive dwellings in South Wales, whilst the North and East of the County contain generally much lower house prices. In February 2023, the average house sale price in Swansea was £189,418 - average for Wales £215,343.

4.4 Average (median) earnings for full-time employees in Swansea stand at £593.10 per week, 6.9% higher than the previous year. This is lower than the weekly Wales average of £603.50 and UK average of £640.00. Average earnings data indicates that the Swansea median full-time figure (2022) of £30,262 is very close to the Wales average (£30,821) although both figures are below the UK average (£33,000) – in Swansea by 8.3%. Over the last year, average annual full-time earnings in Swansea rose by 4.9%, lower than Wales (+6.7% and the UK (+5.7%)

5.0 **Historic/landscape setting of the area, including AONBs, conservation areas etc.**

5.1 Over 50% of the County's area is identified as being of significant ecological interest. Nearly 70% of the habitats and at least 20% of species identified as being of importance for biodiversity conservation in the UK can be found in the County, and approximately 17% of the County's area is protected by designations at a European (SAC, SPA, RAMSAR) or National (SSSI, NNR) level.

5.2 The landscape is of critical importance within the County, as it provides a striking setting for the City and at least 40% of the County (the Gower AONB) is recognised

as being landscape of national importance. Most of the AONB coastline is also designated as Heritage Coast which extends for 59km. Gower attracts large numbers of visitors and tourism is very important for the local economy.

- 5.3 The County supports an extensive greenspace network, which is vital to economic, environmental and community well-being, and additional green infrastructure is needed to meet national guidance and local requirements for improving accessibility to open space. In particular improvements to linkages between open spaces, public rights of way and key destinations are needed to increase accessibility and promote physical activity.
- 5.4 The County has a proud industrial heritage and a number of historic buildings, such as castles and Scheduled Ancient Monuments. There are currently 31 Conservation Areas and 519 Listed Buildings within the County, many of which are characterised as having good authentic surviving historic features that still contribute to the distinctive, special character of the area. However, some Conservation Areas have been degraded in character due to inappropriate alterations to the external features of buildings, or new developments that are out of keeping with the character of the area. The character and size of Conservation Areas can vary greatly, from very small rural hamlets with a cluster of buildings around a church, to urban areas of buildings originally constructed for industrial and commercial purposes.
- 5.5 Most of Swansea's Conservation Areas were designated in the late 1960's and 1970's and therefore, the published documentation supporting these earlier Conservation Areas is often limited. This limits the amount of information available upon which development management decisions in Conservation Areas can be based. A programme of Conservation Areas Review is therefore underway.

6.0 Urban rural mix and major settlements.

- 6.1 The County can be broadly divided into four geographical areas: the open moorlands of the Lliw Uplands in the north; the rural Gower Peninsula in the west, containing a number of rural villages, contrasting coasts and the Gower Area of Outstanding Natural Beauty (AONB); the suburban area stretching from the edge of Swansea towards settlements in the west and along the M4 corridor; and the coastal strip around Swansea Bay, which includes the City Centre and adjacent District Centres such as Sketty and Mumbles.
- 6.2 Some two-thirds of the County's boundary is with the sea - the Burry Inlet, Bristol Channel and Swansea Bay.
- 6.3 Most of the population live within the urban areas radiating from the City Centre and in the surrounding nearby urban settlements which are generally spread along the main transport corridors into the City. There are also rural / semi-rural settlements in and around the edges of Gower and to the North.
- 6.4 The regeneration of the retail heart of the City Centre through mixed use development, including the reintroduction of residential units into the central area, has been seen as a particularly important means of breathing life back into the City. There has been major investment in infrastructure and environmental improvements, and these areas are well located for access to a wide range of employment opportunities. Development has been encouraged within the Maritime Quarter, SA1 and Lower Swansea Valley riverfront areas to reinforce the image and role of Swansea as a 'Waterfront City'.
- 6.5 Within the North West part of the County, development has been concentrated on the settlements of Gorseinon, Loughor, Penllergaer and Pontarddulais in support of

regeneration initiatives and local employment centres. This has included significant levels of housebuilding over the past decade.

6.6 West Swansea was the focus for the greatest boom in post war building and is now largely built-out to its environmental limits. Beyond this area the Gower Fringe is characterised by rural and semi-rural areas, including the settlements of Penclawdd, Crofty, Dunvant, Three Crosses, Upper Killay and Bishopston, where development has historically been limited to infill and small scale rounding off. Within the Gower AONB restrictive housing policies have historically been applied, however small-scale affordable housing development required to satisfy the overriding economic or social needs of a local community is supported through LDP policy. An increasing number of dwellings are being used as holiday homes within Gower which also impacts on the availability of housing to meet affordable and local needs. Recent changes in planning legislation has resulted in new use classes for Second Homes and Short Term holiday lets. The Council will monitor the impact of these changes to see whether any additional planning controls are required to ensure the availability of housing for local needs.

7.0 Population change and influence on LDP/forthcoming revisions.

7.1 The 2021 Census reported that the usually resident population of Swansea was 238,500; approximately 500 or 0.2 per cent less than the 2011 census total, and 8,100 (-3.3%) less than the 2020 estimates. The population of Wales was 3.1m, an increase of 1.4% on the previous census. The population of England and Wales grew by 6.3% compared to the census of 2011.

7.2 The population of Swansea comprises 117,600 males and 121,000 females (Source ONS). Previous population estimates suggests that Swansea's overall population reduction was due to negative natural change (more deaths than births) and internal (UK-based) out-migration, partly offset by net international in-migration. Analysis of the data will be released throughout this year.

7.3 Table 1 below shows Swansea's 2021 Census population by Age and sex:

Table 1: Swansea's 2021 Census Population by Age and sex.

Age group	Males	Females	Total (% of all)	Wales %	Difference: 2021 vs. 2011
0-4	5,800	5,600	11,400 (4.8%)	5.0%	-1,700 (-13.0%)
5-9	6,800	6,300	13,000 (5.5%)	5.7%	+600 (+4.5%)
10-14	7,100	6,500	13,700 (5.7%)	5.9%	+500 (+3.7%)
15-19	7,600	6,900	14,500 (6.1%)	5.7%	-1,500 (-9.7%)
20-24	10,500	8,700	19,200 (8.1%)	6.0%	-1,300 (-6.4%)
25-29	7,100	7,200	14,200 (6.0%)	6.0%	-1,400 (-8.7%)
30-34	7,400	7,700	15,100 (6.3%)	6.3%	+700 (+4.9%)
35-39	7,100	7,400	14,500 (6.1%)	6.0%	-200 (-1.4%)
40-44	6,800	7,000	13,800 (5.8%)	5.6%	-2,100 (-13.4%)
45-49	6,900	7,100	14,000 (5.9%)	6.0%	-2,300 (-14.1%)
50-54	7,800	7,900	15,700 (6.6%)	6.9%	+500 (+3.6%)
55-59	7,800	8,200	16,000 (6.7%)	7.2%	+2,100 (+15.5%)
60-64	7,000	7,600	14,500 (6.1%)	6.4%	-500 (-3.2%)
65-69	6,100	6,600	12,700 (5.3%)	5.7%	+700 (+5.4%)
70-74	6,200	6,900	13,100 (5.5%)	5.8%	+3,000 (+29.6%)
75-79	4,400	5,200	9,600 (4.0%)	4.2%	+1,000 (+11.2%)
80-84	2,900	3,900	6,800 (2.9%)	2.9%	+500 (+8.5%)
85-89	1,700	2,600	4,300 (1.8%)	1.7%	+500 (+12.7%)
90+	800	1,600	2,400 (1.0%)	1.0%	+500 (+23.7%)
All ages	117,600	121,000	238,500 (100%)	100%	-500 (-0.2%)

Source: Office for National Statistics (ONS), © Crown copyright 2022.

Note: 2011 and 2021 figures are from the Census; 2020 figures use the latest published mid-year population estimates.

7.3 There are 11,400 children aged 0-4 in Swansea, 4.8% of the total population – lower than the equivalent proportion for Wales (5.0%) and 13% lower than the 2011 census. Swansea also has a lower percentage aged 5-14, at 11.2% (26,700 children), than

Wales (11.6%). 33,700 (14.2%) of Swansea's population are young people aged 15-24, a noticeably higher proportion than Wales (11.7%), likely in part due to students. 24.2% of the population (57,600 people) are aged 25-44, higher than the percentage for all of Wales (23.9%). 60,200 people in Swansea are aged 45-64 (25.3%), lower as a proportion than Wales (26.5%). 20.5% of Swansea's population are aged 65 and over (48,900), lower than the percentage figures for Wales (21.3%), but higher than the total for England (18.4%). 6,700 people in Swansea are aged 85 and over, 2.7% of the Swansea total; the same as the proportion in Wales (2.7%). Life expectancy at birth in Swansea now stands at 77.5 years for males (Wales 78.3) and 81.8 for females (Wales 82.1)

- 7.4 The total number of households (with residents) in Swansea in the 2021 census is estimated at 105,000, an increase of approximately 1,500 (1.4%) from the 2011 census figure. Average household size fell from 2.27 people (2010) to 2.20 people (2020). The falling average household size can be attributed to the significant rise of single-person households who now account for over a third of all households.
- 7.5 The Welsh Government's latest trend-based population projections suggest that Swansea's population will grow by 7.5% (18,400 people) between 2018 and 2043. In comparison, the projections suggest a population increase of 5.4% across Wales over the period.
- 7.6 The 2021 census indicates that Swansea had a minority ethnic group (non-white) population of around 20,400 in 2021 (approx. 8.6% of the population). In 2021, 75% of Swansea's population were born in Wales, with 22,500 (9.4%) born outside the UK.
- 7.7 The proportion of people aged 3 and over able to speak Welsh in Swansea decreased from 13.4% (28,938) in 2001 to 11.4% in 2011 (26,332 people); this fell further to 11.2% in 2021.
- 7.8 Survey data (ONS) for the year period ending December 2021 suggests that Swansea has a higher proportion of working age residents with qualifications to NVQ level 3 and above than the Wales and UK average. In the last five years (2016 to 2021), the number of Swansea's working age (16-64) residents with NVQ level 4+ has risen from 55,200 to 61,600 (up by 6,400 or 11.6%); whilst the number with no qualifications fell from 15,700 to 12,100 (-3,600 or 22.9%). This is generally in line with national trends over the period.
- 7.9 GVA (Gross Value Added) per head in Swansea stands at £23,591 (2021, ONS); which is 5.4% above the Wales level but 21.9% below the UK average. However, over the longer term (2015 to 2020), overall growth in Swansea's GVA per head was 7.7%, which is below percentage increases in West Wales & Valleys (+11.0%) and Wales (+9.7%), but above the UK (+7.2%). Over the longer term (2016 to 2021), overall growth in Swansea's GVA per head was 14.3%, which compares with increases in West Wales & Valleys (+15.3%), Wales (+14.5%) and the UK (+12.0%).
- 7.10 80.5% of Swansea's working age residents are economically active and 123,400 in employment (76.1% of working age) (year to Dec 2022, ONS), mostly in the service sectors 89.8%, with 29.6% employed in the public sector and 4.6% working in manufacturing.
- 7.11 27,000 people commute into Swansea each day (2021, ONS/WG). Most significant cross boundary flows are from Neath Port Talbot and Carmarthenshire. 83% of Swansea residents worked within the local authority area. Active businesses in

Swansea remained unchanged between 2020 and 2021, compared to an increase of 3.6% across Wales across Wales and 1.5% in the UK.

7.12 Latest figures suggest 4.9 million people visited Swansea Bay in 2022, up from 4.79m in 2019, contributing £500m to the local economy (up from £477 million in 2019 (Scarborough Tourism Economic Activity Model)). 1.2 million of those who visited stayed in the area. The tourism sector provides 5,200 jobs.

7.13 Swansea is forecast to see significant population growth over the next decade. The County will need new homes, additional employment opportunities and improved infrastructure and community facilities to support this level of growth and raise standards of living, while respecting the area's cultural and natural heritage.

7.14 Key influences on the LDP include:

- The need to provide for 17100 new dwellings and support 13600 new jobs,
- Limited previously developed (brownfield) land remaining to accommodate development,
- The sustainable regeneration of the Swansea Central Area as the economic hub and main driver of the 'City Region',
- The need for further investment at SA1, Tawe Riverside and the Fabian Way Corridor to sustain the successful regeneration of waterfront areas, whilst complementing regeneration of the Central Area,
- Reorientation of the economy towards high quality, skilled and knowledge-based sectors,
- Lack of available, high quality office space to meet economic growth needs,
- The impact of out-of-town development of retail, office and leisure uses on the Central Area,
- Significant opportunities for leisure, sustainable tourism and heritage-led development schemes,
- Supply of new house building not keeping pace with demand as the local population grows, a shortfall of affordable housing and the economic viability of sites for delivering new housing varying considerably across the County,
- Community cohesion issues in areas with high concentrations of HMOs,
- Need for greater variety of size and tenure mix within new housing developments to contribute towards sustainable balanced communities,
- Meeting the needs of an increasingly elderly population
- A sizeable Higher Education student population and increasing demand to provide additional accommodation,
- Significant variations across the County in terms of social indicators of deprivation, including access to health, education and community services and facilities and housing quality. Community cohesion issues in certain wards due to the number of conversions of housing stock to HMOs and the geographical spread,
- Safeguarding communities where Welsh language is an important part of the social fabric,
- The high-quality natural environment, landscapes, and coastline are important assets to the local economy, attracting visitors, and providing resources,
- The extensive green space network is vital to economic, environmental and community well-being, and more green infrastructure is needed to meet national guidance and local requirements for improving accessibility to open space,

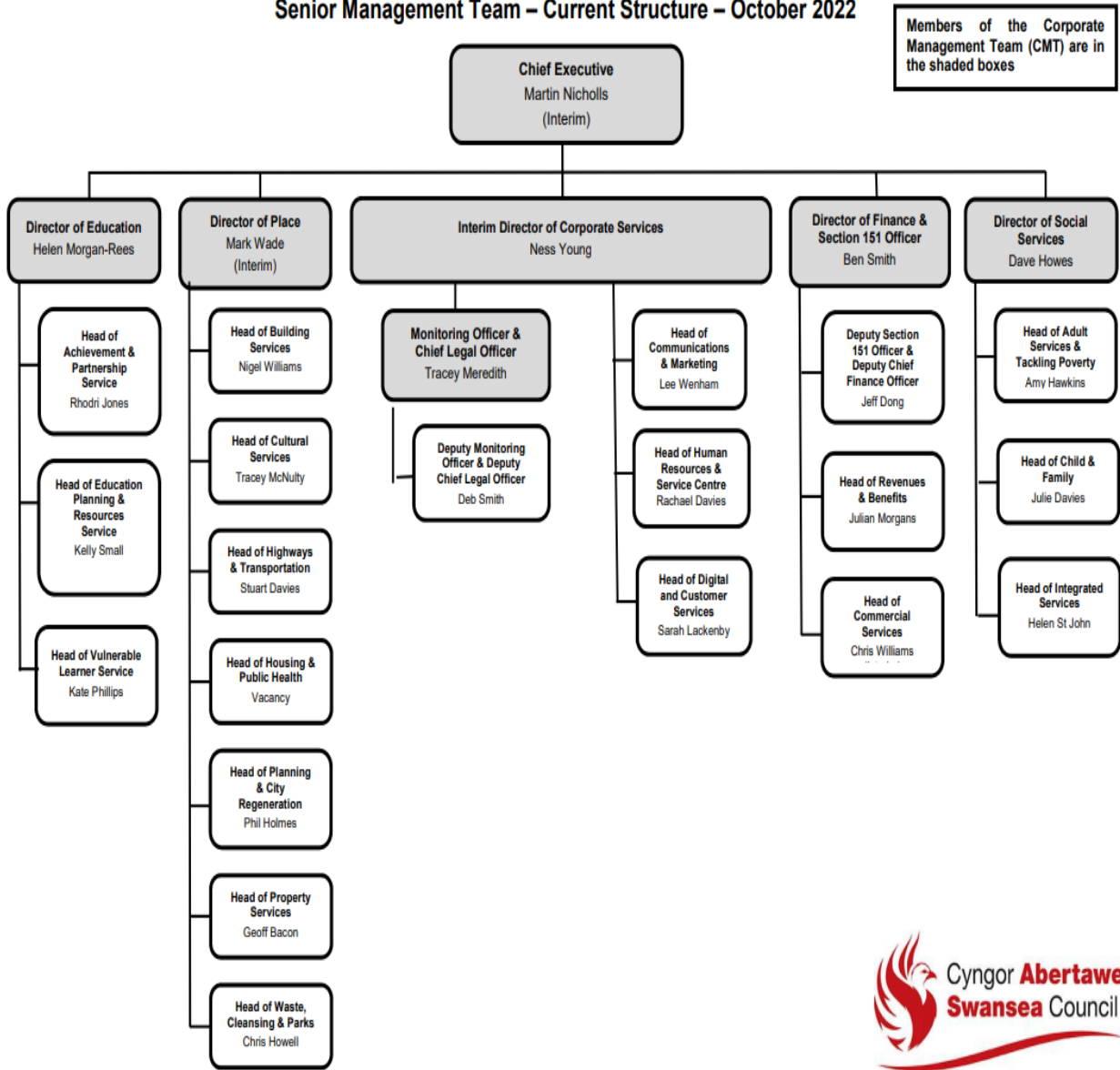
- Improvements to linkages between open spaces, Public Rights of Way, and key destinations are needed to increase accessibility and promote physical activity,
- Poor air quality is an issue in some areas, which can have a detrimental impact on human health. Parts of the urban area have been designated as Air Quality Management Areas (AQMAs), where further deterioration in air quality would be of significant concern,
- The area's industrial past has left a legacy of potentially contaminated sites, where remediation is required to protect human health and well-being,
- The existing highway network experiences traffic congestion along certain main routes and junctions, which can have a negative impact on amenity, health and well-being, and economic competitiveness.

PLANNING SERVICE

- 8.1 The Council is organised into five Corporate Directorates reporting directly to the Chief Executive Officer, as detailed in Chart 1 below. Both the Development Management and Placemaking & Strategic Planning functions sit within the Planning and City Regeneration Service under a single Head of Service who reports to the Director of Place.

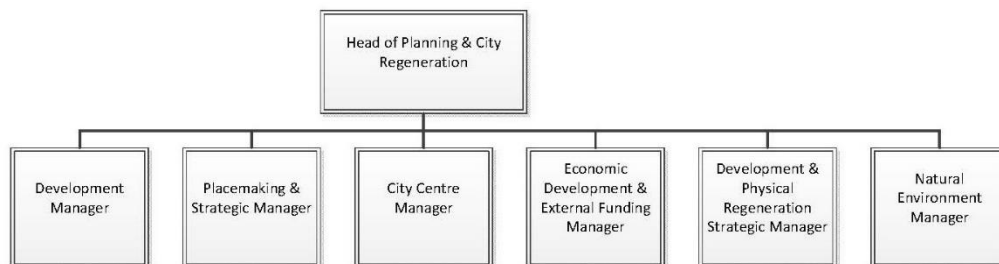
Chart 1 - Organisational Structure

Senior Management Team – Current Structure – October 2022



8.2 The Planning and City Regeneration Service is within the Place Directorate and as detailed in Chart 2 below, is organised into 6 separate service areas namely; Development Management, Placemaking and Strategic Planning, Natural Environment, City Centre Management, External Funding, and Development and Physical Regeneration.

Chart 2 – Organisational Structure



9.0 Wider organisational activities impacting on the service – how has the department responded to financial constraints imposed during budget setting? What cross departmental activities has the department been involved in or been affected by, e.g. closer joint working, IT changes, real estate rationalisation?

9.1 Agile working arrangements have been introduced as part of a corporate initiative, to facilitate the rationalisation of accommodation within the Civic Centre, income generation through the rental of office floor space and improved productivity. In this respect the Development Management function of the Authority has, since 2013, progressively introduced new document management, back office and workflow management systems together with revised and refined business processes to facilitate a paperless office that has allowed the efficiencies and benefits associated with agile working to be exploited more effectively. This work meant the when the Coronavirus pandemic restrictions were imposed in March 2020, officers were fully equipped to work from home. Officers continue to work flexibly with officers able to work both from home and in the office.

9.2 Cross departmental working initiatives include the formation of a core Land Charges Team in April 2019 embedded within the Development Management Section. This brought together discrete functions carried out by 11 separate officers in 7 different Departments under one management structure providing the potential for greater resilience, improvements in the quality of service and opportunities to generate further fee income. In March 2022, part of the Land Charges service was migrated to the Land Registry as part of a national programme. Swansea was the first Authority in Wales to migrate.

10.0 Operating budget – including budget trend over 3 years, and fee income. Does the planning department retain fee income? Is this used to calculate its operating budget? Has a discrepancy between expected fee income and actuals affected the forward planning or operational activity of the department?

10.1 The operating budget dedicated specifically to the Development Management, Placemaking and Strategic Planning and Natural Environment functions is difficult to establish as staff within the Development Management, Placemaking and Strategic Planning and Natural Environment service areas input into a range of functions including central administration for the department as a whole, rights of way, ecology and AONB functions.

10.2 In terms of Development Management, the cost of the service is heavily reliant on planning application fee income to offset the costs of the service. However, the last three years has seen a reduction in income as illustrated in Table 1 below. Whilst Welsh Government increased planning fees in August 2020, and the number of planning applications received over the period has increased from 2082 in 2018-19 to 2217 in 2022-23, there has been decrease in the amount of fees received. This is because of an increase in the number of householder applications received which generate lower application fees.

Table 1 – Planning Application Fee Income

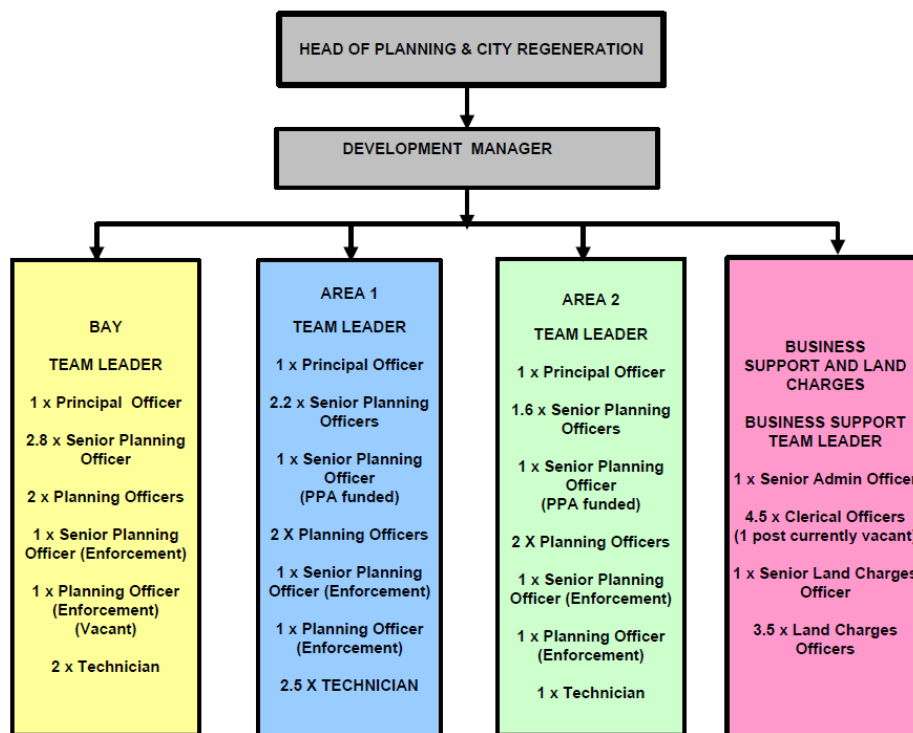
Income (£)	2018/19	2019/2020	2020/21	2021/22	2022/23
Target	1,072,100	1,073,800	1,080,500	1,212,650	1,297,050
Actual	1,257,249	934,109	916,723	926,812	1,100,870

10.3 Fee income is retained within the Development Management budget which is, however, set demanding fee income targets for each financial year to cover a growing proportion of the costs of the Service. Any budget underspend at the end of the financial year is not carried forward to the following financial year. The cost of providing the service has continued to increase, but as planning application fees have not increased since 2020, the costs of providing the service are not being met through planning fee income. This places a heavy emphasis on unpredictable fee income as a means of sustaining the core business of the Service and represents a significant risk to service delivery should fee income continue to fall. Two full time Senior Planning Officer posts are currently funded by Planning Performance Agreement (PPA) monies. As things stand, there will be insufficient funds available in the PPA budget to fund the two Senior Planning Officer posts for the financial year starting April 2024. This will place additional pressures on the service.

11.0 Staff issues – what is the current staffing level of the department? What are the current plans for staff skills development and succession planning? Are any vacancies being carried? Has the service had to manage with redundancies (with reference to budget section above)? Has a loss of skills through sickness absence or other reasons, adversely affected the department? What are the coping mechanisms for this?

11.1 Development Management consists of 4 teams, comprising three Area Planning Teams, and a Business Support Team incorporating the Land Charges Section

Chart 4 – Development Management



11.3 The Section has previously been restructured and accommodated a number of redundancies with job descriptions rationalised to provide more flexible working. Authority has also been delegated further down the staff structure and through on the job training staff from previously discrete teams carry out a much wider range of functions. In this way the impact of redundancies and budget cuts has been managed to an extent with existing officers absorbing these roles in parallel with the introduction of revised business processes and a review of service delivery options.

- 11.4 Upskilling and reskilling of staff in this way remains an ongoing process but is a robust mechanism to manage the risk to the Service in the face of ongoing budget situation.
- 11.5 Budgetary pressures and recruitment policies have, however, generated clear resilience issues, with a contracting, ageing workforce and reliance on a small number of individual officers in key specialist fields. The Authority is increasingly having to “buy in” services to address specialism gaps.
- 11.6 During the year, a number of vacancies have arisen in the department through a combination of staff resignations, long term sickness and internal promotions. These posts have been filled but this process is lengthy, and posts remain vacant for a significant period whilst the recruitment process is ongoing. These periods of vacancies have created additional workload pressures on staff. In addition, the significant increase in the number of planning applications being submitted over the last three years, has further increases the workload pressure on staff. Temporary staff have been recruited to assist in the short term, although these posts are dependent on funding being available in the future.
- 11.7 In addition, and as stated above, two Senior Planning Officers continue to be funded via fee income generated from Planning Performance Agreements negotiated on a variety of projects. Fee income is now the primary source of funding for the service and as illustrated in Table 1 above can experience significant variations year on year placing the delivery of statutory services at potential risk moving forward. Whilst the costs of providing the service are increasing, there has been no increase in planning fees to meet these increases. The fees are set by Welsh Government at a national level and there is no scope for the Council to increase the fees. Representations have been made to Welsh Government by the Cabinet Member and officers are working with other Authorities to highlight the pressures on services with Welsh Government.

YOUR LOCAL STORY

- 12.0 Workload. What are the current planning pressures the service is facing? What is the status of the LDP? Is development/monitoring/revision proceeding as planned? What is the impact on support of development management services, e.g. for master planning? What is the DM workload per officer?**
- 12.1 Development management pressures stem from an increase in the number of planning and related applications received rising from 1482 in 2012/13 to 2088 in 2020/21 and 2390 in 2021-22. The figure dropped slightly in 2022/23 to 2217. This has had a significant impact on officer workload. The number of planning applications received per case officer (FTE) was 124 per annum in 2020-21. In 2022/23 this was 139. However, it should be noted that at various times during the year, there were vacant posts in the department which meant that in the average number of applications per officer was greater than this. This figure excludes the provision of pre-application advice, input into the change process described above, appeals, enforcement cases, corporate projects and initiatives and policy/SPG formulation.
- 12.2 The number of enforcement cases received was 462 in 2020-21 with 412 received in 2022-23, which coupled with the remnants of an historic backlog of stubborn cases continues to place pressure on the enforcement service when measured against the performance indicators introduced by Welsh Government in 2017.

Furthermore, the restrictions brought in to limit the spread of Covid 19 impacted on the speed of investigation of these complaints, and the impact of those restrictions continued to be felt during 2022-23. Enforcement officers currently carry an average caseload of 139 complaints, up from 129 in 2021-22 and 78 in 2018-19

- 12.3 Internal and statutory consultees have had capacity issues over the period. These capacity issues can have a significant impact on the provision of comprehensive and/or timely consultation responses and the efficiency of decision making.
- 13.0 Reference to the Annual Monitoring Report (as an attachment). In the absence of an AMR, the authority should report on its progress towards adoption of the LDP, and any key issues arising in the year.**
- 13.1 The LDP was adopted in February 2019 and provides a clear planning framework to address key issues facing the County. It is underpinned by an extensive and up to date evidence base. The AMR is also being considered on this agenda.
- 14.0 Current projects. Any specific items of research, best practice development or other initiatives being undertaken within the planning service. Examples could include a “development team” approach to major applications, work on a Local Development Order or process reviews.**
- 14.1 Officers meet regularly with Stakeholders to identify issues which may impact on the efficiency of the Development Management Process, including Welsh Government, Internal Departments and Developers.
- 14.2 The promotion of a development team approach lead by officers from the Council’s Development and Physical Regeneration Section (as developer and applicant), externally appointed consultants and officers in the Placemaking and Strategic Planning Team continues to be a highly effective model for the delivery of the Swansea City Centre redevelopment scheme. In development management terms roles were clearly articulated and resourced through the signing of a Planning Performance Agreement which has facilitated the efficient delivery of schemes through the pre-application process with added value and the determination of the resultant applications in a timely manner.
- 14.3 The Council has also established a Developer Forum to improve working relationships with small and medium sized housing developers (SME’s) and address issues which may be frustrating the development process. In this respect two current work streams are ongoing firstly, focussing on providing consistency between planning placemaking policy and highway adoption processes and standards and secondly, on introducing a cross department pre-application advice service which goes beyond the statutory pre-application process that exists.
- 14.4 Officers of the Development Management Team have a significant input into the Council’s ‘More Homes’ project which aims to deliver new affordable housing within Swansea.
- 15.0 Local pressures. Major applications or other planning issues having a disproportionate impact on the efficiency of the service. Could include specific development pressures, enforcement issues such as major site restoration issues, monitoring compliance of conditions with non-devolved consents (e.g. wind energy applications) or applications of national significance (e.g. LNG storage site).**

- 15.1 As detailed above a number of major and strategic sites including the redevelopment of Swansea City Centre have come forward. The approach adopted by the Authority detailed at Section 14 above has facilitated the effective delivery of a number of these sites in accordance with the “placemaking” policy objectives set out in the LDP and without formal challenge.
- 15.2 Considerable resources have, however, been dedicated to this process which has only been possible to manage, without impacting on the performance of the Development Management Service as a whole, through the appointment of staff via fee income generated by Planning Performance Agreement (PPAs). As planning applications for these strategic sites have come forward, the scope for further PPAs had reduced. Unless new proposals come forward with PPAs, it will not be possible to retain the temporary posts funded from PPA income. This will place pressure on the service as the reduction in staff set against increased workload will inevitably impact on service delivery.

16.0 Our Performance 2022-23

- 16.1 In previous years, data has been provided to Local Authorities to allow comparison of our performance and the All-Wales picture. This data has not been available since the Covid pandemic so the APR reports for the last three years have had limited comparison data. The Welsh Government has recently published planning application performance data so this report will provide comparison data where it is available.
- 16.2 Performance is analysed across the five key aspects of planning service delivery as set out in the Planning Performance Framework:
- Plan making
 - Efficiency
 - Quality
 - Engagement; and
 - Enforcement.

16.3 Plan making

- 16.4 The Swansea Local Development Plan (LDP) was adopted in March 2019 and provides a framework for making decisions on planning applications.

16.5 Efficiency

- 16.6 In 2022-23 we determined 2052 planning applications compared to 2138 in 2021-22, 83% of which were approved. 96% of all planning applications were determined within the required timescales, compared to the Wales average of 83%. The target for Wales is 80%. Table 2 below provides a comparison of Welsh Local Planning Authorities and demonstrates that our performance remained at a high level. It is noted that this performance has been achieved when dealing with a significantly higher number of applications than all Council’s in Wales except Cardiff.

Table 2 : Percentage of planning applications determined in required timescales

Welsh Local Planning Authority	Percentage determined on time	Total applications determined
Merthyr Tydfil	99.00	287
Vale of Glamorgan	98.00	1142
SWANSEA	96.00	2069
Blaenau Gwent	93.00	272
Caerphilly	93.00	929
Neath Port Talbot	92.00	668
Isle of Anglesey	89.00	800
Powys	88.00	1470
Carmarthenshire	86.00	1523
Ceredigion	84.00	811
Monmouthshire	84.00	1094
Conwy	83.00	886
Denbighshire	74.00	780
Cardiff	73.00	2393
Gwynedd	72.00	1116
Pembrokeshire	72.00	1060
Rhondda Cynon Taff	71.00	1235
Torfaen	69.00	423
Pembrokeshire Coast	67.00	623
Brecon Beacons	67.00	507
Wrexham	66.00	800
Newport	63.00	1051
Bridgend	61.00	786
Snowdonia	31.00	329
Flintshire	Incomplete Data	Incomplete Data

Source : WG Development Management Quarterly Statistics 2022/23

16.7 Welsh Government also provides data on the percentage of planning applications determined within 8 weeks (16 weeks for EIA applications). 78% of all planning applications were determined within the required timescales, compared to the Wales average of 52%. Table 3 below provides a comparison of Welsh Local Planning Authorities and demonstrates that our performance was the best in Wales over the year.

Table 3 : Percentage of applications determined within 8 weeks.

Welsh Local Planning Authority	Percentage determined on time	Total applications determined
Swansea	78.00	2052
Merthyr Tydfil	76.00	287
Conwy	69.00	842
Pembrokeshire	67.00	940
Neath Port Talbot	65.00	648
Rhondda Cynon Taff	65.00	1173
Caerphilly	61.00	906
Carmarthenshire	58.00	1468
Isle of Anglesey	57.00	774
Blaenau Gwent	55.00	267
Gwynedd	54.00	981
Denbighshire	53.00	707
Brecon Beacons	51.00	487
Monmouthshire	51.00	1026
Pembrokeshire Coast	45.00	556
Cardiff	45.00	2303
Wrexham	45.00	756
Torfaen	40.00	391
Vale of Glamorgan	38.00	1124
Powys	36.00	1411
Bridgend	34.00	736
Newport	32.00	982
Ceredigion	26.00	783
Snowdonia	Incomplete Data	Incomplete data
Flintshire	Incomplete Data	Incomplete Data

Wales Average ; 52%

Source : WG Development Management Quarterly Statistics 2022/23

16.8 Major applications

16.9 We determined 21 major planning applications in 2022-23, 17 of which were in required timescales.

Table 4: Percentage of major applications determined within required timescales:

Wales 2018/19	Swansea 2020/21	Swansea 2021/22	Swansea 2022-23
68%	86%	78%	81%

16.10 The figure for 2022-23 shows an improvement on the previous year. The four applications that went over agreed timescales were all reported to committee and as a result went over the agreed timescale.

- The percentage of minor applications determined within the required timescales fell from 95% to 94%;
- The percentage of householder applications determined within the required timescales increased from 98% to 99.3% ; and
- The percentage of other applications determined within required timescales increased from 98% to 98.8%.

These changes reflect normal year on year fluctuations in determination timescales which can be influenced by things such as the number and type of applications being processed at a particular time and staff resources.

16.11 Quality

- 16.12 In 2022-23, Planning Committee made 33 planning application decisions, which equated to 1.6% of all planning decisions made in the year. This represents an decrease from 44 (2%) in 2021-22. This decrease is primarily due to the number of major applications submitted that met the committee threshold and also in 2021-22, some applications were reported to committee as a departure from the development plan but recommended for approval to support the economy's post Covid-recovery.
- 16.13 Planning Committee made 1 (3%) decision against officer advice. This equated to 0.04% of all planning application decisions made by the Council going against officer advice.
- 16.14 In 2022-23 we received 88 appeal decisions against our planning decisions. Of these, the Council's decision was upheld in 58 (66%) of cases, compared to 69% in the previous year. No appeals related to a committee overturn.
- 16.15 Analysis of the appeals allowed shows that the applications had been refused for the following reason:
- Visual Amenity – 24
 - Highway Safety - 1
 - Residential Amenity of neighbours– 1
 - Amenity for future occupiers- 2
 - Highways safety & residential amenity - 1
 - Inappropriate development in countryside - 1
- 16.16 Further analysis of the appeal data shows that one appeal Inspector determined 33% of the appeals for this Council, allowing 45% of the appeals. This contrasts with the remaining appeals considered by other Inspectors where only 27% were allowed.
- 16.17 The Welsh Government's target for a good Authority is 66% of appeals dismissed so the Council is still performing at this target.
- 16.18 During 2022-23 two awards of costs were granted against the Council.

16.18 Engagement

16.19 In previous years, data provided to the Council has allowed us to compare engagement with other Authorities. As this data has not been provided for the last few years, this comparison cannot be undertaken. However,

- we allow members of the public to address the Planning Committee;
- The department has maintained a phone service, albeit with reduced hours (10.30am to 3.00pm) due to long-term staff sickness. In addition, case officers have mobile phones and email so can be contacted directly by applicants and agents.; and
- we maintain an online register of planning applications and the online system allows members of the public to view applications, follow progress of the application and submit comments.

16.20 Enforcement

16.21 In 2022-23 we investigated 253 enforcement complaints, 29% of these within 84 days. In 2021-22 we investigated 218 enforcement cases, 32% within 84 days.

16.22 The slight drop in performance in 2022-23 can be attributed to two main factors. Firstly, the backlog created during the Coronavirus pandemic which impacted the ability of enforcement officers to investigate complaints. The backlog increased over the year following the receipt of 412 complaints in 2022-23.

16.23 The second issue relates to staff resources. The departure of a team leader during the year had an impact as other team leaders absorbed his workload until a replacement was appointed. This added to the timescale for progressing cases.

16.24 The average time taken to pursue positive enforcement action was 84.5 days in 2022-23, compared to 99 days in 2021-22.

16.25 Section 106 Agreements

16.26 Section 106 of the Town and Country Planning Act 1990 allows a local planning authority to enter into a legally binding agreement or planning obligation with a landowner as part of the granting of planning permission. They are used where it is considered that a development will have significant impacts on the local area that cannot be moderated by means of a planning condition attached to a planning decision.

16.27 In 2022-23, 11 planning permissions were issued subject to a S106 agreement. These agreements secured the provision of 149 Affordable Housing units and one commuted sum in lieu of affordable housing. In addition, these agreements secured the provision of the following financial contributions as shown in table 5 below:

Table 5: Planning permissions issued 2022-23 subject to S106 agreements:

Site Name	Application Number	S106 Date Signed	Fees			Financial Obligations						TOTAL FINANCIAL OBLIGATION	
			Monitoring Fee	Legal Fee	Local Land Charge	Highways	Education	Ecology	Rights of Way	Parks & Open Spaces	Public Arts		
Site Of Former Canaan Chapel, Foxhole Road, St Thomas, Swansea, SA1 8EG	2019/0001/FUL	22/03/2023	0	2,840	0	25,000	0	0	0	0	0	0	25,000
Land at 2-3 Tontine Street	2020/0059/FUL	10/05/2022	160	500	0	8,000	0	0	0	0	0	0	8,000
Land at The Strand, Swansea	2021/0867/FUL	25/04/2022	1,000	1,000	0	0	0	0	0	0	0	0	0
Land North Of Llewellyn Road	2021/1495/FUL	01/09/2022	15,176	840	0	0	1,372,504	0	0	0	0	0	1,372,504
Land To The South West Of Beili Glas Farm	2021/1820/FUL	08/07/2022	5,872	840	0	63,500	332,200	0	0	30,000	0	0	425,700
Gellionen Ganol Farm, Gellionen Road, Clydach, Swansea	2021/1884/FUL	11/10/2022	0	500	40	0	0	0	0	0	0	0	0
Land North of Rhodfa Fadog, Cwmrhydyceirw	2021/2013/S73	01/09/2022	0	500	0	0	0	0	0	0	0	0	0
Land to the South side of Samlet Road, Llansamlet	2021/3182/FUL	20/09/2022	0	1,000	0	0	0	0	15,000	0	0	0	15,000
26 Eaton Crescent, Uplands	2022/0158/FUL	01/07/2022	0	840	0	0	0	0	0	0	0	0	0
Land at Olchfa Comprehensive School	2022/0249/FUL	17/11/2022	2,910	1,000	0	0	844,028	0	0	0	0	0	844,028
Plots PC And PJ, Land South Of Fabian Way And East Of River Tawe, Swansea	2022/0954/RES	14/03/2023	0	840	0	0	0	0	0	0	0	0	0
		Totals	25,118	10,700	40	96,500	2,548,732	0	15,000	30,000	0	0	2,690,232

16.28 The trigger points for S106 agreements will vary depending on the nature of the planning application and the specific requirements of the agreement. The obligations in respect of a S106 agreement may not be required for a number of years after the grant of planning permission. In 2022-23, 206 affordable units were built as a result of requirements in S106 agreements. In addition, table 6 details the financial obligations received by the Council in 2022-23:

Table 6: Details of monies received in connection with S106 agreements 2022-23

Site Name	Site Ref	Main Beneficiary	Service Level Beneficia	Amount Du	Trigger Text in Obligation	Total Invoice Amt financ.
and At Bryn Hawddgar	2006/0650	Highways	Highways and Transportation	43,632	2013/0425: to pay Fifty per cent (50%) of Highways Contribution (1) to the Council (in its capacity as local highway authority) in respect of improvements to Gellionnen Road Vadre Road and Lone Road Clydach prior to commencement of the development	60,721
and At Bryn Hawddgar	2006/0650	Monitoring Fee	Economic Regeneration and Planning	4,565	Upon commencement of Development	4,565
Rear of 702 Gower Road, Swansea, SA2 7HQ	2008/0361	Highways	Highways and Transportation	13,000	prior to Occupation of any of the dwellings	13,398
Parc Ceirw, Cymrhydyceirw Quarry	2014/0377	Education	Education	247,500	payable before the 120th Market Dwelling is Occupied	301,552
Parc Ceirw, Cymrhydyceirw Quarry	2014/0377	Highways	Highways and Transportation	30,000	Before 1st Dwelling is Occupied	33,585
and at Plot A1, SA1 Waterfront, Swansea	2016/1511	Highways	Highways and Transportation	40,000	prior to Occupation of the Student Accommodation	47,846
Jun Alliance House, 166-167 St Helens Road, Swansea, SA1 4DQ	2016/1523	Highways	Highways and Transportation	33,460	prior to the beneficial occupation of the student accommodation	50,581
Former Pines Country Club	2017/2572/FUL	Highways	Highways and Transportation	66,000	prior to commencement of development	82,403
and off George Manning Way, Gowerton, Swansea	2017/2703/FUL	Highways	Highways and Transportation	44,433	prior to the occupation of the 1st residential unit	47,007
and off George Manning Way, Gowerton, Swansea	2017/2703/FUL	Education	Education	46,674	on or before Occupation of the twenty-fifth Dwelling	43,304
Yr Ffynnon, Off Rufus Lewis Av, SA4 4XN	2018/2163/FUL	Highways	Highways and Transportation	8,131	prior to the beneficial occupation of the first dwelling on the site	8,131
and off Rhydypanyd Road and Mynydd Gelli Wastad Road, Morriston, Swansea, SA6 5SN	2018/2508/FUL	Education	Education	51,860	before the first Residential Unit is Occupied.	65,533
and North of Pennard Road HSJ, SA3 2AD	2018/2580/FUL	Education	Education	73,240	prior to the Occupation of the twenty fifth Dwelling on the Site	88,638
and at Upper Bank, Pantong Way, Pentrechrwyth, SA1 1AA	2018/2632/FUL	Education	Education	35,000	on or before Occupation of the thirtieth (30th) Dwelling.	116,676
Yrisha Farm	2018/2720/FUL	Parks	Waste, Parks and Cleansing	36,000	prior to the Occupation of the First Dwelling on Site	36,523
and at 2-3 Tontine Street, Swansea, SA1 5BP	2020/0053/FUL	Legal Fee	Legal and Democratic Services	500	On or before completion of this Deed	500
and at 2-3 Tontine Street, Swansea, SA1 5BP	2020/0053/FUL	Monitoring Fee	Economic Regeneration and Planning	160	On or before completion of this Deed	160
and at Former Russell House, 31 Russell Street, SA1 1HR, SA1 4HR	2020/2544/FUL	Highways	Highways and Transportation	15,000	Prior to the Commencement of Development	17,850
and South Of Glebe Road	2021/0112/FUL	Highways	Highways and Transportation	18,000	Prior to the occupation of the first dwelling on the Site	18,000
and at The Strand, Swansea, SA1 1SP	2021/0867/FUL	Legal Fee	Legal and Democratic Services	1,000	Upon completion of this Deed but prior to issue of the Planning Permission	1,000
and at The Strand, Swansea, SA1 1SP	2021/0867/FUL	Monitoring Fee	Economic Regeneration and Planning	1,000	On completion of this Deed	1,000
and at Llewellyn Road, Penllergaer, Swansea	2021/1435/FUL	Legal Fee	Legal and Democratic Services	840	Upon completion of this Deed but prior to issue of the Planning Permission	840
and at Llewellyn Road, Penllergaer, Swansea	2021/1435/FUL	Monitoring Fee	Economic Regeneration and Planning	15,176	On completion of this Deed	15,176
and to the South West of Beili Glas Farm, Loughor, Swansea	2021/1820/FUL	Legal Fee	Legal and Democratic Services	840	Upon completion of this Deed but prior to issue of the Planning Permission	840
and to the South West of Beili Glas Farm, Loughor, Swansea	2021/1820/FUL	Monitoring Fee	Economic Regeneration and Planning	5,872	Upon completion of this Deed	5,872
26 Eaton Crescent, Uplands, Swansea, SA1 9QL	2022/0158/FUL	Legal Fee	Legal and Democratic Services	840	Upon completion of this Deed but prior to issue of the Planning Permission	840
and at Olchfa Comprehensive School, Aneurin Close and Aneurin Way, Sketty, Swansea	2022/0243/FUL	Legal Fee	Legal and Democratic Services	1,000	Upon completion of this Deed but prior to issue of the Planning Permission	1,000
				305,730		1,070,153

16.29 When financial contributions are received by the Council, there is a requirement that the monies have to be spent for the purpose specified in the S106 agreement within 5 years of receipt of the final payment. Table 7 demonstrates the monies that have been transferred to the relevant departments for spending:

Table 7: Details of monies requested by other departments for spending

Site Name	Application Number	Main Beneficiary	Service Level Beneficiary	Contribution Text in Obligation	Amount Allocated (including Indevation)	Allocated Date
New Cut Road	2007/2829	Parks/Open Space/Leisure	Waste, Parks and Cleansing	Children's Play Area Contribution" means a sum not exceeding seventy thousand pounds (£70,000) as a contribution towards the costs to be incurred by the Council in providing a children's play area on land adjacent to the Site	£84,000	17/05/2022
Mariner Street	2016/0556	Highways	Highways and Transportation	To pay the Pedestrian Crossing Works Contribution to the Council prior to Commencement of Development.	£36,875	06/06/2022
Mariner Street	2016/0556	Environmental Health	Housing and Public Protection	To pay the Air Quality Monitoring Contribution to the Council prior to the beneficial Occupation of the Student Accommodation in order to measure the air quality impact on the student population and users of the proposed commercial units.	£8,987	07/09/2022
SA1 Plot A1	2016/1511	Highways	Highways and Transportation	Highway Infrastructure Contribution: the sum of £99,000 towards the cost of the following works; a.At the Fabian Way / King's Rd junction - relocation of the Fabian Way pedestrian crossing phase to a more conventional location to the East side of the junction in order to improve pedestrian connectivity. b.At the Fabian Way / King's Road junction - Introduction of bus priority for buses exiting King's Road through the use of pole mounted card reader, to enact priority call for buses serving SA1 In order to Improve public transport. c.Amendments to inbound Fabian Way bus lane through removal of the dedicated bus stage, and remodel the Island to create a give way arrangement to allow buses to reach the front of the queue in order to Improve public transport. d.At the Eastbenk Way / Delhi St Junction - modifications to triangular island In centre of junction to allow vehicles from Second Tawe bridge to progress towards Fabian Way when right turn link Is full in order to Improve public transport	£102,341	23/01/2023
Land North of Pennard Rd	2018/2580	Education	Education	to pay the remaining fifty per cent (50%) of the Education Contribution prior to the Occupation of the twenty fifth Dwelling on the Site	£88,638	13/06/2022
					£320,841	