

Cynllyn Datblygu Lleol Abertawe

Trydydd Adroddiad Monitro Blynyddol – Cyfnod 2021-22

Appendix A

Swansea Local Development Plan

3rd Annual Monitoring Report – Period 2021-22



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## Executive Summary

### 1.0 Introduction

- 1.1 The Swansea Local Development Plan (LDP) was adopted by the Council on the 28<sup>th</sup> 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.
- 1.2 It is a requirement of the statutory development plan process that, following Plan adoption, the Council prepares 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.
- 1.3 This AMR is the third to be prepared since adoption of the LDP and is **focused on the period 1 April 2021 to 31 March 2022**.

### 2.0 Background and Context

- 2.1 The LDP Monitoring Framework is set out in Section 4.2 of the LDP and 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 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 AMR 2 and 3. 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 relate to the Plan's strategy, objectives and policy outcomes; and a trigger point which sets the parameters against which policies should deliver. These are in-line with the updated WG guidance.

### **3.0 Consultation and Engagement**

- 3.1 The latest WG guidance has introduced new requirements for mandatory stakeholder engagement on the monitoring of housing delivery. 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 also undertook direct consultation with the development sector through the Home Builders Federation (HBF) Wales. This consultation was undertaken in July 2022.
- 3.2 Following the stakeholder engagement, the Council has reviewed the anticipated trajectory for the sites queried and has made some appropriate adjustments in order to reflect the concerns raised by the industry. The aim will be for the Council to continue to be proactive in facilitating site construction to begin ahead of those forecasts wherever possible.

## **4.0 Summary of Main Findings in the AMR**

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

- Executive Summary
- 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 various other national planning policy and guidance changes affecting the planning context of the LDP, including the following significant changes:

- The implications of the amendments to Technical Advice Note 15
- Welsh Development Quality Requirements 2021 (WDQR 2021) for all affordable housing
- A new LHMA methodology and toolkit
- Net Zero Wales
- WG changes to address the impact of second homes and short-term holiday lets

4.3 Chapter 2 of the AMR also reviews the social, economic and environmental context in 2021-22. It notes that the COVID 19 pandemic remains a factor in the monitoring for this year. The pandemic has had a significant impact on some of the activities being monitored (e.g. while traffic flows have increased from low levels during the height of the pandemic, traffic patterns remain markedly altered from pre pandemic habits). The impacts are described at the relevant points throughout the AMR document and may well continue to raise significant issues in AMR 4 going forward.

#### Chapters 3 and 4

4.4 The first section of Chapter 3 highlights that Local Planning Authorities (LPA) have a requirement to keep their development plans up to date and consider the need for review. **National legislation<sup>1</sup> requires the Council to undertake a comprehensive statutory review of the LDP no longer than 4 years from the date of its adoption** to ensure the LDP and supporting evidence is up to date and continues to provide a sound basis for planning decisions.

4.5 **The LDP was adopted in February 2019. Therefore, to meet this 4 year requirement, a review of the LDP is required to commence by February 2023 at the**

**latest.** On this basis, irrespective of the findings of this monitoring report with regard to individual LDP indicators, it is highlighted that, in-line with the process prescribed by Welsh Government guidance, a statutory plan review is required and that as the first stage of this process, a LDP Review Report needs to be prepared.

4.6 Chapter 3 of the AMR confirms that every LDP indicator has been reviewed against the relevant targets, trigger points, and WG guidance and this has shown that, **after the third full year as the adopted Development Plan for the County, overall, the majority of indicators continue to show positive policy implementation and are shown as green.** There are however, some key policy indicator targets and monitoring outcomes relating to housing and employment land delivery and the provision of Gypsy and Traveller pitches that are not being achieved.

4.7 This indicates that these policies are not functioning as intended, and in these instances the monitoring has confirmed that these issues in particular will need to be addressed as part of the statutory 4 year Plan review and preparation of the Replacement LDP. In these instances the monitoring has recommended actions, either for the review of a particular policy (e.g. in relation to policies on specific strategic site allocations (in some cases this is to reflect that the site now has planning consent and so needs to be shown as a commitment

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<sup>1</sup> Required by the Planning and Compulsory Purchase Act 2004 (Section 69(1)) and LDP Regulation 41(1)



rather than as an allocation in the next LDP) and for Gypsy/Traveller pitch provision); and others to be taken account more generally in the review of the whole Plan. This is with particular relevance to some other indicators which indicate that the Plan is not delivering the anticipated levels of housing growth to meet the requirements over the Plan period. Table 1 summarises the outcome for all the indicators.

4.8 A small number of indicators have been flagged for further investigation and research as a result of the monitoring findings. This research will be routinely required to inform the Replacement LDP and includes investigating residential windfall site rates; the latest published Gypsy and Traveller need; high level viability testing for infrastructure and affordable housing provision; and assessing up to date housing need and housing and employment land requirements. These issues have been identified by the monitoring framework and will inform the research needed for the Replacement LDP, although they do not represent an exhaustive list of the research that will be needed. The LDP evidence base as a whole will need to be updated as part of the 4 year statutory Plan review.

**Table 1: LDP Monitoring Summary for 2021-22 – AMR 3**

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)	95
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)	18
Indicators suggest the Plan strategy is not being implemented.	Plan Review (Red)	7

4.9 374 homes were built in 2021-22. Housing completions have again been below the Average Annual Requirement (AAR) in 2021-22 as was the case in 2019-20 and 2020-21 following adoption of the LDP in February 2019.

4.10 As in other parts of South Wales (AMRs for other urban areas - NPT, Bridgend, Cardiff, and Newport are reporting LDP housing delivery below target levels), significant timelags have been encountered from the

forecasted trajectory in the LDP to deliver the identified housing requirement. On the basis of the latest site forecasts, which have been formulated through engagement with developers and site promoters, the updated forecasted housing supply illustrates that delivery in Swansea is expected to again fall below the AAR rate in the next 12 months on the basis of the sites with planning consent. Housing supply is not expected to exceed the AAR until the subsequent years of the Plan period. This is due to the fact that SDA allocations are expected to comprehensively get underway to deliver significant numbers of new homes, with more than one outlet on these large sites. In addition other sites identified in the updated trajectory will have progressed through the development pipeline to begin delivery of new homes.

- 4.11 It is important to note that delays in the delivery of housing requirements are being experienced across South Wales and this issue is not confined to Swansea. For example, the latest Cardiff AMR notes 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 to a combination of site assembly, legal and logistical factors experienced by landowners/developers along with the time required to secure the necessary planning and adoption consents. However the latest Cardiff AMR also notes that once

their SDA sites started to deliver new homes, this drove a significant step change in the number of total housing completions in the County. Construction has now started on most of the Cardiff strategic housing sites and it is expected that housing completions over the remaining 4 years of the Plan period will increase significantly. In this context, \*it is important to note that development has now commenced on the first residential led Strategic Development Area in the Swansea LDP (SDA C, Land at Parc Mawr, Penllergaer), during 2022-23, which will be reported in the AMR 4.

- 4.12 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 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<sup>2</sup>. Further factors which have affected housebuilding in Wales are the impact of sustainable drainage requirements since the LDP was adopted, and increased ecology requirements which have all had to be incorporated into the masterplanning process on sites. This has impacted on deliverability timescales.

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<sup>2</sup> Survey of Small and Medium Enterprise housebuilders in the UK (HBF January 2022 press release)

- 4.13 As a consequence of lower than anticipated housing delivery over the initial years of the Plan, to meet the LDP housing target of 15,600 new dwellings over the plan period, an annual build rate of 2,570 new homes will now be needed from 2022 to 2025 in order to fully deliver the LDP housing requirement within the Plan period. This level of delivery is unprecedented and would require numerous sites to come forward at the same time. It is therefore considered highly unlikely that the full LDP housing requirement will be delivered during the LDP period and due to the timelags experienced, some sites will come forward later than expected.
- 4.14 Overall, similarly to other urban areas in South Wales, development of some plan allocations has not progressed as quickly as originally forecasted due to a number of factors and despite the best efforts of the Council to facilitate progress of schemes. 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 fully implemented as expected and these issues will need to be addressed in the statutory review of the LDP which is now required by Welsh Government Regulations due to the fact that four years has passed since its adoption.
- 4.15 This statutory 4 year 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. This will ensure 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.
- 4.16 In terms of affordable housing, 149 affordable homes were built through the planning system in 2021-22, 113 social rented and 36 intermediate tenure, while planning consent was granted in the 12 month period for a further 254 affordable homes. Affordable housing delivery is below the level required to meet the LDP affordable housing targets and the 4 year Plan review will provide the opportunity to update the evidence base with regard to the levels of affordable housing need, viability of affordable housing policy targets, and identification of sites that can make a contribution to fulfilling the updated affordable housing need target.
- 4.17 The proportion of HMOs within the HMO Management Area, as a proportion of the residential properties, has been monitored. Overall, within the HMO Management Area, HMOs were identified as comprising 24.1% of all residential properties. The percentage remains within the +/-2% range identified in the monitoring indicator. The indicator target, to ensure the number of HMOs as

a proportion of the total number of residential properties within the HMO Management Area does not significantly exceed the 25% threshold, has been achieved in 2021-22.

4.18 In terms of employment land, in addition to the 3.29 ha consented during 2019-2020, and the 0.8 ha of total employment land granted planning consent in 2020-21, the 2.4 ha consented in 2021-22 equates to a total of 6.5 ha or 10.8% 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 amount of employment land granted planning consent in 2019-20, 2020-21 and 2021-22 provides 34.2% of the 19 ha LDP employment land requirement.

4.19 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 either been completed or are in the pipeline. 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. Activity in most of the SDAs demonstrates a growing demand. 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. Overall, delivery of employment development on the SDAs is behind the estimated schedule, with approximately 3.29 ha delivered against the target of 8 ha by 2022. The 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.

4.20 The monitoring identifies priority transport schemes and active travel measures that have been delivered during 2021-22 and that residential development has been progressed in-line with sustainable transport principles.

4.21 Since adoption of the LDP and as reported in the previous AMR's due to the onset of the COVID pandemic, vehicle journey times surveys were not possible due to restrictions but also given much reduced traffic levels surveys at this time which would have created a false picture of journey times. Vehicle journey times have though now been analysed for this AMR 3. Overall, they show a reduction on the 2014 base case which informed the LDP evidence base. Whilst this is likely due in part to the effects of the Covid-19 pandemic, overall daily traffic flows have largely recovered to pre-pandemic levels, but travel habits have changed significantly with a reduction in commuting trips in both morning and evening peak hours.

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

## **Chapter 5 - Summary of Main Conclusions**

4.23 AMR 3 has identified that, with the LDP having been adopted nearly 4 years ago, a Statutory plan review is now required in order to prepare a Replacement LDP.

4.24 This third phase of monitoring has shown that in broad terms many of the plan policies are working effectively. The majority of indicators continue to show positive policy implementation, thereby providing an indication that the LDP is delivering many significant benefits to communities across the County. There are however, some key policy indicator targets and monitoring outcomes relating primarily to housing delivery and employment related development and the provision of Gypsy and Traveller pitches that are not being achieved with time lags being experienced in the delivery of sites.

This indicates that these policies may not be functioning as intended and as a consequence, this is undermining the ability of the LDP to fully deliver upon the growth requirements. The statutory 4 year LDP review provides an opportunity to address these issues .

4.25 The AMR has also identified that the LDP policy on provision of land for mineral supply requires review; and policies be updated to reflect new national guidance expected on flood risk. Changes in national, regional and local policy and circumstances will need to be reflected. As well as Future Wales this includes the new regional planning agendas, the emerging proposals of the SW Wales Metro, and the latest Local Wellbeing Plan context. The statutory 4 year Plan review should be seen as an opportunity to review these policies and to gain an understanding of any reasons why some policies have not been implemented as expected.

4.26 Due to the time that has elapsed since the LDP was adopted, the Swansea LDP now needs to be the subject of the statutory four year full review cycle in-line with Welsh Government Regulations. As such all aspects of the Plan will need to be assessed to consider if they remain sound and fit for purpose. It is important therefore that the Council progresses with the statutory review of the LDP, to address in particular the policy issues highlighted by the monitoring undertaken to date. The next stage of Plan review requires the preparation of a 'Review Report' that will be reported to Council. The primary functions of a Review Report are to determine

the appropriate procedural route for replacement Plan preparation, and to identify key issues to be considered when taking the LDP process forward.

4.27 Furthermore, the current Swansea LDP (2010-25) will cease to be operational as a statutory development plan following its end date of 31st December 2025. It is therefore important that work on the Replacement LDP

commences in 2023 in order to avoid a prolonged period with no Replacement LDP in place.

4.28 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 at the review stage.

## Chapter 1. Introduction

- 1.1 The Swansea Local Development Plan (LDP) was adopted by Swansea Council on the 28<sup>th</sup> February 2019 and forms the development plan for the City and County of Swansea under the provisions of Section 38(6) of the Planning Act.
- 1.2 As part of the statutory development plan process, following adoption of the LDP, the Council is required to prepare an Annual Monitoring Report (AMR) setting out how the objectives of the Plan are being achieved, how the strategy, key policies, allocations and infrastructure requirements are being delivered, and identifying any challenges, opportunities and contextual changes in which the Plan operates. The Council must publish an AMR and submit it to Welsh Government (WG) each year, starting with the first full financial year (April 1<sup>st</sup> to March 31<sup>st</sup>) following adoption of the Plan.
- 1.3 The Council published its first AMR in 2020 covering the period 2019-20. While, due to the COVID 19 pandemic WG had written<sup>3</sup> to all Local Planning Authorities (LPAs) to state that it did not require them to submit AMRs to WG that year, the Council recognised the importance of continuing to monitor the effectiveness of the Plan and published AMR 1. In summary the key conclusion from AMR 1 was that ‘overall the monitoring showed that the strategy and LDP policies are being implemented effectively and there is no cause for review’.
- 1.4 The second AMR was published in 2021 covering the period 2020-21. It concluded that the LDP strategy and its key policies and targets remain relevant, appropriate and up-to-date and good progress is being made towards achieving them. It noted that further investigation was required with regard to the delivery of housing sites, in particular a number of allocated Strategic Development Areas (SDAs), to inform the Council’s efforts in continuing to proactively work with developers and site promoters to bring forward the adopted LDP housing supply targets. Fundamentally, AMR 2 established that there was no cause for Plan review at that time.
- 1.5 This document is the third AMR of the Swansea LDP (to be known as AMR 3) and covers the period April 1<sup>st</sup> 2021 to March 31<sup>st</sup> 2022. Like the previous AMRs, it is based on the monitoring framework set out in Section 4.2 of the LDP. The AMR has been prepared in-line with Welsh Government (WG) regulations and guidance. As reported in AMR 1 and 2, following the

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<sup>3</sup> 7<sup>th</sup> July 2020 Letter to LPAs

publication of the Development Plans Manual Edition 3 (March 2020), additional indicators have been added to the monitoring framework (see paragraph 3.2 and Table 2 of this report). These were added to the monitoring framework used in AMR 1, and have also been used for AMR 2 and AMR 3.

- 1.6 The disruption caused by the COVID 19 pandemic has continued to have some impact both on the activities being monitored and the level of information available to undertake effective monitoring to inform this third AMR. The impacts are described at the relevant points throughout this document.
- 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 – a review of significant changes affecting the context within which the LDP operates, including any changes in relevant legislation, national/regional/local policies/strategies; and 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

### Overview

2.1 This chapter provides a summary of the relevant significant changes affecting the context within which the LDP operated during 2021-22, including changes in relevant legislation; national, regional, and local policies and strategies; and social, economic, and environmental factors.

### **Legislation and National Planning Policy and Guidance**

2.2 **Technical Advice Note (TAN) 15:** To ensure the planning system plays a full part in adaptation to climate change, a revised version of TAN 15 was made available by Welsh Government (WG) on 28<sup>th</sup> September 2021, in advance of the 1st December 2021 date on which WG had intended it would come formally into effect. However, to enable LPAs to fully consider the impact of the climate change projections on their respective areas, the coming into force of the new TAN 15 and associated new Flood Map for Planning (FMfP) was suspended until 1<sup>st</sup> June 2023.

2.3 The FMfP will represent a markedly different context for planning decisions compared to the existing framework, and will show areas expected to become at risk of flooding with climate change, in addition to those areas which are at risk from flooding in the present day. It will also provide information on surface water flood risks and show areas at risk of coastal erosion.

2.4 Of particular relevance to any future review of the LDP, WG has written to LPAs<sup>4</sup> requiring that when Development Plans are reviewed, the flood risk considerations that feed into the settlement strategy and site allocations must be in accordance with the new TAN 15 and the FMfP. The SFCA will be the principal source of evidence to inform those elements of the plan and locally specific flood risk policies. When drafting policies on flood risk the focus should be on site specific details and locally specific approaches, as there is no need to repeat national policies. The development plan should complement the local flood strategy, by identifying key risks and setting out where flood and coastal erosion risk management schemes are to be located.

2.5 To accompany the publication of the TAN, a new Notification Direction will be introduced, that when a

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<sup>4</sup> Chief Planners letters from WG 23 November and 15 December 2021

LPA is minded to grant planning permission for new highly vulnerable development, it must notify the Welsh Ministers to allow them the opportunity to call-in the decision. This is a further demonstration of the WG's determination to prevent inappropriate new development that places people at risk of harm from flooding.

- 2.6 The Development Advice Map supporting the extant TAN 15 is considered out of date by Natural Resources Wales (NRW), with no updates having been made for over 2 years and no future updates expected. The new FMfP is therefore considered by NRW to be the best available spatial information held on flood risk and is being updated every 6 months. On 15 December 2021, Welsh Government's Chief Planner issued a letter to clarify that the FMfP may be regarded as a material consideration. Therefore, NRW have confirmed that they will be considering both the DAM and the FMfP as part of the consultation process and provide comments accordingly. The new TAN 15 and FMfP is therefore a key consideration for planning decisions and the future review of the LDP going forward.
- 2.7 WG published in July 2021 **Welsh Development Quality Requirements 2021 (WDQR 2021) - Creating Beautiful Homes and Places**. All affordable housing, including that provided through planning obligations and planning conditions, must meet the Welsh Government's development quality standards,

especially the DQR standard. WG encourages housing providers and their consultants to aim for standards beyond the minimum requirements specified here and to adopt a holistic view of quality. WG have also set an ambition for private developers to adopt the standards by 2025.

- 2.8 The new standards promote good design and generous space, so people live well within their homes. This is not only aimed to boost wellbeing and keep communities together, but to respond to the changing needs of residents. Homes will need to reach the highest energy efficiency standards to reduce carbon use during building and when inhabited. Beyond low carbon targets, it also recognises the requirement for new properties to be 'gigabit ready', meaning fibre optic broadband or gigabit wireless technology is available, alongside a choice of internet service providers. Particularly relevant with the moves towards flexible working.
- 2.9 **Local Housing Market Assessments (LHMAs)** - a new methodology for undertaking LHMAs, including a tool and accompanying guidance, became operational on 31 March 2022. It is to be used as the only basis of evidence for the calculation of housing need in Wales from now on. As such all new LDPs should be based on the outputs of the new methodology.

2.10 **Net Zero Wales:** The recent publication of Welsh Government's new 'Net Zero Wales,' setting out the next steps (to 2025) to net zero by 2050, has called on "every citizen, community, group and business in Wales to embed the climate emergency in the way they think, work, play and travel". The report recognises the importance for our economic future in responding to the environmental challenges represented by the climate emergency. The positive behavioural changes adopted as a result of the pandemic by the public, including more walking and cycling and an appreciation of green space and biodiversity, must influence the way that we approach climate change adaptation, mitigation and investment. Alongside this, the first All Wales Plan has been published, which demonstrates the commitment from partners in working together to reach Net Zero.

2.11 **To address issues of affordability and the impact of second homes and short-term holiday lets on communities and the Welsh language** On 6 July 2022", following a consultation earlier in 2021-22, the Minister for Climate Change set out an "ambitious three-pronged approach as follows:

- support - addressing affordability and availability of housing;
- regulatory framework and system - covering planning law and the introduction of a statutory registration scheme for holiday accommodation;

- a fairer contribution - using national and local taxation systems to ensure second home owners make a fair and effective contribution to the communities in which they buy.

2.12 As part of this approach, changes to the planning system have been announced in July 2022 to support local authorities in managing the impact of second homes and short-term holiday lets in their areas. These include changes to planning regulations which will introduce three new planning use classes – a primary home, a second home and short-term holiday accommodation. LPAs, where they have evidence, will be able to make amendments to the planning system to require planning permission for change of use from one class to another. WG will also introduce changes to national planning policy to give local authorities the ability to control the number of second homes and holiday lets in any community.

2.13 **Changes to Permitted Development:** To support the reopening of businesses and efforts to create safe environments and enable the public to feel confident to return to the high street, WG temporarily relaxed planning control for specified development through amendments to the GPDO (the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (Wales) Order 2021) introducing new pd rights for changes of use within town centre boundaries to give landlords and businesses a small

amount of breathing space to trial changes of use to uses of similar planning impacts for a short time.

- 2.14 Changes of use were permitted for a six-month period beginning with the date on which the development began and to end on or before 29 April 2022, unless planning permission is granted for the retention of the use.
- 2.15 **Llwybr Newydd - The Wales Transport Strategy (2021)** - The new transport strategy for Wales sets out the WG vision for how the transport system can help deliver priorities for Wales. It sets out the 5 year and 20 year priorities, along with nine mini plans explaining how they will be delivered for different transport modes and sectors. The strategy requires governments, local authorities, transport providers (both commercial and third sector) and colleagues in other policy areas to work together to ensure that transport contributes to the current and future well-being of Wales. This national strategy sets the framework for the two tiers of transport plans in Wales – the National Transport Finance Plan and Joint Local Transport Plans. These plans will inform future review of the LDP.
- 2.16 **Active Travel Act Guidance (2021)** - This guidance, which replaces previous guidance on Active Travel, is split into two parts. Part 1 provides an outline summary of the aims, processes and key considerations associated with the duties of the Active Travel (Wales) Act (2013). Part 2, provides detailed technical advice

on how infrastructure should be planned and designed. This guidance explains that Active Travel Network Maps should be used to inform the preparation and review of LDPs, with reference given to the requirement within PPW for these maps to inform site allocations.

### ***Regional Context***

- 2.17 **South West Wales Regional Planning Group** - With regard to the new planning regime in Wales, the introduction of four regions and the requirement for Strategic Development Plans, work has continued with Swansea Strategic Planning Officers involved in leading on specific projects and contributing to the regional agenda, while also working closely with other regions in Wales. Swansea officers have continued to successfully lead the regional collaboration project alongside consultants Burrows-Hutchinson Ltd, to establish the use of a robust and user-friendly Development Viability Model (DVM tool) for the financial viability of development proposals. Officers have continued to lead the Mid and South West Wales Regional Viability Group on the operation of the model and the sharing of best practice and information, training, and the creation of useful templates, in relation to viability assessments to ensure a consistent and robust approach across the region.

2.18 Given the LDP will need to be reviewed at some point in the future and considering the future introduction of a SDP for South West Wales, officers are currently scoping out the potential for working collaboratively with neighbouring authorities on updating and aligning key evidence base elements across the region, including a joint Swansea and Neath Port Talbot Economic and Housing Growth Assessment commission and also a jointly commissioned Local Housing Market Assessment; and work across the Region's LPAs to identify the extent of the National Growth Area. This will inform future Development Plan work for each LPA and the future SDP.

2.19 **Swansea Bay City Deal progress** – the City Deal, established in 2017, will part-fund a programme of major transformational projects across Swansea, Carmarthenshire, Neath Port Talbot, and Pembrokeshire over the coming years. The first £18 million of City Deal funding has been released by WG and UK Government, based on the approval of two City Deal projects, one of which is in Swansea - the City and Waterfront Digital District. Construction on the indoor arena forming part of the Swansea City and Waterfront Digital District project was completed in 2021-22. Planning consent was also granted for the digital village on the Kingsway during 2020 and construction is underway. Both sites form integral elements of the LDP Strategic Development Area covering the Central Area and Waterfront (SD J) and

will deliver on key regeneration and Placemaking objectives for these areas.

2.20 **South West Wales Regional Economic Delivery Plan (REDP)** - The Council recently adopted the South West Wales Regional Economic Delivery Plan (REDP) as the Council's over-arching economic regeneration policy to replace the Swansea Bay City Region Economic Regeneration Strategy. The REDP complements the new Welsh Government Regional Economic Framework (REF) and provides a further layer of detail below the REF, outlining the objectives and actions that will deliver against the high level vision in the REF. The REDP sets out an ambitious 'route map' for the development of the region's economy over the next ten years, identifying priorities for intervention and setting out how business, government, education, voluntary/ community organisations, social enterprises and other partners can work together to bring them forward.

2.21 The strategic direction of the plan will be overseen jointly by four local authorities (Swansea, Neath Port Talbot, Carmarthenshire and Pembrokeshire) through a new South West Wales Corporate Joint Committee. The Regional Economic Delivery Plan identifies three ambitions for building a South West Wales that is: "resilient and sustainable; enterprising and ambitious; and balanced and inclusive". These ambitions support three complementary missions: Establishing South

West Wales as a UK leader in renewable energy and the development of a net zero economy, which involves taking forward the region's major energy related projects and driving the benefits through the region. Building a strong, resilient, and 'embedded' business base by supporting business and entrepreneurship through technology, infrastructure and public sector support. Growing and sustaining the 'experience' offer by linking environmental quality, quality of life and community character.

- 2.22 **Swansea Bay and West Wales Metro** – Future Wales contains a policy to develop a south west Wales Metro to create a new integrated transport system that provides faster, more frequent and joined-up services using trains, buses and light rail. Transport for Wales is developing Metro concepts for a number of areas across Wales. The concepts are to provide an accessible, integrated and comprehensive network using a variety of modes such as heavy rail, tram-train, light rail and bus as appropriate to individual routes. Feasibility design and operational assessment and appraisals of various options to improve rail services and facilities in South West Wales are ongoing and will need to be monitored, for example to inform the future Review of the LDP.

### ***Local Context***

- 2.23 A number of **supplementary planning guidance**

**(SPG)** documents were adopted by Planning Committee on 22nd October 2021 following public consultations. The Trees, Hedgerows and Woodlands SPG provides guidance on how the LDP should be applied to planning applications when dealing with all existing, retained and newly planted trees, hedgerows and woodland on development sites.

- 2.24 Design and placemaking remain at the heart of the Council's strategic planning agenda. Placemaking guidance was adopted for the Gower Area of Outstanding Natural Beauty (AONB). This provides a practical tool to ensure any development in and around the AONB respects the local character and follows policies set out in the LDP including placemaking objectives and design principals. Additionally, the Council adopted a set of guidance documents on placemaking for residential development. These three SPG set out to provide clear and consistent guidance on matters relating to placemaking and design for all types of residential and mixed-use development. These include developments of 10 and more homes; infill and backland development of between 1-10 homes within existing communities; and guidance for Householder development relating to alterations and extensions to existing home.

- 2.25 Swansea Public Services Board has prepared its second Assessment of Local Well-being for public

consultation in March 2022. This will help Swansea Public Services Board identify a focused number of well-being objectives that will contribute to the national well-being goals as set out in the Well-being of Future Generations (Wales) Act 2015. This evidence base will be used to develop Swansea's **Local Well-being Plan**.

2.26 The **Swansea Council Corporate Plan** sets out priorities for 2021-22 including: Transforming our economy and infrastructure - so that Swansea has a thriving mixed-use City Centre and a local economy that will support the prosperity of our citizens; Tackling poverty - so that every person in Swansea can achieve his or her potential; and Maintaining and enhancing Swansea's natural resources and biodiversity - so that we maintain and enhance biodiversity, reduce our carbon footprint, improve our knowledge and understanding of our natural environment and benefit health and well-being.

2.27 In 2019, Swansea Council declared a Climate Emergency and followed this up with an action plan to reduce organisational emissions, a policy review to tackle climate change as part of everything the Council does and plans for engagement to work with partners and citizens in striving for a net zero carbon Swansea by 2050. The Council recognises that

biodiversity loss is every much as serious to future survival as climate change and has proposed through a Notice of Motion (4th November 2021) that, in support of WG's declaration of a nature emergency, the Council declares a nature emergency and commits fully to preparing and delivering a Nature Recovery Action Plan to be implemented in tandem with the developing Climate Action Plan. Swansea Council has signed an organisational Climate Change Charter 3 December 2020. This is to build on and accelerate the good work that reduced carbon emissions by 55% from 2010 levels. The Council has an organisational target of a net zero Swansea Council by 2030 and for a net zero Swansea by 2050.

2.28 In terms of the economy, in May 2022 the Bank of England reported<sup>5</sup> that global inflationary pressures have intensified sharply following the Ukraine war which has led to a material deterioration in the outlook for world and UK growth. These developments have exacerbated greatly the combination of adverse supply shocks that the UK and other countries continue to face. Inflation has risen mainly due to the large increases in global energy and tradable goods prices due to supply chain disruption and the shift in global demand towards durable goods, both relating to the pandemic. There have been signs from indicators of retail spending and consumer confidence

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<sup>5</sup> Bank of England Monetary Policy Committee Report – February 2021

that the squeeze on real disposable incomes is starting to weigh on the household sector. Contextual economic indicators are reported in Chapter 3 of this document.

2.29 Savills have reported that the Welsh housing market has performed strongly in 2021 due to pent-up demand and the extended Land Transaction Tax (LTT) holiday. House prices in Wales grew by 15.3% in the year to September 2021 (Nationwide). Despite this, Savills reported that they expect price growth to slow into 2022 and activity to return towards pre-Covid levels into 2022 (Savills Welsh Housing Market and Supply Update – November 2021). Nonetheless Wales is expected to outperform the UK average growth rate with anticipated growth of 4.0% in Wales in 2022. At a UK level some softening of demand for homes has been recorded in Q2 2022 as it has been reported that pandemic drivers have begun to fade

and living costs and the cost of borrowing rise (Savills Prime Regional Markets (Q2 2022); and Knight Frank Property Market Update June 2022) following 2 years of strong growth.

2.30 Delivery in the housebuilding sector has been affected by ongoing supply chain issues with key building materials and trades; and cost increases.

2.31 BREXIT is also likely to have impacts on the economy over the coming years. These effects will become clearer over time and this will continue to be considered in respect of the LDP and subsequent monitoring.

2.32 As with AMR 1 and 2, COVID continues to impact on the ability to efficiently report on some monitoring indicators for this AMR.



## Chapter 3. Monitoring the LDP

### ***Maintaining an Up to Date LDP***

- 3.1 Local Planning Authorities (LPA) have a requirement to keep their development plans up to date and consider the need for review. **National legislation<sup>6</sup> requires the Council to undertake a comprehensive statutory review of the LDP no longer than 4 years from the date of its adoption to ensure the LDP and supporting evidence is up to date and continues to provide a sound basis for planning decisions.**
- 3.2 **The LDP was adopted in February 2019. Therefore, to meet the 4 year requirement, a review of the LDP is required to commence by February 2023 at the latest. On this basis, it is the case that irrespective of the findings of this monitoring report, in-line with the process prescribed by Welsh Government guidance a statutory plan review is required. The first stage of that process is the production of a LDP Review Report.**

### ***Overview of the Monitoring Indicators***

- 3.3 The remainder of this chapter consider 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.
- 3.4 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.

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<sup>6</sup> Required by the Planning and Compulsory Purchase Act 2004 (Section 69(1)) and LDP Regulation 41(1)

- 3.5 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.
- 3.6 It is not necessarily anticipated that a failure to meet an established target or breaching a trigger will automatically result in a review of the policy. The first

course of action will normally include a thorough analysis of the reason(s) for the failure and a broader assessment of the implications as far as the successful implementation of the Plan is concerned. The AMR will identify any policy that is not being implemented in the anticipated manner. It will outline steps that will be taken to address the issues identified.

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

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

DPM Edition 3 Guidance	AMR LDP Indicator Reference
The level of affordable housing completions monitored against the Plan's overarching target.	Indicator 6a
The tenure of affordable housing completions.	Indicator 6a <sub>ii</sub> (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
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

<b>DPM Edition 3 Guidance</b>	<b>AMR LDP Indicator Reference</b>
<p>The completion of Gypsy and Traveller sites to meet identified need. This will monitor the development of allocated Gypsy and Traveller sites to meet identified need over the full plan period.</p> <p>A separate indicator will also be required to monitor and make provision for any newly arising need outside of the GTAA.</p>	<p>Indicator 9</p> <p>Indicator 9a (new)</p>
<p>The scale/type of highly vulnerable development permitted within C2 flood risk.</p>	<p>Indicator 106</p>
<b>Locally Specific and Contextual Indicators</b>	
<p>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.</p>	<p>Numerous indicators.</p>
<p>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.</p>	<p>Numerous indicators.</p>
<b>Linkages to SA/SEA Monitoring</b>	
<p>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.</p>	<p>Chapter 4</p>

**Table 3: Adopted LDP Monitoring Options**

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

3.7 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.

3.8 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 2021-22 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

3.9 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 1<sup>st</sup> 2022.

### ***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.

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>PS 1</b>	<b>Related policies:</b>	<b>PS 3, PS 4, CV 2</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>1. Local Indicator: Number of planning applications for development permitted outside defined settlement boundaries of the urban area and Key Villages contrary to the LDP Policy Framework.</b>	Development in the countryside to be limited to exceptional circumstances.	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	117 planning applications permitted outside defined settlement/key village boundaries in 2019-20. The decisions reflected the LDP policy framework.
		<b>AMR No. 2:</b>	No decisions permitted during 2020-21 contrary to the policy framework
		<b>AMR No. 3:</b>	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
<b>Analysis:</b>			
During the monitoring period 2021-22 the Council permitted some planning applications outside identified settlement boundaries and key villages but many of these decisions were largely related to Householder applications, Agricultural buildings, replacement dwellings and tourism related development and the decisions accorded with the LDP policy framework. However, over the monitoring period the following applications were permitted and whilst fully assessed against the LDP policy framework constitute technical departures:			

- **2021/2001** - Change of Use of former children's day care nursery (D1) to residential dwelling (C3) - Former Tree Tops Day Nursery, Clyne Common - The proposal was for a dwelling in the countryside in order to bring the unused premises back into viable use. It was determined that whilst the proposal would not be directly in accord with the Council's sustainable housing strategy and Policy CV2, in balancing the fact that the site is within the countryside, it was determined that granting consent would secure the reuse of a vacant, redundant building avoiding the premises falling into further disrepair, thus detracting from the landscape, and for which some exceptional/extenuating circumstances applied in this case whilst acknowledging that such a development would not comply fully with the aforementioned policy. On balance it was considered the proposal represented an acceptable technical departure to Policy CV 2 in this instance.
- **2021/1782** - The stationing of caravans for residential purposes for 4 no gypsy traveller pitches. Variation of conditions 3 and 4 of planning permission granted on appeal to allow for permanent use of the site by gypsies/travellers - Land at Drummau House, Birchgrove Swansea. The use was granted a temporary consent under the previous UDP. The proposal for permanent use of the site for gypsy traveller use is at variance with Policy CV2 given its countryside location and would be at variance with Policy ER3 as located in a Green Wedge. However, it was determined that, on balance, having regard to previous permissions and critically the lack of suitable available Gypsy and Traveller pitches within the County to accommodate the family, together with the personal circumstances of the family, it was considered in this particular instance there were very exceptional circumstances demonstrated to outweigh these considerations and to grant a permanent, personal planning permission.

Although a trigger point has been reached these applications were fully assessed against the policy framework and whilst they represent technical departures from policy, they were limited to exceptional circumstances in line with the target for this monitoring indicator. Accordingly, there is no further action required. Overall development is being directed towards the most sustainable places within the defined settlement boundaries.

**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.



<b>LDP Objective(s):</b>	<b>All</b>			
<b>Key policies:</b>	<b>PS 1</b>	<b>Related policies:</b>		<b>PS 2, SD policies, IO 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>2. Key Indicator: Provision of community facilities and infrastructure on SDAs in accordance with the Site Masterplan and policy.</b>	All development on SDAs to be supported by community facilities and infrastructure.	<b>Adoption:</b>	Sites adopted in the Plan	Community facilities and infrastructure not delivered in accordance with the policy framework or within the agreed phased period on an SDA.
		<b>AMR No. 1:</b>	Sites being progressed in-line with the Site Masterplans and policies.	
		<b>AMR No. 2:</b>	Sites being progressed in-line with the Site Masterplans and policies.	
		<b>AMR No. 3:</b>	Sites being progressed in line with the Site Masterplans and policies	
<b>Analysis:</b>				
<p>Planning permission was granted on some of the SDAs during 2021-22. A commentary is provided on each of these below. Each SDA is considered in more detail later in this report under Indicators 27-69.</p> <p><b>SD B</b> – Outline planning consent was granted in December 2020 for up to 750 homes, 2.5 form entry primary school, circa 280sqm of flexible A1-A3/D1 floorspace, open space, play provision and improvements to the highway network including active travel provision. A S106 was signed to secure 20% Affordable Housing, Local Highway Improvements, provision of a new school, cyclepath contribution, local enhancement works for existing footpaths, management plans for future maintenance of woodland, ecologically sensitive areas and the parks and opens spaces, and bus subsidy payment. In July 2021 the Council approved detailed RM applications for details of access, appearance, layout, scale and landscaping for 705 dwellings, POS, hierarchy of street networks, provision of local centre, habitat retention (2019/2905/RES) and for details of landscaping for the whole site (2019/2906/RES). The proposal now provides 705 dwellings, a significant amount of public open spaces (5ha), a 3.2ha orchard park containing a NEAP, LEAP, MUGA, bike tracks and a further LEAP and additional LAP's across the rest of the site and 8 pedestrian and cycle links to surrounding area. In terms of highways significant</p>				

S106 contributions for local highways improvements have been secured. A new roundabout is proposed to connect the access to Hospital Road and a secondary access to the site has been designed to serve a max of 150 dwellings and school drop off point. A new priority junction is proposed to connect this access road to Swansea Road. New pedestrian and cycle links proposed between the site and Gorseinon district centre to maximise sustainable transport links. 141 affordable dwellings are proposed equating to the 20% requirement. The community commercial space comprise 560sqm in two buildings specified for the A1-A3 and D1 use classes. Significant multifunctional Green Infrastructure is provided across the site. Ultimately the collaborative approach undertaken by the Council and developer is considered a potential exemplar of the Placemaking approach for residential developments. The proposal does suitably accord with LDP Policy and deliver the placemaking and development requirements in Policy SD B. Based upon the submitted information there is a significant opportunity for this site to become a connected place, a green place, a distinctive place and potentially an exemplar of a GI led placemaking approach by a mass housebuilder. It is considered the landscaping of the development under 2019/2906/FUL has sufficient regard for its location and placemaking principles contained in PS2 and SD B.

**SD C** - Outline planning consent was granted to Bellway Homes in 2020-21 for a hybrid planning application for the whole site of up to 850 dwellings and a detailed element for the first phase of 184 units (2018/2697/OUT). A Section 106 Agreement was signed for the provision of infrastructure and community facilities in January 2021. AMR 2 previously reported that the proposals for both the Outline and detailed reserved matters application are considered to have followed a robust placemaking approach in line with LDP Placemaking principles. During AMR 3 the Council determined a number of Discharge of condition applications for this permission.

**SD I** – During 2021-2022 consent was granted for a new employment development on 1.89ha of land for a major car sales dealership. The Council also dealt with a number of Discharge of Conditions applications associated for this application during the year. Whilst the proposed use does not fall within B1 or B2, it is a business/commercial regional employment opportunity in the Riverside Business Park which Policy SDI seeks to support.

**SD J** – A number of significant regeneration developments have been permitted and some implemented within the Swansea Central Area as reported in previous AMR's. The transformational Copr Bay Arena was completed during 2021-2022. In addition a number of significant applications were determined. The schemes as set out in indicator 56 include the provision of significant new employment B1 floorspace, a new Community Hub for the Council providing library, archives, café, community services, staff office and flexible co working space to support regeneration of the city centre. In addition, permission has been granted for a unique indoor bouldering/climbing facility at Parc Tawe which will contribute to objectives within SD J to enhance the Retail Park and to attract visitors and investment into the Swansea Central Area.

**SD K** – Whilst no applications were permitted during 2021-2022 within SD K a Reserved Matters application is being considered (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) seeking approval of the details 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.

**SD L** – As reported in AMR 2 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. During 2021/2022 consent was granted for the change of use of the building to mixed use Classes A1, A2 A3 and new car parking to provide a heritage led regeneration project. This will support the heritage led regeneration of this site in accordance with SD L.

Overall, it is considered that the target is being met and the consents are in-line with the Site Masterplans and policies in 2021-22.

**Action:**

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

<b>LDP Objective(s):</b>	<b>All</b>			
<b>Key policies:</b>	<b>PS 1</b>	<b>Related policies:</b>		<b>PS 2, SD policies, IO 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>3. Local Indicator: SDAs to be delivered in accordance with the Placemaking principles set out in the site policy and masterplan</b>	All SDAs to be delivered in accordance with Placemaking principles set out in the site policy and masterplan, unless exceptions are justified by evidence.	<b>Adoption:</b>	Sites allocated in the Plan	One planning application permitted not in accordance with the site policy and masterplan without sufficient justification.
		<b>AMR No. 1:</b>	Sites being progressed in-line with the Site Masterplans and policies	
		<b>AMR No. 2:</b>	Sites being progressed in-line with the Site Masterplans and policies	
		<b>AMR No. 3:</b>	Sites being progressed in-line with the Site Masterplans and policies	
<b>Analysis:</b>				
<p>Ensuring that developments fully incorporate placemaking principles is considered fundamental to the delivery of sustainable places. The LPA has continued working closely with all the site promoters of the SDAs and the proposals coming forward are the product of extensive engagement over a number of years at the pre-application stage. This is exemplified with the collaborative placemaking approach between the Council and the developer behind SD B Garden Village. Specifically, regarding the planning applications consented in 2021-2022, the LPA has engaged extensively with the developers concerned to ensure the agreed schemes will deliver sustainable places in-line with the Plan's placemaking requirements. As stated under Indicator 2, planning consents were granted in 2021-22 on SD B, SD C, SD I, SD J and SD L, and it is considered that the consents are in-line with the site masterplans and policies and so the target is being met.</p>				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

3.12 Appendix 3 of the LDP sets out key site requirements and informatives for all the sites allocated in the Plan. The appendix provides additional detail to the requirements set out in the policies and sets out clearly where the Council will require infrastructure to be provided to support development. Indicator 4 monitors planning applications consented on allocated sites in 2021-22 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:
<b>4. Key Indicator: Number of planning applications permitted which deliver infrastructure measures identified in Appendix 3 of the Plan.</b>	Development addresses the impact on communities through the provision of new or improved infrastructure measures as identified in Appendix 3 of the Plan.	<b>Adoption:</b>	Sites allocated in the LDP	One planning application permitted which does not deliver the Infrastructure identified in Appendix 3.
		<b>AMR No. 1:</b>	10 allocated sites granted planning permission in 2019-20.  All planning applications permitted in-line with Appendix 3.	
		<b>AMR No. 2:</b>	3 allocated sites granted planning permission in 2020-21.  All planning applications permitted in-line with Appendix 3.	
		<b>AMR No. 3:</b>	5 allocated sites granted planning permission in 2021-2022	

**Analysis:**

Planning permission was granted on the following SDAs in 2021-22. A commentary is provided below for each site in relation to the requirements set out in the LDP. This summary does not include sites where only Discharge of Condition applications were dealt with during the monitoring period:

**SD B** – In July 2021 the Council approved detailed RM applications for details of access, appearance, layout, scale and landscaping for 705 dwellings, POS, hierarchy of street networks, provision of local centre, habitat retention (2019/2905/RES) and for details of landscaping for the whole site (2019/2906/RES). As already reported under indicator 2 through the S106 secured as part of the Outline consent and the detailed proposals within the Reserved Matters applications the development will deliver the necessary new or improved infrastructure measures in relation to Education, Green Infrastructure Network, Open Space, Biodiversity Measures and Environmental Enhancements, Social Infrastructure and Transport.

**SD I** – No planning application yet submitted for the comprehensive residential led mixed use development at Swansea Vale. However as reported under Indicator 2 full planning permission was granted in August 2021 for a car sales dealership and associated works at the Land West of Heron Drive, Swansea Vale, Swansea (2021/2116/FUL). This was only one parcel of land within the SD I and there were no specific infrastructure requirements set out in Appendix 3 that this proposal would need to deliver.

**SD J** - As reported in Indicator 2 a number of significant regeneration developments have been permitted and some implemented within the Swansea Central Area as reported in previous AMR's. The transformational Copr Bay Arena was completed during 2021-2022. In addition a number of significant applications were determined. The schemes as set out in indicator 56 include the provision of significant new employment B1 floorspace within Oxford Street, Princess Way, a new Community Hub for the Council providing library, archives, café, community services, staff office and flexible co working space to support regeneration of the city centre, and the redevelopment of Albert Hall to a performance venue, cafe Bar and Food Court, Flexible Office workspace (B1a), Lifestyle Units (B1a and D1 and 10 no. Serviced Apartments (C1). In addition, permission has been granted for a unique indoor bouldering/climbing facility at Parc Tawe which will contribute to objectives within SD J to enhance the Retail Park and to attract visitors and investment into the Swansea Central Area. These individual schemes help to deliver the overall objectives for the regeneration of the Central Area.

**SD L** – As reported in Indicator 2 during 2021/2022 change of use was granted for the former laboratory building to mixed use Classes A1, A2 A3 and new car parking to provide a heritage led regeneration project. This will support the heritage led regeneration of this site in accordance with SD L. This was only one parcel of land within the SD I and there were no specific infrastructure requirements set out in Appendix 3 that this proposal would need to deliver.

In terms of non-strategic sites, the following planning consent was granted in 2021-22, and a commentary is provided below for this site:

**H1.32 Land south of Glebe Road** - Full planning permission (2021/0112/FUL) was granted (2021/0112/FUL) in September 2021 for the construction of 23 dwellings, landscaping, drainage and associated works. The planning approval including the S106 Agreement for the application secures the required 15% affordable housing requirement in the form of 3 affordable homes and an off site Affordable Housing payment of £44,814, provision of an enhanced on site Local Area Play, highways contribution of £18,000 towards local improvements to the southern footway on Glebe Road, provision of Green Infrastructure and the maintenance and management plans for retained trees, new trees, hedgerows, LAP's, open spaces and SUDS. The Education Department have confirmed that there is existing capacity in the existing schools to accommodate the potential children numbers generated by this application for 23 houses so no education contribution is required. As such, no education contribution is required for this application. The proposal delivers necessary infrastructure as set out in Appendix 3 in relating to the Green Infrastructure Network, Open Space (through provision of enhanced LAP), biodiversity enhancements and Transport Infrastructure (through Active Travel improvements to the AT6 Loughor Link) as secured through the S106.

Overall, it is considered that the target is being met and the consents meet the required infrastructure provision.

**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.

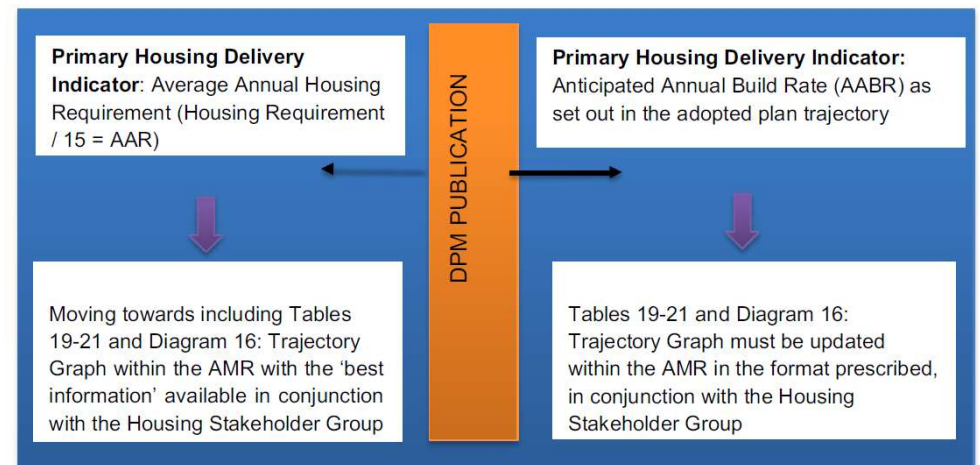
#### **Monitoring Housing Delivery**

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 2021-22, 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 2022) 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.

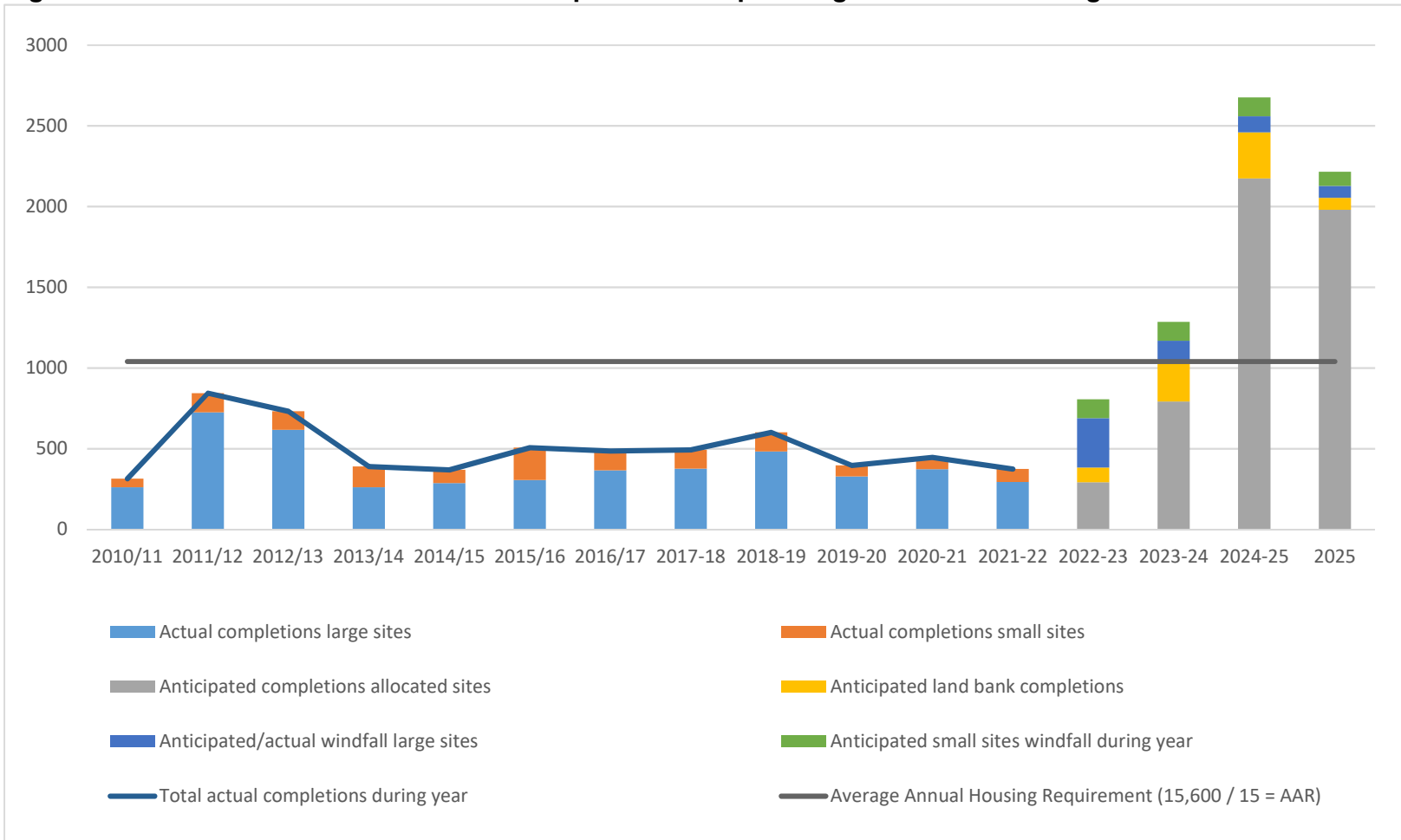
3.18 In-line with the DPM, in addition to the close and regular dialogue that the LPA has had with developers and RSLs on sites being promoted and engaging with developers during regular Council facilitated Developer Forum meetings, the LPA also undertook direct consultation with the development sector through the Home Builders Federation (HBF) Wales. This consultation was undertaken in July 2022. Having regard to this engagement process, the draft housing trajectory outputs were largely supported with only a small number of site specific queries raised as follows:

- It was suggested that a lot of sites were forecasted to come forward in 2023-24 and that this could result in a slightly lower build rate.
- It was suggested that the build forecasts for SD 1.D Land West of Llangyfelach Road, Penderry in 2024-25 was too high.
- It was suggested regarding SD 1.J Central Area and Waterfront that while it was accepted that there would likely be multiple sites in this area coming forward, the forecast in 2024-25 was too high if all selling a similar product.

3.19 Following the above stakeholder engagement, the Council has reviewed the anticipated trajectory for the sites queried and has made some appropriate adjustments in order to reflect the concerns raised by the industry. The indicators monitoring housing delivery are set out below.

<b>LDP Objective(s):</b>	<b>1,9,14,17</b>		
<b>Key policies:</b>	<b>PS 3</b>	<b>Related policies:</b>	<b>H 1-H 6, H 9</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>5a. Key Indicator: Completions measured against the AAR set out in the plan presented in numerical and percentage terms (plus/minus x %).</b>	AAR - 1,040 homes per annum (15,600/15 years 2010-25).	<b>Adoption:</b>	AAR of 1,040 identified
		<b>AMR No. 1:</b>	Completions in 2019-20 = 397 (38% of the AAR).
		<b>AMR No. 2:</b>	Completions in 2020-21 = 446 (43% of the AAR).
		<b>AMR No. 3:</b>	Completions in 2021-22 = 374 (40% of the AAR).
<b>Analysis:</b>			
Using the updated site trajectories set out in Appendix 1, the Council has prepared a table and chart illustrating completions and forecasts against the AAR straight line. The chart and table below are based on the required templates in the guidance (DPM Table 21 and Diagram 16b).			

**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	292	792	2,173	1979
Actual/Anticipated land bank completions during year (after LDP adoption)											148	131	40	90	243	286	74
Anticipated windfall during year (after LDP adoption)											0*	0*	76	307	133	100	74
Actual/Anticipated small windfall during year (after LDP adoption)											70	74	80	117	117	117	88
<b>Total actual completions during year</b>	<b>314</b>	<b>844</b>	<b>731</b>	<b>389</b>	<b>368</b>	<b>506</b>	<b>486</b>	<b>492</b>	<b>601</b>	<b>LDP Adopted</b>	<b>397</b>	<b>446</b>	<b>374</b>	<b>806</b>	<b>1,285</b>	<b>2,676</b>	<b>2215</b>
<b>AAR (15,600 / 15 )</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>LDP Adopted</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>

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

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 2021-22 as was the case in 2019-20 and 2020-21 following adoption of the LDP in February 2019. Therefore, the overall number of additional dwellings built within the County has now fallen below the AAR requirement of 1,040 homes per annum for 3 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 industry<sup>7</sup>. 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 2, 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 2021-22 with the Reserved Matters (RM) planning application for SD B, Land north of Garden Village, approved in 2021-22; following approval for SD C Land south of A240 Penllergaer, in the previous year. Beyond the remit of AMR 3, subsequently in 2022-23, RM consent has now been granted for the first phases of SD D Land west of Llangyfelach and development has now commenced on the first residential led Strategic Development Area in the Swansea LDP (SDA C, Land at Parc Mawr, Penllergaer), during 2022-23, which will also be reported in the AMR 4. In this context it is noteworthy that the latest 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 SD H Land North of Waunarlwydd / Fforestfach.

In addition to the progress made on SD sites, progress has been made on non-strategic allocations. The Council determined planning applications for residential development on H1.32 Land South of Glebe Road, Loughor; H1.21 Former Cefn Gorwydd Colliery Gowerton;

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<sup>7</sup> Survey of Small and Medium Enterprise housebuilders in the UK (HBF January 2022 press release)

and H1.5 Land At Upper Bank Pentrechwyth Nantong Way Pentrechwyth in 2021-22; and a number of Discharge of Condition Applications relating to existing allocated housing sites already permitted on H1.30 Land at Tyrisha Farm, Grovesend; H1.31 Land West Of Gower View Road And North Of Brynafon Road Penyrheol; H1.32 Land South of Glebe Road, Loughor; H1.3 Townhill Campus Townhill Road Cockett and H5.04 Land adj Pennard Drive.

Delivery was achieved at a number of allocated sites including Upper Bank, Pentrechwyth; Land South of Glebe Road, Loughor; Land adj Pennard Drive, Pennard, Land at Tyrisha Farm, Grovesend; Land at Summerland Lane, Newton; and SD J Central Area and Waterfront. Delivery was also achieved on non allocated sites Land Off Rhydypany Road & Mynydd Gelli Wastad Road, Morriston; and Land at former Cwmrhydyceirw Quarry, Morriston. It is also significant that further affordable housing has been delivered by the Council's More Homes programme at Colliers Way Penderry and continues to be developed in 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.

Nonetheless, despite the progress summarised above, significant timelags have been encountered from the forecasted trajectory in the LDP to deliver the identified housing requirement and no development has yet been recorded in the first 3 AMR years of the plan on the residential led SDA sites. On the basis of the latest site forecasts, which have been formulated through engagement with developers and site promoters, the updated forecasted supply bar for 2022-23 shown in Figure 2, shows that housing supply is expected to again fall below the AAR rate in the next 12 months on the basis of the sites with planning consent (as forecasted in Appendix 1). It is not expected to exceed the AAR until the subsequent years of the Plan period when the SDA allocations are expected to comprehensively get underway to deliver significant numbers of new homes, with more than one outlet on these large sites, while other sites identified in the updated trajectory will have progressed through the development pipeline to begin delivery of new homes.

As a consequence of lower than anticipated housing delivery over the initial years of the Plan, to meet the LDP housing target of 15,600 new dwellings, an annual build rate of 2,570 new homes will now be needed from 2022 to 2025. This level of delivery is unprecedented

and would require numerous sites to come forward at the same time. It is therefore considered unlikely that the LDP housing requirement will be delivered in full during the LDP period.

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 required**

<b>LDP Objective(s):</b>	<b>1,9,14,17</b>		
<b>Key policies:</b>	<b>PS 3</b>	<b>Related policies:</b>	<b>H 1-H 6, H 9</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>5b. Key Indicator: cumulative completions measured against the cumulative average annual housing requirement set out in the Plan presented both in numerical and percentage terms (plus/minus x %).</b>	Cumulative AAR as shown in table 5.	<b>Adoption:</b>	AAR of 1,040 identified
		<b>AMR No. 1:</b>	Cumulative completions by 2019-20 total 5,132 (49% of the cumulative AAR)
		<b>AMR No. 2:</b>	Cumulative completions by 2020-21 total 5,578 (49% of the cumulative AAR)
		<b>AMR No. 3:</b>	Cumulative completions by 2021-22 total 5,952 (48% of the cumulative AAR)
<b>Analysis:</b>			
<p>The table below shows completions have been below the AAR level in 2019-20, 2020-21, and 2021-22, the first three years following adoption of the LDP. Therefore the overall number of additional dwellings built within the County has fallen below the requirement for 3 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
Total actual completions during year	314	844	731	389	368	506	486	492	605		397	446	374
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
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

**Action:**

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

**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.

<b>LDP Objective(s):</b>	<b>1,9,14,17</b>		
<b>Key policies:</b>	<b>PS 3</b>	<b>Related policies:</b>	<b>H 1-H 6, H 9</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>6. Required Indicator: Number of net additional affordable and general market dwellings built in the County (through the planning system) minus demolitions.</b>	To deliver 15,600 dwellings in total during the Plan period. Annual targets for remainder of Plan period:		<b>Adoption:</b> Housing requirement and site delivery set out in the Plan  <b>AMR No. 1:</b> 2019-20: 397 new dwellings built in the first year following adoption of the LDP.  <b>AMR No. 2:</b> 2020-21: 446 new dwellings built in the second year following adoption of the LDP.  <b>AMR No. 3:</b> 2021-2022: 374 new dwellings built in the third year following adoption of the LDP.
	2018/19	816	
	<b>LDP adopted</b>		
	2019/20	1,360	
	2020/21	1,654	
	2021/22	1,760	
	2022/23	1,959	
	2023/24	1,436	
	2024/25	1,569	
2025	961		
<b>Analysis:</b>			
<p>374 new dwellings were completed (net*) in 2021-22 comprising:</p> <ul style="list-style-type: none"> <li>• 294 completions recorded on large sites (of 10+ dwellings).</li> <li>• 80 completions recorded on small sites (&lt;10 dwellings).</li> </ul> <p>Overall housing completions are below the requirement in 2021-22, for the third 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>			
<b>Action:</b>			
<b>Issues to be addressed as part of the 4 year statutory plan review that is now required</b>			

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

<b>LDP Objective(s):</b>	<b>1,9,14,17</b>								
<b>Key policies:</b>	<b>PS 3</b>			<b>Related policies:</b>				<b>H 1-H 6, H 9</b>	
<b>Indicator:</b>	<b>Target:</b>							<b>Outcome:</b>	<b>Trigger point:</b>
<b>6b Key Indicator: Number of net additional dwellings built in the County by SHPZ.</b>	To deliver 15,600 dwellings in total during the Plan period, broken down by SHPZ as follows. Annual targets for remainder of Plan period:							<b>Adoption:</b>	Housing requirement and site delivery set out in the Plan
		<b>C</b>	<b>E</b>	<b>GNW</b>	<b>G</b>	<b>GF</b>	<b>N</b>	<b>W</b>	<b>AMR No. 1:</b> 2019-20 New dwellings by SHPZ (net*):
	2018/19	182	199	149	0	0	69	125	
	<b>LDP adopted</b>								
	2019/20	187	190	560	0	25	209	179	<b>AMR No. 2:</b> 2020-21 New dwellings by SHPZ (net*):
	2020/21	153	240	703	25	30	430	107	
	2021/22	130	412	629	0	40	484	115	<b>AMR No. 3:</b> 2021-22 New dwellings by SHPZ (net*):
	2022/23	533	290	500	0	0	600	117	
	2023/24	122	195	550	0	0	491	80	
	2024/25	245	240	555	0	0	441	110	
2025	203	105	318	0	0	248	71		
<b>Analysis:</b>	Housing completions are below the requirement in 2021-22, for the third 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.								
	<i>*Completed replacement dwellings have been excluded since a home was demolished to make way for the new dwelling.</i>								
<b>Action:</b>									

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

**Additional Dwellings on Allocated Sites**

<b>LDP Objective(s):</b>	1,9,14,17			
<b>Key policies:</b>	PS 3		<b>Related policies:</b>	SD 1, H 1, H 5
<b>Indicator:</b>	<b>Target:</b>		<b>Outcome:</b>	<b>Trigger point:</b>
<b>7 Key Indicator: Core Indicator: Total housing units built on allocated sites as a % of overall housing provision</b>	To deliver 9,930 dwellings in total during the Plan period on allocated sites. Annual targets for remainder of Plan period:		<b>Adoption:</b>	Housing requirement and site delivery set out in the Plan
	2018/19	240	<b>AMR No. 1:</b>	2019-20**: 179 new dwellings built on allocated sites
	<b>LDP adopted</b>			
	2019/20	884	<b>AMR No. 2:</b>	2020-21: 241 new dwellings built on allocated sites
	2020/21	1,469		
	2021/22	1,658		
	2022/23	1,923	<b>AMR No. 3:</b>	2021-22: 178 new dwellings built on allocated sites
	2023/24	1,333		
	2024/25	1,519		
2025	885			
<b>Analysis:</b>				
178 new homes were delivered on allocated sites in 2021-22. This amounted to 48% of the 374 housing units delivered in the year.				
Housing completions are below the requirement for 2021-22 and also for the third 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.				

<b>Action:</b>	
<b>Relevant policies to be reviewed as part of the 4 year statutory plan review that is now required</b>	

### Additional Dwellings on Strategic Development Areas (SDAs)

<b>LDP Objective(s):</b>	1,9,14,17																					
<b>Key policies:</b>	PS 3	<b>Related policies:</b>																				
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>																				
<b>7a Key Indicator: Total housing units built on allocated sites as a % of overall housing provision</b>	To deliver 7,109 dwellings on SDAs in total during the Plan period. Annual targets for remainder of Plan period:		<b>SD 1, SD A-L</b>																			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">2018/19</td> <td style="width: 50%;">100</td> </tr> <tr style="background-color: #ff0000; color: white;"> <td colspan="2" style="text-align: center;"><b>LDP adopted</b></td> </tr> <tr> <td>2019/20</td> <td>349</td> </tr> <tr> <td>2020/21</td> <td>891</td> </tr> <tr> <td>2021/22</td> <td>1,124</td> </tr> <tr> <td>2022/23</td> <td>1,388</td> </tr> <tr> <td>2023/24</td> <td>1,103</td> </tr> <tr> <td>2024/25</td> <td>1,269</td> </tr> <tr> <td>2025</td> <td>885</td> </tr> </table>			2018/19	100	<b>LDP adopted</b>		2019/20	349	2020/21	891	2021/22	1,124	2022/23	1,388	2023/24	1,103	2024/25	1,269	2025	885	<b>Trigger point:</b>
	2018/19	100																				
	<b>LDP adopted</b>																					
	2019/20	349																				
	2020/21	891																				
	2021/22	1,124																				
	2022/23	1,388																				
2023/24	1,103																					
2024/25	1,269																					
2025	885																					
		<b>Adoption:</b>	Housing requirement and site delivery set out in the Plan																			
		<b>AMR No. 1:</b>	2019-20: 19* new dwellings built on SDAs.																			
		<b>AMR No. 2:</b>	2020-21: 112 new dwellings built on SDAs.																			
		<b>AMR No. 3:</b>	2021-22: 19 new dwellings built on SDAs.																			
<b>Analysis:</b>																						
19 new homes were delivered on allocated SDA sites in 2021-22. This amounted to 5% of the 374 housing units delivered in the year. The 19 were completed in SD J. Housing completions are below the requirement for the third 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.

<b>Action:</b>	
<b>Relevant policies to be reviewed as part of the 4 year statutory plan review that is now required</b>	

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

<b>LDP Objective(s):</b>	1,9,14,17			
<b>Key policies:</b>	PS 3	<b>Related policies:</b>		
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>H 1</b>	
<b>7b Key Indicator: Total housing units built on allocated sites as a % of overall housing provision</b>	To deliver 2,611 dwellings on H 1 allocations in total during the Plan period. Annual targets for remainder of Plan period:	<b>Adoption:</b>	Housing requirement and site delivery set out in the Plan	
		<b>AMR No. 1:</b>	2019-20: 162 new dwellings built on H 1 sites	
		<b>AMR No. 2:</b>	2020-21: 106 new dwellings built on H 1 sites	
		<b>AMR No. 3:</b>	2021-22: 110 new dwellings built on H 1 sites	
				The overall number of additional dwellings built on H 1 allocations falls below the requirement for 2 consecutive years.
<b>Analysis:</b>				

110 new homes were delivered on allocated H 1 sites in 2021-22, 29% of all housing delivery in this year.

Housing completions on H 1 allocated sites are below the requirement for 3 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 required**

## Additional Dwellings on Policy H 5 Allocations

<b>LDP Objective(s):</b>	1,9,14,17		
<b>Key policies:</b>	PS 3	<b>Related policies:</b>	H 5
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>7c Key Indicator: Total housing units built on allocated sites as a % of overall housing provision</b>	To deliver 210 dwellings on H 5 allocations in total during the Plan period. Annual targets for remainder of Plan period:	<b>Adoption:</b>	Housing requirement and site delivery set out in the Plan
	2018/19   40	<b>AMR No. 1:</b>	2019-20: 17 new dwellings completed on H 5 sites
	LDP adopted		
	2019/20   75	<b>AMR No. 2:</b>	2020-21: 39 new dwellings completed on H 5 sites
	2020/21   55		
	2021/22   40	<b>AMR No. 3:</b>	2021-22: 49 new dwellings completed on H 5 sites
	2022/23   0		
	2023/24   0		
2024/25   0			
2025   0			
<b>Analysis:</b>			
49 new homes were delivered on allocated H 5 sites in 2020-21, 13% of all housing delivery in this year.			
Housing completions are below the requirement in 2021-22, for 3 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.			
<b>Action:</b>			
<b>Relevant policy to be reviewed as part of the 4 year statutory plan review that is now required</b>			



## Additional Dwellings on Windfall Sites

<b>LDP Objective(s):</b>	1,9,14,17		
<b>Key policies:</b>	PS 3	<b>Related policies:</b>	PS 1, PS 2, H 3-6, 9
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>7d Key Indicator: Total housing units built on windfall sites as a % of overall housing provision</b>	To deliver 1,882 dwellings on windfall sites in total during the Plan period. Annual targets for remainder of Plan period:	<b>Adoption:</b>	Housing requirement and site delivery set out in the Plan
	2018/19	215	<b>AMR No. 1:</b>
	LDP adopted		
	2019/20	215	<b>AMR No. 2:</b>
	2020/21	215	
	2021/22	215	<b>AMR No. 3:</b>
	2022/23	215	
	2023/24	215	
2024/25	215		
2025	162		
<b>Analysis:</b>			
<p>156 new homes were delivered on windfall sites in 2021-22, representing 42% 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 below the estimated forecast in 2021-22, for the third consecutive year in which the LDP has been in operation. However, a low number of windfall completions on large (10+ unit) sites at this early stage of the Plan being in operation is to be expected and, as noted under indicator 5a above, a further number of large windfall sites which 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. The emerging</p>			

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 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.

<b>Action:</b>	
<b>Further research required of windfall rates to inform future forecasts</b>	

### Additional Dwellings in Key Villages

<b>LDP Objective(s):</b>	1,9,14,17		
<b>Key policies:</b>	PS 3	<b>Related policies:</b>	H 1-H 6, H 9
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>8. Key Indicator: Number of net additional dwellings built in the County in Key Villages</b>	Build 358 dwellings in Key Villages in total by 2025. (78 built to 1st April 2017). Cumulative completion targets for remainder of Plan period	<b>Adoption:</b>	Housing requirement and site delivery set out in the Plan
		<b>AMR No. 1:</b>	2019-20: 1 new dwelling in Key Villages
		<b>AMR No. 2:</b>	2020-21: 2 new dwellings in Key Villages

	2025	280			
				<b>AMR No. 3:</b>	2021-22: 82 new dwellings in Key Villages
<b>Analysis:</b>					
82 new dwellings recorded as built in Key Villages in 2021-22. Housing completions are below the forecast for the third consecutive year in which the LDP has been in operation. Please see the Council's commentary on housing delivery set out under Indicator 5a.					
<b>Action:</b>					
<b>Issues to be addressed as part of the 4 year statutory plan review that is now required</b>					

### Gypsy and Traveller Sites

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

<b>LDP Objective(s):</b>	<b>1,9,14,17</b>		
<b>Key policies:</b>	<b>Policy PS 3</b>	<b>Related policies:</b>	<b>H 7</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>9. Key Indicator: Provision is made to meet the Gypsy &amp; Traveller needs identified within the GTAA over the periods:</b> <b>2016-21 – 7 residential pitches at Pant y Blawd Road (planning permission reference 2018/0830).</b> <b>2021-25 – 6 residential pitches (or the re-assessed need for pitches identified in the new GTAA expected to be published in 2020).</b>	Provision is made to meet the Gypsy & Traveller needs identified within the GTAA over the periods	<b>Adoption:</b> Identified need for 7 new pitches 2016-21 to be met by development at land west of Pant y Blawd Road.	Development of 2018/0830 at Pant y Blawd Road not completed by 2021.  No start on site in year 2023/24 for delivery of 6 pitches to meet residual need (or sufficient pitches to address the re-assessed need).
		<b>AMR No. 1:</b> Development of new pitches did not commence in 2019-20.	
		<b>AMR No. 2:</b> Development of new pitches did not commence in 2020-21.	
		<b>AMR No. 3:</b> Development of new pitches did not commence in 2021-22.	
<b>Analysis:</b>			
Development of new pitches on the land west of Pant y Blawd Road, which it is identified in the LDP will accommodate the 7 pitches needed in the period up to the end of 2021, had not yet commenced as of April 1 <sup>st</sup> 2022, the base date of this AMR. Therefore the trigger point regarding the aim for the development to be completed by the end of 2021 has not been fulfilled and delivery of the pitches to meet the identified immediate need has not been made. Furthermore, the planning consent has expired. Therefore, the land considered to be in place to accommodate the immediate need for the LDP period no longer has a lawful planning use for the purpose and a review is therefore required of the latest Gypsy and Traveller need and available land that can accommodate it.			
<b>Action:</b>			
<b>Relevant policy to be reviewed as part of the 4 year statutory plan review that is now required</b>			

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

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

<b>LDP Objective(s):</b>	<b>1,9,14,17</b>		
<b>Key policies:</b>	<b>Policy PS 3</b>	<b>Related policies:</b>	<b>H 7</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>9a Key Indicator: Newly arising need for pitches in addition to that identified in the GTAA evidence on which the LDP is based</b>		<b>Adoption:</b>	A forecast for newly arising need over the Plan period was included in the GTAA on which the LDP was based
		<b>AMR No. 1:</b>	No further newly arising need recorded in 2019-20
		<b>AMR No. 2:</b>	No further newly arising need recorded in 2020-21
		<b>AMR No. 3:</b>	No further newly arising need recorded in 2021-22
<b>Analysis:</b>			
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 is published as of the base date of this AMR, 1 <sup>st</sup> April 2022. 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 is now required.			
<b>Action:</b>			
<b>Further research/investigation required</b>			

### Houses in Multiple Occupation

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

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

<b>LDP Objective(s):</b>	<b>1,9,14,17</b>		
<b>Key policies:</b>	<b>Policy PS 3</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>H 9</b>
<b>10 Local Indicator: The proportion of HMOs within Castle and Uplands Wards, having regard to the overall numbers of registered HMO properties as a proportion of the residential properties.</b>	To ensure the number of HMOs as a proportion of the total number of residential properties within the HMO Management Area does not significantly exceed the 25% threshold.	<b>Adoption:</b>	HMOs comprise around 25% of all residential properties in the HMO Management Area.
		<b>AMR No. 1:</b>	HMOs comprise 23.3% of all residential properties in the HMO Management Area.
		<b>AMR No. 2:</b>	HMOs comprise 23.7% of all residential properties in the HMO Management Area.
		<b>AMR No. 3:</b>	HMOs comprise 24.1% of all residential properties in the HMO Management Area.
<b>Trigger point:</b>			
Average concentration of HMO's within the LSOAs of the HMO Management Area either reduces or increases by +/- 2% from the base level, which is currently around 25%.			
<b>Analysis:</b>			
Overall, within the HMO Management Area, HMOs were identified as comprising 24.1 % of all residential properties. The percentage still remains within the +/-2% range identified in the monitoring indicator trigger point. The indicator target, to ensure the number of HMOs as a proportion of the total number of residential properties within the HMO Management Area does not significantly exceed the 25% threshold, has again been achieved in 2021-22.			
<b>Action:</b>			
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 guidance<sup>8</sup> requires LPAs to monitor employment land take-up against allocations, and class B job growth in line with the Plan strategy. These requirements are fulfilled by the indicators in this section.

## **Contextual Indicators**

3.25 The beginning of this section analyses several locally defined indicators which provide a useful understanding of the economic context in which the Plan has operated in Swansea. It should be noted that the datasets for these statistics often have a time lag before release, and the latest available data has been reported for each indicator.

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<sup>8</sup> Edition 3 of the Development Plans Manual (DPM), March 2020.

<b>LDP Objective(s):</b>	2, 10, 11, 12, 13, 15, 16		
<b>Key policies:</b>	Policy PS 4	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>14. Contextual Indicator: Average full-time weekly earnings</b>	An increase in average wage levels.	<b>Adoption:</b>	Average earnings for Swansea were £563.90 per week (April 2019)
		<b>AMR No. 1:</b>	Latest data on annual change shows earnings estimates increased by 5.5% over the most recent period of available data (2018-19).
		<b>AMR No. 2:</b>	Latest data on annual change shows earnings estimates decreased by 4.6% over the most recent period of available data (2019-20).
		<b>AMR No. 3:</b>	Latest data on annual change shows earnings estimates increased by 2.1% over the most recent period of available data (2020-21)
<b>Trigger point:</b>			
A decrease is recorded for 2 consecutive years.			
<b>Analysis:</b>			
<p>The latest available estimate on earnings is for April 2021. Full time employee gross median weekly earnings estimates saw an annual increase of 2.1% between April 2020 to 2021 having decreased by 4.6% in the previous 12 months. However, this increase is lower than the change over the year in Wales (4.2% increase) and the UK (4.3% increase).</p> <p>The median weekly gross earnings estimate figure for Swansea in April 2021 was £552.60, which was below the Wales average of £570.60. This means average earnings for Swansea residents is 3.2% lower than the Wales figure and 9.5% below the UK average.</p>			



It is also interesting to note that the above figure is based on Swansea residents (i.e. the average earnings of adults living within the area). The equivalent figures for Swansea workplace earnings estimates increased by 2.9% between 2021-22; although average Swansea workplace earnings are around £3 per week lower than resident-based figure.

*Data source: Office for National Statistics (ONS) Annual Survey of Hours and Earnings (ASHE) 2021.*

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

<b>LDP Objective(s):</b>	2, 10, 11, 12, 13, 15, 16		
<b>Key policies:</b>	Policy PS 4	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Policies RC 1-13</b>
<b>15. Contextual Indicator: Worklessness rate (working age).</b>	A reduction in the worklessness rate.	<b>Adoption:</b>	51,900 people of working age (Jan-Dec 2018)
		<b>AMR No. 1:</b>	46,900 people of working age (Jan-Dec 2019) Annual reduction of -9.6% people of working age
		<b>AMR No. 2:</b>	43,900 people of working age (Jan-Dec 2020) Annual reduction of -6.4% people of working age
		<b>AMR No. 3:</b>	44,000 people of working age (Jan-Dec 2021) 12 month increase of 0.2% people of working age
<b>Trigger point:</b>			
An increase is recorded for 2 consecutive years.			
<b>Analysis:</b>			
Worklessness is defined by the ONS data as where people aged 16-64 years are not in employment. They may be unemployed or economically inactive (unavailable to work because of family commitments, retirement or study, or sickness or disability).			

The latest worklessness figure for working age people in Swansea is from the Annual Population Survey (APS) data for the 12 month period ending December 2021. The figure 44,000 equates to 28.2% of the working age population. The increase of 100 people not in employment is a 0.2% increase on the figure in the AMR2. This is a result of an increase in unemployment of 1,300 despite a decrease in economically inactive people of 1,200.

The worklessness rate (\*people not in employment divided by total number of people of working age) decreased by 1.1% between 2020 and 2021. This is due to the increase in people in Swansea of working age overcompensating for the slight increase in worklessness.

Over the same 12 month period across Wales the number of people not in employment decreased by 0.6% and worklessness rate by 1%.

*Data source: Annual Population Survey (APS) data for the 12 month period ending December 2021. Office for National Statistics (ONS).*

**Action:**

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

<b>LDP Objective(s):</b>	<b>2, 10, 11, 12, 13, 15, 16</b>			
<b>Key policies:</b>	<b>Policy PS 4</b>	<b>Related policies:</b>		<b>Policies RC 1-13</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>16. Contextual Indicator: Productivity – GVA (Gross Value Added) per hour worked.</b>	An increase in productivity	<b>Adoption:</b>	Latest available index figure (for 2017) 101.0	A decrease is recorded for 2 consecutive years
		<b>AMR No. 1:</b>	Latest available index figure (for 2018) 101.1. Annual increase recorded	
		<b>AMR No. 2:</b>	No updated data available	
		<b>AMR No. 3:</b>	Latest available index figure (for 2020) 92.5. (2019=100). Decrease recorded	

**Analysis:**

ONS data on Gross Value Added (GVA) per hour worked provides a measure of economic output and productivity. The latest published data for Swansea is for 2020, which was released by the Office for National Statistics (ONS) in July 2022.

The ONS provide several different types of analysis which have been reviewed for the most appropriate measure to be used for this indicator. The data selected is unsmoothed and based on constant prices (described by the ONS as “real terms” which exclude the effects of inflation) which the ONS advise are the most appropriate for considering time series trends. This data allows an understanding of whether there has been any increase in volumes of goods and services, with the effects of changes in prices removed. By contrast, when using nominal current price data, it is not possible to differentiate between the effects of price changes and quantity changes.

The data is presented in the table below as an index with the base year 2019 (=100) identified by ONS in their analysis. The index base year has changed since the previous publication. The latest productivity (GVA per hour worked) figure available for Swansea which is for 2020 is 92.5, which shows a decrease on the previous year, 2019 (100.0), and is also below index values for 2017 and 2018. Productivity in 2020 was impacted nationally by the coronavirus (COVID-19) pandemic, which had negative impacts on national and local GDP and GVA. Direct comparisons with data at the time the Plan was adopted are also complicated by the change in index base year. However, equivalent Wales and UK figures saw a small overall increase in index values between 2018-and 2020.

Therefore, annual change recorded is negative with a decrease in GVA per hour worked for Swansea observed for the last 2 available years of data. This is supported by recent GVA per head figures for Swansea which fell by 2.9% between 2019 and 2020).

**Real (unsmoothed) GVA per hour worked indices; 2012 - 2020**

	2012	2013	2014	2015	2016	2017	2018	2019	2020
Region	index	index	index	index	index	index	index	index	index
UK	95.4	95.6	95.8	97.4	97.4	98.7	99.5	100.0	<b>102.2</b>
Wales	93.3	93.2	91.9	93.1	94.3	95.9	95.9	100.0	<b>99.9</b>
Swansea	92.6	87.2	89.9	83.9	88.2	94.2	96.2	100.0	92.5

Data source: ONS Subregional Productivity July 2022 release

**Action:**

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

**Monitoring the Strategic Employment Strategy**

**Job Growth**

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

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

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

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

The Swansea economy has a proportionately large share of jobs in the public administration, health, education, financial services and retail sectors. Of the 110,000 people in employment within Swansea (2020), an estimated 87.3% (96,000) are employed in the service sectors (SICs G-U in the table below).

The estimates suggest that total workplace employment in Swansea decreased between 2019 and 2020 by around 2,000 (-1.8%), whilst total employment also fell slightly in Wales (-0.1%) and GB (-1.7%).

### **Employment Estimates by Broad Industry Sector for Swansea 2017-20**

	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
1: Agriculture, forestry & fishing (industry section A)	900	900	400	300
2: Mining, quarrying & utilities (B, D and E)	1,000	1250	1000	900
3: Manufacturing (C)	6,000	5000	6000	6000
4: Construction (F)	5,000	5000	5000	4500
5: Motor trades (Part G)	3,000	3000	2500	2250
6: Wholesale (Part G)	2,500	3500	2250	2500
7: Retail (Part G)	11,000	11000	11000	11000
8: Transport & storage (inc postal) (H)	3,000	3000	3000	2500
9: Accommodation & food services (I)	8,000	9000	9000	8000
10: Information & communication (J)	2,250	2500	2500	5000
11: Financial & insurance (K)	5,000	5000	5000	4500
12: Property (L)	1,750	1500	1750	1500
13: Professional, scientific & technical (M)	4,500	4500	6000	5000
14: Business administration & support services (N)	10,000	9000	9000	8000

15: Public administration & defence (O)	13,000	13000	12000	12000
16: Education (P)	11,000	11000	11000	11000
17: Health (Q)	18,000	19000	20000	19000
18: Arts, entertainment, recreation & other services (R-U)	3,500	4000	4500	6000
<b>Total</b>	<b>110,000</b>	<b>112,000</b>	<b>112,000</b>	<b>111,000</b>

Data source: ONS Business Register and Employment Survey (BRES) 2020.

\*These figures come from Swansea Council's Swansea Economic Profile (January 2022) which are based on BRES 2020

**Action:**

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

### ***Employment Land Permitted on Allocated Sites 2021-22***

- 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 2021-22 in order to monitor delivery of this element of the sustainable employment strategy.

<b>LDP Objective(s):</b>	<b>2, 10, 11, 12, 13, 15, 16</b>		
<b>Key policies:</b>	<b>PS 4</b>	<b>Related policies:</b>	<b>SD G – K</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>11. Key Indicator: Employment land permitted (Ha) on allocated sites as a % of all employment allocations.</b>	None specified in the LDP	<b>Adoption:</b>	Mixed use SDAs allocated in the LDP
		<b>AMR No. 1:</b>	Employment land permitted in 2019-20 on allocated sites = 2.7 ha*  This is 5% of the 60 ha allocated on SDAs in the LDP
		<b>AMR No. 2:</b>	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
		<b>AMR No. 3:</b>	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
<b>Analysis:</b>			
<b>SD G: Land north of M4 Junction 46 (14 Ha allocated):</b> No planning applications for employment development consented in 2021-22.			
<b>SD H: Land north of Waunarlwydd/Fforestfach (26 Ha allocated):</b> Site is at pre-application stage. No planning applications for employment development consented in 2021-22. Of relevance to this site, a planning application (re: 2022/1149/FUL) is currently being considered for the construction of a new production building for Timet UK which would provide 123 sq m of floorspace; and an			



Environmental Impact Assessment (EIA) Scoping Opinion application is being considered for a proposed Dimethyl Ether production plant located on land referred to as Former Zip Factory within the site.

**SD I: Swansea Vale (4 Ha allocated):** Site at pre-application stage. No B use employment planning applications consented 2021-22. One application consented on 1.89 hectares land designated as employment land in the Concept Plan for Swansea Vale set out in Policy SD I (ref 2021/2116/FUL) for a car sales dealership. While the proposed use (Unique Use Class) does not fall within the B1 or B2 use classes, it is a business/commercial regional employment opportunity in the Riverside Business Park which Policy SD I seeks to support creating 35 new full time jobs and safeguarding 65 others.

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

- 2021/2770/FUL 18-20 Princess Way – Conversion and external refurbishment including 3 storeys of office accommodation (Class B1) comprising a total of 2,660 m<sup>2</sup> of B1 space
- 2018/1466/FUL, 14 Cambrian Place Maritime Quarter - Conversion, extension and change of use of building including Offices (class B1) to ground floor - 540 m<sup>2</sup> of B1 space
- 2021/0838/NMA and 2021/0810/FUL 242 - 246 Oxford Street – involve changes to the consented use of the first floor of the proposed tower from D1 to office use (B1) comprising further 216 m<sup>2</sup> of office space and changes to another area of the first floor from retail to office comprising a further 871m<sup>2</sup> of office space.
- 2021/0560/FUL Refurbishment and conversion of Albert Hall including 387 m<sup>2</sup> of office space.
- 2021/2996/FUL 277-278 Oxford Street conversion of ground, first and second floors (Class A1 / A3) to create Community Hub providing library, archives, cafe, community services, staff office and flexible co-working space (Unique Use). Approximately 655 sq.m of office space and flexible working area is proposed.
- 2021/2388/FUL Ty Castell House, 17 St Mary Street change of use of first floor flat to Office comprising 43 m<sup>2</sup>.

The above totals up to a maximum of 5,156 sqm (0.52 ha) of B1 uses consented in SD J during 2021-22.

**SD K: Fabian Way Corridor (12 Ha allocated):** No additional employment development permitted in 2021-22. It is of interest to note that within SD K: a Reserved Matters application is being considered (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) seeking approval of the details 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 proposed two storey Innovation Matrix building would have a floorspace of 3146.50 m<sup>2</sup> (GIA).

In addition to the 2.7 ha consented during 2019-2020, and the 0.8 ha of total employment land granted planning consent in 2020-21, the 2.4 ha consented in 2021-22 equates to a total of 5.9 ha or 9.8% 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 amount of employment land granted planning consent in 2019-20, 2020-21 and 2021-22 provides 31.1% 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 2021-22 to monitor delivery of this element of the sustainable employment strategy.

<b>LDP Objective(s):</b>	<b>2, 10, 11, 12, 13, 15, 16</b>																																																				
<b>Key policies:</b>	<b>RC 10</b>		<b>Related policies:</b>		<b>PS 4; SD G-K</b>																																																
<b>Indicator:</b>	<b>Target:</b>		<b>Outcome:</b>	<b>Trigger point:</b>																																																	
<b>19 Local Indicator: Amount of employment development on allocated SDAs</b>	To deliver up to 19 ha of employment generating development at allocated mixed use SDAs. Annual targets (Ha) for remainder of the Plan period:																																																				
		<b>SD G</b>	<b>SD H</b>	<b>SD I*</b>	<b>SD J</b>	<b>SD K</b>																																															
	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																																																
	<table border="1"> <thead> <tr> <th></th> <th><b>SD G</b></th> <th><b>SD H</b></th> <th><b>SD I*</b></th> <th><b>SD J</b></th> <th><b>SD K</b></th> </tr> </thead> <tbody> <tr> <td>2019/20</td> <td>1</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>2020/21</td> <td>0</td> <td>0</td> <td>2</td> <td>1</td> <td>2</td> </tr> <tr> <td>2021/22</td> <td>1</td> <td>0</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td>2022/23</td> <td>0</td> <td>0</td> <td>0</td> <td>3</td> <td>2</td> </tr> <tr> <td>2023/24</td> <td>1</td> <td>0</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td>2024/25</td> <td>0</td> <td>10</td> <td>0</td> <td>0</td> <td>2</td> </tr> <tr> <td>2025</td> <td>1</td> <td>11</td> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>						<b>SD G</b>	<b>SD H</b>	<b>SD I*</b>	<b>SD J</b>	<b>SD K</b>	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
	<b>SD G</b>	<b>SD H</b>	<b>SD I*</b>	<b>SD J</b>	<b>SD K</b>																																																
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																																																
	<b>Adoption:</b>		Mixed use SDAs allocated in the LDP		The amount of floorspace built falls below the cumulative requirement for 2 consecutive years																																																
	<b>AMR No. 1:</b>		3.29 ha of B8 use completed at SD G in 2019-20*																																																		
			Delivery is in-line with the LDP monitoring trajectory																																																		
	<b>AMR No. 2:</b>		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.																																																		
	<b>AMR No. 3:</b>		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.																																																		
<b>Analysis:</b>																																																					
<ul style="list-style-type: none"> <li>SD G: Land north of M4 Junction 46 (14 Ha allocated): Delivery of the DPD, 3.29 ha of land developed for B8 use class, depot at Units 17-19 of Felindre Business Park was completed in 2019-20*. No further development has taken place since. 1 hectare of potential employment generating development at SD G was estimated for 2021-22.</li> </ul>																																																					

- SD H: Land north of Waunarlwydd/Fforestfach (26 Ha allocated): Site is at pre-planning stage. No economic development has taken place, and none was forecasted to take place in the LDP trajectory during 2021-22.
- SD I: Swansea Vale (4 Ha allocated): No employment development delivered during 2021-22. Cumulative employment development has fallen below the estimated target forecasts for 2 consecutive years. However, it should be noted that one application was consented in 2021-22 for development on 1.89 hectares of land designated as employment land in the Concept Plan for Swansea Vale set out in Policy SD I (ref 2021/2116/FUL) for a car sales dealership. A number of pre commencement conditions have been discharged in preparation for development to proceed.
- SD J: Swansea Central Area (4 Ha allocated): No hectares of B1 uses forecast during 2021-22. Whilst there was no significant completed B1 floorspace completed in 2021-22 there is significant B1 development in the pipeline and under construction including 71-72 The Kingsway, Picton Yard 242-246 Oxford Street, 85 The Kingsway; 18-20 Princess Way, Albert Hall, 277-278 Oxford Street. The amount of floorspace delivered has not fallen below the cumulative target for 2 consecutive years so no trigger has been breached.
- SD K: Fabian Way Corridor (12 Ha allocated); No employment B use class was forecasted in 2021-22 and no development has taken place. It is of interest to note that within SD K: a Reserved Matters application is being considered (ref 2022/0954/RES) for the development of the UWTSD Innovation Matrix Building (mixed Business B1 / Education D1 with ancillary A3). The proposed two storey Innovation Matrix building would have a floorspace of 3146.50 m<sup>2</sup> (GIA). While not specifically B1 use, significant development providing employment has come forward with the completion of the Santa Maria private hospital (Class C2) on Plots A15 & A16 in February 2021

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 either been completed or are in the pipeline. 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. Activity in most of the SDAs demonstrates a growing demand. 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. Overall, delivery of employment development on the SDAs is behind the estimated schedule, with approximately 3.29 ha delivered against the target of 8 ha by 2022. The statutory 4 year Plan Review that has been identified as required 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.

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

**Action:**

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

***Employment Development Permitted Outside of Existing Employment Areas 2021-22***

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

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

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

**Monitoring Loss of the Existing Employment Land Bank 2021-22**

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

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

<b>LDP Objective(s):</b>	<b>2, 10, 11, 12, 13, 15, 16</b>			
<b>Key policies:</b>	<b>RC 11</b>	<b>Related policies:</b>		<b>PS 4; RC 10</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>21. Local Indicator: Loss of the existing employment land bank.</b>	Protect existing and permitted industrial and commercial use premises and land (both occupied and vacant) that make a valued contribution to the range and choice of land and premises for future business uses.	<b>Adoption:</b>	Policies adopted in the LDP	Planning applications for non-employment uses permitted on existing employment land bank contrary to the policy framework.
		<b>AMR No. 1:</b>	A small number of changes of use from an existing B use to a non B use were consented in 2019-20. The decisions were in-line with the LDP policy framework.	
		<b>AMR No. 2:</b>	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.	
		<b>AMR No. 3:</b>	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.	
<b>Analysis:</b>				
A small number of planning applications for a change of use from an existing B use to a non B use were consented in 2021-22. 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.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

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

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

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

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



<b>LDP Objective(s):</b>	2, 10, 11, 12, 13, 15, 16			
<b>Key policies:</b>	RC 2; RC 12	<b>Related policies:</b>		PS 4; RC 1; RC 3-11; RC 13
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>	
<b>12. Core Indicator:</b> <b>Amount of major retail, office and leisure development (sq.) permitted within established town and District Centre boundaries and outside established town and District Centre boundaries.</b>	No applications permitted contrary to the policy framework.	<b>Adoption:</b>	Policies adopted in the Plan	
		<b>AMR No. 1:</b>	No applications permitted contrary to the policy framework.	
		<b>AMR No. 2:</b>	No applications permitted contrary to the policy framework.	
		<b>AMR No. 3:</b>	No applications permitted contrary to the policy framework.	
<b>Analysis:</b>				
<p><b>Inside Centres</b></p> <p>The Table below lists the relevant planning applications of major retail and leisure uses granted consent in 2021-22 inside the Central Area Retail Centre and the designated District Centres; and major office uses consented within the Central Area.</p>				

Major retail, leisure and office development consented inside relevant Centres 2021-22:

Ref	Location	Description	Centre
2021/2770/FUL	18-20 Princess Way SA1 3LW	Conversion, external refurbishment (including glazed curtain walling) and four/ two storey extension over existing building at 2nd / 3rd floors creating 4 no. ground floor retail / commercial units (Class A1 / A3) with 2,660m2 of office accommodation above (Class B1) including roof terrace, 3 no. rooftop meeting pods and green infrastructure	Central Area
2021/0810/FUL	242 - 246 Oxford Street SA1 3BL	Change of use of first floor from retail (Class A1) to 871m2 of office space (Class B1) - revised layout to Planning Permission ref: 2019/2846/FUL granted 5 March 2021.	Central Area
2021/0838/NMA	Picton Yard 242 - 246 Oxford Street SA1 3BL	Biophilic Living and Mixed-use redevelopment Project - Non Material Amendment to planning permission 2019/2846/FUL granted 5th March 2021 to include the use of the first floor tower from D1 to additional Class 216m2 B1 office space;	Central Area
2021/2996/FUL	277-278 Oxford Street Swansea SA1 5HF	Conversion of ground, first and second floors (Class A1 / A3) to create Community Hub providing library, archives, cafe, community services, staff office and flexible co-working space (Unique Use) Approximately 655m2 of office space and flexible working area is proposed.	Central Area

## Outside Centres

An analysis has been undertaken for relevant planning applications granted consent in 2021-22 for significant retail, office and leisure development outside of these defined Centres. The consents were in-line with the policy framework.

Major retail, leisure and office development consented outside relevant Centres 2021-22:

Ref	Location	Description
2021/1331/FUL	Cefn Hengoed Leisure Centre Caldicot Road SA1 7HX	New indoor pitch, extensions to existing leisure centre buildings with an internal and external reconfiguration and refurbishment to enable beneficial use by the school creating 2,570m <sup>2</sup> of additional floorspace. In this case the new sports hall and related proposals are enhancements to an existing facility and can only be located at the existing Leisure Centre/School.
2021/2066/FUL	Cwrtnewydd Mynydd Gelli Wastad Road SA6 6PX	Change of use from residential dwelling (Class C3) to hospital/health related offices (Class B1) making up 265m <sup>2</sup> . The office development is intrinsically linked to the hospital.
2021/2666/FUL	Morrison Hospital Heol Maes Eglwys Cwmrhydyceirw SA6 6NL	Creation of new first floor within existing outpatients atrium space to provide administration office space creating 350m <sup>2</sup> of additional floorspace. The office development is intrinsically linked to the hospital.
2021/0747/FUL	Palace Theatre Prince Of Wales Road SA1 2EY	Refurbishment of the existing Grade II listed theatre building to enable the creation of high quality A2 and 1,792m <sup>2</sup> of B1 commercial office space. The Palace Theatre is identified as a priority and catalyst project on the Upper High Street in the SCARF.
2021/2235/FUL	Unit 6B Parc Tawe SA1 2AL	Installation of a mezzanine (additional floorspace 1202.66m <sup>2</sup> ) into vacant retail unit (Class A1). The proposed increase in A1 floorspace by the mezzanine would still be within the total A1 floorspace cap for Parc Tawe (South).

2021/0560/FUL	Albert Hall Cradock Street SA1 3EP	Refurbishment and conversion of Albert Hall to Performance Venue (D2), Cafe Bar (A3) and Food Court (A3) at ground floor, Flexible Office workspace (B1a), Lifestyle Units (B1a and D1), 10x Serviced Apartments (C1) on upper floors, roof terrace, external alterations and associated works. 378m2 office space and 1,422m2 of leisure space proposed. SD J prioritises the reuse of the listed Albert Hall as a catalyst project and the SCARF identifies it for a project for an innovative conversion to an arts / cultural use.
2021/1993/FUL	Unit 5A/5B Parc Tawe City Centre SA1 2AS	Change of use from retail (Class A1) to indoor bouldering / climbing facility (Class D2) 1,858m2. Accepted that there are currently no suitable sequentially preferable sites available, and this the edge of centre location offers the next best sequential option. Will provide a unique leisure attraction to complement existing leisure uses in the Central Area and remove an A1 retail unit that could compete with the Retail Centre.
<b>Action:</b>		
<b>No further action required, other than to continue monitoring.</b>		

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

3.34 Part of the Plan’s sustainable employment strategy, set out in Policy PS 4, is based on allowing small scale sustainable employment developments within Key Villages, plus appropriate rural enterprises within the countryside to help enhance and diversify the rural economy. Indicator 13 monitors this element of the strategy.

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

A total of 43 related planning applications for rural enterprises were permitted in 2019-20 (they were either permitted, determined that prior notification of agricultural development was not required or that development was considered lawful).

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 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. Therefore, there was no increase in the number of rural enterprise 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.

With regard to the identified trigger and monitoring changes in numbers over time, it should be noted that the majority of applications for rural enterprises are for holiday/visitor accommodation, which can be divided into caravan rallies, temporary permissions for seasonal caravan sites (for 5 or less caravans), and use of existing buildings as holiday let accommodation and festival camping. The number of planning applications for caravan rallies can vary each year, which may influence the target of a 2 year annual increase in the number of planning applications permitted. Similarly, the majority of planning applications for seasonal caravan/camping sites seek temporary permission for 2 years. Therefore, 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 guidance<sup>9</sup> requires LPAs to monitor the rate of development on key allocations (linked to phasing trajectories, placemaking principles and infrastructure schemes). This requirement is fulfilled by the indicators in this section.

## 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.

LDP Objective(s):	All			
Key policies:	Policy SD A	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:	Trigger point:	
<b>27. Key Indicator: Delivery of SD A and supporting infrastructure in accordance with the</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan,	<b>Adoption:</b>	SD A allocated in the LDP	
		<b>AMR No. 1:</b>	Site is at the pre-planning application stage.	
			One planning application permitted not in accordance with the site policy and	

<sup>9</sup> Edition 3 of the Development Plans Manual (DPM), March 2020

<b>Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	unless exceptions are justified by evidence.	<b>AMR No. 2:</b>	Site is at the pre-planning application stage EIA Screening Opinion determined for Hybrid Planning application	masterplan, unless exceptions are justified by evidence.
		<b>AMR No. 3:</b>	Site is at the pre-planning application stage	
<b>Analysis:</b>				
Detailed pre planning application engagement has taken place between the LPA and developer to bring a planning application forward. EIA Screening Opinion (2020/0605/SCR) submitted 20/3/20. Council issued decision that EIA not required 12/5/20. No detailed planning applications have been determined in 2021-22.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

<b>LDP Objective(s):</b>	<b>All</b>											
<b>Key policies:</b>	<b>Policy SD A</b>	<b>Related policies:</b>		<b>SD 1, SD 2, PS 1</b>								
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>								
<b>28. Key Indicator: Delivery of new homes on SD A in accordance with site masterplan and policy.</b>	Delivery of 486 homes by end of Plan period.	<b>Adoption:</b>	SD A allocated in the LDP	Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.								
	Annual targets for remainder of Plan period:	<b>AMR No. 1:</b>	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> </tbody> </table>	Year	Units	2019-2020	0	2020-2021	58	2021-2022	90			
Year	Units											
2019-2020	0											
2020-2021	58											
2021-2022	90											



	2022-2023	90		<b>AMR No. 2:</b>	No completions were delivered during this monitoring year.	
	2023-2024	90				
	2024-2025	90				
	2025	68		<b>AMR No. 3:</b>	No completions were delivered during this monitoring year.	
<b>Analysis:</b>						
Detailed pre planning application discussions have taken place between the LPA and developer to bring a planning application forward. EIA request for Hybrid application submitted and decision issued in 2020-21.						
This is the second 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. The statutory 4 year plan review will provide 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 LDP as a result.						
<b>Action:</b>						
<b>Relevant policy to be reviewed as part of the 4 year statutory plan review that is now required</b>						

<b>LDP Objective(s):</b>	All				
<b>Key policies:</b>	Policy SD A	<b>Related policies:</b>		SD 1, SD 2, PS 1	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>	
<b>29. Key Indicator: Commercial development (sq m) permitted on Strategic Development Site SD A</b>	No target specified in the LDP	<b>Adoption:</b>	SD A allocated in the LDP	No trigger specified in the LDP	
		<b>AMR No. 1:</b>	Site is at pre- planning application stage.		

		<b>AMR No. 2:</b>	Site is at pre- planning application stage.	
		<b>AMR No. 3:</b>	Site is at the pre planning application stage	
<b>Analysis:</b>				
Site is at the pre planning application stage. No commercial development permitted at this stage.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

**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. As of the AMR 2 base date, detailed Reserved Matters planning applications (references: 2019/2905/RES and 2019/2906/RES) were being considered by the Authority for the whole site. The Council approved the RM planning application (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.

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD B</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>SD 1, SD 2, PS 1</b>
<b>30. Key Indicator: Delivery of SD B and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan, unless exceptions are justified by evidence.	<b>Adoption:</b>	SD B allocated in the LDP
		<b>AMR No. 1:</b>	Outline planning consent granted in-line with the LDP site policy and masterplan in 2019-20.
		<b>AMR No. 2:</b>	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.
		<b>AMR No. 3:</b>	RM planning consent granted in-line with the LDP site policy and masterplan in 2021-22.
<b>Trigger point:</b>			
One planning application permitted not in accordance with the site policy and masterplan. unless exceptions are justified by evidence.			
<b>Analysis:</b>			
This indicator overlaps with indicators 2 and 3. Please refer to text commentary under those indicators.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD B</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>31. Key Indicator: Delivery of new homes on SD B in accordance with site policy and masterplan.</b>	Delivery of 700 homes by end of Plan period.	<b>Adoption:</b>	SD B allocated in the LDP
		<b>AMR No. 1:</b>	Residential completions were forecasted by the LDP trajectory to commence in 2019-20.  Delivery has not commenced
		<b>AMR No. 2:</b>	Delivery has not commenced
		<b>AMR No. 3:</b>	Delivery has not commenced
<b>Analysis:</b>			
325 units were forecasted to be delivered by the end of 2021-22 by the LDP trajectory. There have been no completions to date. However the detailed reserved matters planning applications were consented in July 2021 and it is expected that delivery of units will commence and get well underway in 2023-24. Whilst delivery has now 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.			
<b>Action:</b>			
<b>Relevant policy to be reviewed as part of the 4 year statutory plan review that is now required</b>			

<b>LDP Objective(s):</b>	<b>All</b>			
<b>Key policies:</b>	<b>Policy SD B</b>	<b>Related policies:</b>		<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>32. Key Indicator: Commercial development (sq m) permitted on Strategic Development Site SD B</b>	None specified in the LDP	<b>Adoption:</b>	SD B allocated in the LDP	None specified in the LDP
		<b>AMR No. 1:</b>	Outline planning consent granted in 2019-20 including for 280 – 370 sq m of flexible A1-A3 / D1 use class floorspace.	
		<b>AMR No. 2:</b>	Outline planning consent granted in 2019-20 including for circa 280 – 370 sq m of flexible A1-A3 / D1 use class floorspace.	
		<b>AMR No. 3:</b>	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	
<b>Analysis:</b>				
The Plan allocates the site for uses which include “flexible units for local facilities and commercial uses”. Outline planning consent was granted in December 2019 to Persimmon which includes consent for circa 280 – 370 sq m of flexible A1-A3 / D1 use class floorspace. RM application consented in 2021-22 which includes community commercial space comprising 560 sqm in two buildings specified for the A1-A3 and D1 use classes.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

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

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

3.41 As of the base date of AMR 2, 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 is expected to commence and get well underway in 2022-23.

<b>LDP Objective(s):</b>	<b>All</b>			
<b>Key policies:</b>	<b>Policy SD C</b>	<b>Related policies:</b>		<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>33. Key Indicator: Delivery of SD C and supporting infrastructure in accordance with the <i>Placemaking</i> principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with <i>Placemaking</i> principles set out in Policy SD 2 and the site policy and masterplan unless exceptions are justified by evidence.	<b>Adoption:</b>	SD C allocated in the LDP	One planning application permitted not in accordance with the site policy and masterplan, unless exceptions are justified by evidence.
		<b>AMR No. 1:</b>	No planning applications determined in 2019-20.	
		<b>AMR No. 2:</b>	Outline planning consent for 850 homes granted in 2020-21 with detailed consent for 184 dwellings.	
		<b>AMR No. 3:</b>	Outline planning consent for 850 homes granted in 2020-21 with detailed consent for 184 dwellings.	
<b>Analysis:</b>	This indicator overlaps with indicators 2 and 3. Please refer to text commentary under those indicators.			
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

<b>LDP Objective(s):</b>	<b>All</b>																		
<b>Key policies:</b>	<b>Policy SD C</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>																
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>																
<b>34. Key Indicator: Delivery of new homes on SD C in accordance with site policy and masterplan.</b>	Delivery of 644 homes by end of Plan period.	<b>Adoption:</b>	SD C allocated in the LDP																
	Annual targets for remainder of Plan period:	<b>AMR No. 1:</b>	A very small number (4) of residential completions were forecasted by the LDP trajectory to commence in 2019-20. Delivery has not yet commenced.																
	<table border="1"> <thead> <tr> <th>Year</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>4</td> </tr> <tr> <td>2020-2021</td> <td>100</td> </tr> <tr> <td>2021-2022</td> <td>100</td> </tr> <tr> <td>2022-2023</td> <td>110</td> </tr> <tr> <td>2023-2024</td> <td>120</td> </tr> <tr> <td>2024-2025</td> <td>120</td> </tr> <tr> <td>2025</td> <td>90</td> </tr> </tbody> </table>	Year	Units	2019-2020	4	2020-2021	100	2021-2022	100	2022-2023	110	2023-2024	120	2024-2025	120	2025	90	<b>AMR No. 2:</b>	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																		
	<b>AMR No. 3:</b>	204 units were forecast to be completed in the LDP trajectory by the end of 2021-22. Delivery has not yet commenced.																	
			Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.																
<b>Analysis:</b>	204 dwellings were forecast for delivery by the end of 2021-22 in the LDP trajectory. Whilst delivery has not yet commenced significant progress has been made with the approval of the Hybrid planning application during 2020-21. The detailed element for the first phase of 184 units is expected to commence and get well underway in 2022-23. The site is therefore expected to deliver dwelling completions in 2022-23 in the amended trajectory presented in this AMR 3 document. Whilst 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. <b>It is also noteworthy that development has now commenced on this SDA in 2022-23 and xx tbc dwellings have been built as of end of December 2022, and this will be reflected in the AMR 4 findings.</b>																		
<b>Action:</b>																			
<b>Relevant policy to be reviewed as part of the 4 year statutory plan review that is now required</b>																			

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<b>LDP Objective(s):</b>	All			
<b>Key policies:</b>	Policy SD C	<b>Related policies:</b>		SD 1, SD 2, PS 1
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>35. Key Indicator: Commercial development (sq m) permitted on SD C.</b>	No target specified in the LDP	<b>Adoption:</b>	SD C allocated in the LDP	No trigger specified in the LDP
		<b>AMR No. 1:</b>	No planning applications determined in 2019-20.	
		<b>AMR No. 2:</b>	Hybrid planning application determined in 2020-21.	
		<b>AMR No. 3:</b>	Hybrid planning application determined in 2020-21.	
<b>Analysis:</b>	Hybrid planning application determined in 2020-21. The Section 106 requires a fully serviced mixed use local centre comprising A1,A2,A3and D1 floorspace, secondary local centre for A1,A2,A3 and D1 use, conversion of part of existing farm buildings to a local community centre/hub within D1/D2 use class.			
<b>Action:</b>	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 is currently being determined 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.

LDP Objective(s):	All				
Key policies:	Policy SD D	Related policies:		SD 1, SD 2, PS 1	
Indicator:	Target:	Outcome:	Trigger point:		
<b>36. Key Indicator: Delivery of SD D and supporting infrastructure in accordance with the <i>Placemaking</i> principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with <i>Placemaking</i> principles set out in Policy SD 2 and the site policy and masterplan, unless exceptions are justified by evidence.	<b>Adoption:</b>	SD D allocated in the LDP  One planning application permitted not in accordance with the site policy and masterplan, unless exceptions are justified by evidence.		
		<b>AMR No. 1:</b>			Outline planning consent granted in 2019-20 in-line with the policy framework.
		<b>AMR No. 2:</b>			Outline planning consent granted in 2019-20 in-line with the policy framework. Detailed RM application for 470 dwellings currently being determined.
		<b>AMR No. 3:</b>			Outline planning consent granted in 2019-20 in-line with the policy framework. Detailed RM

			application for 470 dwellings currently being determined.	
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<b>Analysis:</b>				
Outline planning consent was granted to Llanmoor Homes in October 2019. A Section 106 Agreement was signed for the provision of infrastructure and community facilities following detailed viability assessments. Decision is in-line with the policy framework and was reviewed in a previous AMR. A detailed Reserved Matters application for 470 dwellings was being determined as of the AMR 3 base date and this has subsequently been approved in 2022-23.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

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

<b>Analysis:</b>				
<p>450 residential completions were forecasted in the LDP trajectory to be completed by the end of 2021-22. Delivery has not yet commenced. Detailed discussions are ongoing with regard the reserved matters planning application which is expected to be determined in 2022-23. Delivery of the site is behind schedule and further engagement work is required between the LPA and developer to bring the RM planning application to determination and facilitate timely discharge of conditions to enable development to commence. Whilst delivery has now 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 2023-24 and go forward 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.</p>				
<b>Action:</b>				
<p><b>Relevant policy to be reviewed as part of the 4 year statutory plan review that is now required</b></p>				

<b>LDP Objective(s):</b>	<b>All</b>			
<b>Key policies:</b>	<b>Policy SD D</b>	<b>Related policies:</b>		<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>38. Key Indicator: Commercial development (sq m) permitted on Strategic Development Site SD D.</b>	No target specified in the LDP	<b>Adoption:</b>	SD D allocated in the LDP	No trigger specified in the LDP
		<b>AMR No. 1:</b>	Outline planning consent granted in 2019-20 including a local centre. Floorspace restricted to: - 1,000 sq m A1; - 560 sq m A3; - 250 sq m D1	
		<b>AMR No. 2:</b>	No further detailed permissions granted.	
		<b>AMR No. 3:</b>	No further detailed permissions granted.	

<b>Analysis:</b>				
The Plan allocates the site for uses which include “a new local centre with commercial units”. Outline planning consent was granted in October 2019 to Llanmoor Homes which includes consent for a local centre and community facilities. The floorspace for each element is restricted as follows: 1,000 sq m of A1 floor space; 560 sq m of A3 floor space; 250 sq m of D1 floor space in the commercial centre. No further detailed RM applications determined.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

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

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

appropriate community facilities and commercial uses. Policy SD 1 states that the site has capacity for further homes beyond the Plan period with a total capacity of around 600 homes. 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 2022-23.

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

<b>site policy and masterplan.</b>		<b>AMR No. 3:</b>	Site is at pre- planning application stage.	justified by evidence.
<b>Analysis:</b>				
Site is at pre- planning application stage.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

<b>LDP Objective(s):</b>	<b>All</b>																			
<b>Key policies:</b>	<b>Policy SD E</b>	<b>Related policies:</b>		<b>SD 1, SD 2, PS 1</b>																
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>																
<b>40. Key Indicator: Delivery of new homes on SD E in accordance with site policy and masterplan.</b>	Delivery of 490 homes by end of Plan period.	<b>Adoption:</b>	SD E allocated in the LDP	Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.																
	Annual targets for remainder of Plan period:	<b>AMR No. 1:</b>	No completions forecasted in the LDP trajectory during this monitoring year.																	
		<b>AMR No. 2:</b>	72 units were forecast to be completed in the LDP trajectory by the end of 2020-21. Delivery has not commenced.																	
		<b>AMR No. 3:</b>	152 units were forecast to be completed in the LDP trajectory by																	
	<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			
Year	Units																			
2019-2020	0																			
2020-2021	72																			
2021-2022	80																			
2022-2023	90																			
2023-2024	90																			
2024-2025	90																			
2025	68																			

			the end of 2021-22. Delivery has not commenced.	
<b>Analysis:</b>				
Detailed pre- planning application engagement is taking place between the site promoter and LPA with a planning application expected during 2022-23. The site was forecast to deliver 152 dwellings by the end of 2021-22. Delivery has not commenced. Delivery of the site is behind schedule and further engagement work is required between the LPA and developer to conclude the pre planning application stage and facilitate a planning application to be submitted as soon as possible. Whilst delivery has now fallen below the cumulative target for the 2 year period and a trigger has been reached, the site is making progress. Other indicators have 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				
<b>Action:</b>				
<b>Relevant policy to be reviewed as part of the 4 year statutory plan review that is now required</b>				

<b>LDP Objective(s):</b>	All			
<b>Key policies:</b>	Policy SD E	<b>Related policies:</b>		SD 1, SD 2, PS 1
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>	
<b>41. Key Indicator: Commercial development (sq m) permitted on SD E</b>	No target specified in the LDP.	<b>Adoption:</b>	SD E allocated in the LDP	
		<b>AMR No. 1:</b>	Site is at pre- planning application stage.	
		<b>AMR No. 2:</b>	Site is at pre- planning application stage.	
		<b>AMR No. 3:</b>	Site is at pre- planning application stage.	
			No trigger specified in the LDP	

<b>Analysis:</b>				
Site is at pre- planning application stage.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

**SDF: Cefn Coed Hospital, Cockett**

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

while an initial phase of the development, comprising 73 units, 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 application stage.

<b>LDP Objective(s):</b>	<b>All</b>			
<b>Key policies:</b>	<b>Policy SD F</b>	<b>Related policies:</b>		<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>	
<b>42. Key Indicator: Delivery of SD F and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan.	<b>Adoption:</b>	SD F allocated in the LDP	
		<b>AMR No. 1:</b>	The area comprising the LDP allocation is at the pre planning application stage.	
		<b>AMR No. 2:</b>	The area comprising the LDP allocation is at the pre planning application stage.	
		<b>AMR No. 3:</b>	The area comprising the LDP allocation is at the pre planning application stage.	
One planning application permitted not in accordance with the site policy and masterplan.				



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

<b>LDP Objective(s):</b>	<b>All</b>			
<b>Key policies:</b>	<b>Policy SD F</b>	<b>Related policies:</b>		<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>	
<b>43. Key Indicator: Delivery of new homes on SD F in accordance with site policy and masterplan.</b>	Delivery of 371 homes by end of Plan period.	<b>Adoption:</b>	SD F allocated in the LDP	
	Annual targets for remainder of Plan period:	<b>AMR No. 1:</b>	No completions were forecasted in the LDP trajectory during this monitoring year for the allocated area.	
		<b>AMR No. 2:</b>	52 dwellings were forecast during 2020-2021. Delivery has not commenced.	
		<b>AMR No. 3:</b>	112 dwellings were forecast for delivery by the end of 2021-22. Delivery has not commenced.	
<b>Analysis:</b>				
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. 112 completions were forecast by the end of 2021-22 but delivery has not yet commenced. 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. This is the second 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. Therefore the trigger has been breached and other indicators have 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 is now required**

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

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

- 3.46 Site G is allocated for a comprehensive mixed use development of circa 565 homes during the Plan period, incorporating a mix of low-medium and high density residential, a new local centre with commercial units, Primary School, a mix of public realm, open space and play provision, new community buildings, and a strategic business park with 14 hectares of potential development areas that could accommodate appropriate B1 and B2 uses.
- 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:
<b>45. Key Indicator: Delivery of SD G and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan.	<b>Adoption:</b>	SD G allocated in the LDP
		<b>AMR No. 1:</b>	No planning applications determined in 2019-20.
		<b>AMR No. 2:</b>	No planning applications determined in 2020-21.
		<b>AMR No. 3:</b>	No planning applications determined in 2021-22.
			One planning application permitted not in accordance with the site policy and masterplan.

<b>Analysis:</b>	
No planning applications determined in 2021-22.	
<b>Action:</b>	
No further action required, other than to continue monitoring.	

<b>LDP Objective(s):</b>	All																		
<b>Key policies:</b>	Policy SD G	<b>Related policies:</b>	SD 1, SD 2, PS 1																
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>																
<b>46. Key Indicator: Delivery of new homes on SD G in accordance with site policy and masterplan.</b>	Delivery of 565 homes by end of Plan period.	<b>Adoption:</b>	SD G allocated in the LDP																
	Annual targets for remainder of Plan period	<b>AMR No. 1:</b>	No completions were forecasted in the LDP trajectory during this monitoring year.																
	<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	<b>AMR No. 2:</b>	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																		
	<b>AMR No. 3:</b>	190 completions were forecast for delivery by the end of 2021-22. Delivery has not commenced.																	
			Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.																

<b>Analysis:</b>				
<p>190 completions were forecast for delivery by the end of 2021-22 but delivery has not yet commenced. This is the second 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. Therefore the trigger has been breached and other indicators have 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.</p>				
<b>Action:</b>				
<p><b>Relevant policy to be reviewed as part of the 4 year statutory plan review that is now required</b></p>				

<b>LDP Objective(s):</b>	<b>All</b>			
<b>Key policies:</b>	<b>Policy SD G</b>	<b>Related policies:</b>		<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>47 Local Indicator: Commercial development (sq m) permitted on Strategic Development Site SD G</b>	No applications permitted contrary to the policy framework	<b>Adoption:</b>	SD G allocated in the LDP	One application permitted contrary to the policy framework.
		<b>AMR No. 1:</b>	No planning applications determined in 2019-20.	
		<b>AMR No. 2:</b>	No planning applications determined in 2020-21.	
		<b>AMR No. 3:</b>	No planning applications determined in 2021-22.	
<b>Analysis:</b>				
No commercial development permitted in 2021-22.				

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

<b>LDP Objective(s):</b>	<b>All</b>				
<b>Key policies:</b>	<b>Policy SD G</b>	<b>Related policies:</b>		<b>SD 1, SD 2, PS 1</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>		
<b>48. Key Indicator: Amount of employment development delivered on SD G</b>	To deliver up to 14 Ha of potential employment generating development at SD G.	<b>Adoption:</b>	SD G allocated in the LDP		
	Annual targets for remainder of Plan period				
	Year	Ha	<b>AMR No. 1:</b>	The amount of floorspace built falls below the cumulative requirement for all SD sites for 2 consecutive years.	
	2019-2020	1			
	2020-2021	0			
	2021-2022	1			
	2022-2023	0			
	2023-2024	1			
2024-2025	0				
2025	1				
<b>Analysis:</b>					
Delivery of the DPD, 3.29 ha of B8 use class, depot at Units 17-19 of Felindre Business Park was completed in 2019-20. No further development has taken place since. 1 hectare of potential employment generating development at SD G was forecasted in 2021-22.					
<b>Action:</b>					
<b>No further action required, other than to continue monitoring.</b>					

**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, 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. The site is at the pre planning application stage.

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD H</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>SD 1, SD 2, PS 1</b>
<b>49. Key Indicator: Delivery of SD H and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan.	<b>Adoption:</b>	SD H allocated in the LDP
		<b>AMR No. 1:</b>	Site is at pre-application stage.
		<b>AMR No. 2:</b>	Site is at pre-application stage.
		<b>AMR No. 3:</b>	Site is at pre-application stage.
<b>Analysis:</b>			
Site is at pre planning application stage			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	<b>All</b>																			
<b>Key policies:</b>	<b>Policy SD H</b>	<b>Related policies:</b>																		
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>SD 1, SD 2, PS 1</b>																	
<b>50. Key Indicator: Delivery of new homes on SD H in accordance with site policy and masterplan.</b>	Delivery of 716 homes by end of Plan period.	<b>Adoption:</b>	SD H allocated in the LDP	<b>Trigger point:</b> Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.																
	Annual targets for remainder of Plan period:																			
	<table border="1"> <thead> <tr> <th>Year</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>0</td> </tr> <tr> <td>2020-2021</td> <td>126</td> </tr> <tr> <td>2021-2022</td> <td>149</td> </tr> <tr> <td>2022-2023</td> <td>160</td> </tr> <tr> <td>2023-2024</td> <td>133</td> </tr> <tr> <td>2024-2025</td> <td>96</td> </tr> <tr> <td>2025</td> <td>52</td> </tr> </tbody> </table>	Year	Units		2019-2020	0	2020-2021	126	2021-2022	149	2022-2023	160	2023-2024	133	2024-2025	96	2025	52	<b>AMR No. 1:</b>	No completions were forecasted during this monitoring year in the LDP trajectory.
	Year	Units																		
	2019-2020	0																		
	2020-2021	126																		
	2021-2022	149																		
2022-2023	160																			
2023-2024	133																			
2024-2025	96																			
2025	52																			
	<b>AMR No. 2:</b>	126 dwellings were forecast during 2020-2021. Delivery has not commenced.																		
	<b>AMR No. 3:</b>	275 dwellings were forecast for delivery by the end of 2021-2022. Delivery has not commenced.																		
<b>Analysis:</b>	275 dwellings were forecast for delivery by the end of 2021-2022 but delivery has not yet commenced. Site is currently at pre-planning application stage. This is the second 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. Therefore the trigger has been breached and other indicators have 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. 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 if planning consent is granted.

**Action:**

**Relevant policy to be reviewed as part of the 4 year statutory plan review that is now required**

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD H</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>51. Key Indicator: Commercial development (sq m) permitted on SD H</b>	No target specified in the LDP	<b>Adoption:</b>	SD H allocated in the LDP
		<b>AMR No. 1:</b>	Site is at pre planning application stage.
		<b>AMR No. 2:</b>	Site is at pre planning application stage.
		<b>AMR No. 3:</b>	Site is at pre planning application stage.
<b>Analysis:</b>			
No planning applications determined.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	<b>All</b>																		
<b>Key policies:</b>	<b>Policy SD H</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>																
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>																
<b>52. Key Indicator:</b> <b>Amount of employment development delivered on SD H</b>	To deliver up to 26 Ha of employment generating development at SD H  Annual targets for remainder of Plan period  <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> <tr> <td>2023-2024</td> <td>0</td> </tr> <tr> <td>2024-2025</td> <td>10</td> </tr> <tr> <td>2025</td> <td>11</td> </tr> </tbody> </table>	Year	Ha	2019-2020	0	2020-2021	0	2021-2022	0	2022-2023	0	2023-2024	0	2024-2025	10	2025	11	<b>Adoption:</b> SD H allocated in the LDP	The amount of floorspace built falls below the cumulative requirement for all SD sites for 2 consecutive years.
		Year	Ha																
		2019-2020	0																
		2020-2021	0																
		2021-2022	0																
2022-2023	0																		
2023-2024	0																		
2024-2025	10																		
2025	11																		
<b>AMR No. 1:</b> No employment generating development forecasted in the LDP during this monitoring year.																			
<b>AMR No. 2:</b> No employment generating development forecasted in the LDP during this monitoring year.																			
<b>AMR No. 3:</b> No employment generating development forecasted in the LDP during this monitoring year.																			
<b>Analysis:</b>																			
<p>No economic development has taken place and none was forecasted to take place in the LDP trajectory during 2021-22.</p> <p>Of relevance to this site, a planning application (re: 2022/1149/FUL) is currently being considered for the construction of a new production building for Timet UK which would provide 123 sq m of floorspace; and an Environmental Impact Assessment (EIA) Scoping Opinion application is being considered for a proposed Dimethyl Ether production plant located on land referred to as Former Zip Factory within the site.</p>																			
<b>Action:</b>																			
<b>No further action required, other than to continue monitoring.</b>																			

**SD I: Swansea Vale**

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

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

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD I</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>SD 1, SD 2, PS 1</b>
<b>53. Key Indicator: Delivery of SD I and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan, unless exceptions are justified by evidence.	<b>Adoption:</b>	SD I allocated in the LDP
		<b>AMR No. 1:</b>	No planning applications determined
		<b>AMR No. 2:</b>	No planning application determined
		<b>AMR No. 3:</b>	No planning application determined
<b>Analysis:</b>			
No planning applications determined in 2021-22.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	<b>All</b>																		
<b>Key policies:</b>	<b>Policy SD I</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>																
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>																
<b>54. Key Indicator: Delivery of new homes on SD I in accordance with site policy and masterplan.</b>	Delivery of 410 homes by end of Plan period.	<b>Adoption:</b>	SD I allocated in the LDP																
	<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> <tr> <td>2022-23</td> <td>100</td> </tr> <tr> <td>2023-24</td> <td>50</td> </tr> <tr> <td>2024-25</td> <td>100</td> </tr> <tr> <td>2025</td> <td>50</td> </tr> </tbody> </table>	Year	Units	2019-20	0	2020-21	10	2021-22	100	2022-23	100	2023-24	50	2024-25	100	2025	50	<b>AMR No. 1:</b>	No completions were forecasted during this monitoring year in the LDP trajectory.
	Year	Units																	
	2019-20	0																	
	2020-21	10																	
2021-22	100																		
2022-23	100																		
2023-24	50																		
2024-25	100																		
2025	50																		
		<b>AMR No. 2:</b>	A small number (10) of completions were forecast during this monitoring period. Delivery has not yet commenced.																
		<b>AMR No. 3:</b>	110 were forecast for delivery by the end of this monitoring period. Delivery has not yet commenced.																
<b>Analysis:</b>	<p>110 were forecast for delivery by the end of this monitoring period but delivery has not yet commenced. This is the second 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. Therefore the trigger has been breached and other indicators have 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>																		
<b>Action:</b>																			
<b>Relevant policy to be reviewed as part of the 4 year statutory plan review that is now required</b>																			

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<b>LDP Objective(s):</b>	All			
<b>Key policies:</b>	Policy SD I	<b>Related policies:</b>		SD 1, SD 2, PS 1
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>	
55. Key Indicator: Commercial development (sq m) permitted on Strategic Development Site SD I	No target specified in the LDP	<b>Adoption:</b>	SD I allocated in the LDP	
		<b>AMR No. 1:</b>	No planning applications have been determined.	
		<b>AMR No. 2:</b>	No planning applications have been determined.	
		<b>AMR No. 3:</b>	One application consented on 1.89 hectares land (ref 2021/2116/FUL) for a car sales dealership	
<b>Analysis:</b>				
No B use employment planning applications consented 2021-22.				
One application consented on 1.89 hectares land designated as employment land in the Concept Plan for Swansea Vale set out in Policy SD I (ref 2021/2116/FUL) for a car sales dealership. While the proposed use (Unique Use Class) does not fall within the B1 or B2 use classes, it is a business/commercial regional employment opportunity in the Riverside Business Park which Policy SD I seeks to support creating 35 new full time jobs and safeguarding 65 others.				
<b>Action:</b>				
No further action required, other than to continue monitoring.				

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD I</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>SD 1, SD 2, PS 1</b>
<b>56. Key Indicator: Amount of employment development delivered on SD I</b>	To deliver up to 4 Ha employment generating development at SD I.	<b>Adoption:</b>	SD I allocated in the LDP
	Annual targets for remainder of Plan period	<b>AMR No. 1:</b>	No employment generating development forecasted in the LDP trajectory during this year.
		<b>AMR No. 2:</b>	2 ha of employment development forecast during the year. No employment development has occurred
		<b>AMR No. 3:</b>	1 ha of employment development forecast during the year. No employment development has occurred
<b>Analysis:</b>	<p>No B use employment development delivered during 2021-22. However, it should be noted that one application was consented in 2021-22 for development on 1.89 hectares of land designated as employment land in the Concept Plan for Swansea Vale set out in Policy SD I (ref 2021/2116/FUL) for a car sales dealership. While the proposed use (Unique Use Class) does not fall within the B1 or B2 use classes, it is a business/commercial regional employment opportunity in the Riverside Business Park which Policy SD I seeks to support creating 35 new full time jobs and safeguarding 65 others. 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. The statutory 4 year Plan Review that has been identified as required by other indicators will provide the opportunity to review policy SD I in light of the most up to date deliverability evidence.</p>		
<b>Action:</b>			
<b>Relevant policy to be reviewed as part of the 4 year statutory plan review that is now required</b>			

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## **SD J: Central Area and Waterfront**

3.51 Site J is allocated for a range of regeneration projects with the overall aim of creating a vibrant, distinctive, Central Area that capitalises on its unique assets to become a destination of regional and national significance. It includes proposals for a high quality retail and leisure led scheme, mixed use waterfront developments, circa 856 homes, 4 hectares of potential development areas that could accommodate B1 uses, and area initiatives and environmental enhancements during the Plan period. Policy SD 1 states that the site has capacity for further homes beyond the Plan period with a total capacity of around 906 homes. Some other development sites within the Central Area were granted planning consent under the UDP and are shown as commitments in the LDP.

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

3.53 Outline consent was approved for an amended Swansea Central proposal (ref: 2019/0980/S73) in 2019-20 for the refurbishment, alteration and/or demolition of all existing buildings/ structures on the site (except St Mary's Church and St David's Church) and redevelopment of the site with indicative access/layout and scale parameters on the north site of a maximum of 1 to 7 storeys and maximum new floorspace of 84,050 sqm comprising retail/ commercial/office use (Classes A1/A2/A3/B1) residential (Class C3), non-residential institution (Class D1) and leisure (Class D2), multistorey car park and redevelopment of south site of a maximum of 40,700 sqm of floorspace comprising a new arena (Class D2), up to 13 storey hotel/residential building (Class C1/ C3), food and drink (Class A3), undercroft car park, potential energy centre. Across both sites, the provision of associated new public open space/public realm and landscaping, new pedestrian and vehicular access and servicing arrangements (including a pedestrian bridge link across Oystermouth Road), provision of new bus stops on Oystermouth Road, new pedestrian access through existing arches along Victoria Quay, relocation of Sir H Hussey Vivian statue, earthworks, and plant.

3.54 Reserved matters were also approved (ref: 2019/1373/RES) during 2019-20 for Phase 1 of the

northern part of the scheme. Reserved matters for the southern part of the site (2018/1648/RES), including the arena, were approved before adoption of the LDP in 2018.

3.55 Full planning permission was granted during 2020-21 for a key regeneration project within SD J in terms of the former Oceana building at 71-72 the Kingsway Swansea. The proposal involves a mixed use building to provide flexible office/ workspace (Class B1) with ancillary communal and commercial uses at basement, lower ground floor and ground floor levels (B1/A1/A3/D1 and D2) and public event/meeting space at roof level (B1/A3/D1/D2), pedestrian link through to Oxford St and public realm and green infrastructure works (2020/0490/FUL). The development intends to deliver a Digital Village, and is being developed as part of the Swansea Bay City Deal regeneration project with a brief to deliver tech focused flexible office space and amenities. The overall objective is to deliver a flexible digital environment that acts as a catalyst and example for future development. In line with SD J the proposal is intended to act as a catalyst for the regeneration of the Kingsway as a new business district and an area that supports a range of opportunities for city living, working and learning. In addition, a further application (2020/1437/FUL) was granted for the conversion of the adjacent building at 69/70 for a mixed use scheme which will complement the regeneration of this area.

In addition planning permission was granted subject to a S106 (2020/0097/FUL) for a 328 bed high rise purpose built student accommodation at Land north of Jockey St Swansea. Whilst not with SD J it lies immediately adjacent to the northern boundary of the SDA.

- 3.56 In 2021-22 a number of significant applications were determined including:
- 2021/2770/FUL 18-20 Princess Way – Conversion and external refurbishment including 3 storeys of office accommodation (Class B1) comprising a total of 2,660 m2 of B1 space
  - 2018/1466/FUL, 14 Cambrian Place Maritime Quarter - Conversion, extension and change of use of building including Offices (class B1) to ground floor
  - 2021/0838/NMA and 2021/0810/FUL 242 - 246 Oxford Street – involve changes to the consented use of the first floor of the proposed tower from D1 to office use (B1) comprising further 216 m2 of office space and changes to another area of the first floor from retail to office comprising a further 871m2 of office space.
  - 2021/0560/FUL Refurbishment and conversion of Albert Hall including 387 m2 of office space.
  - 2021/2996/FUL 277-278 Oxford Street conversion of ground, first and second floors (Class A1 / A3) to create Community Hub providing library, archives, cafe, community services, staff office and flexible co-working space (Unique Use). Approximately 655 sq.m of office space and flexible working area is proposed.



<b>LDP Objective(s):</b>	<b>All</b>			
<b>Key policies:</b>	<b>Policy SD J</b>	<b>Related policies:</b>		<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>	
<b>57. Key Indicator: Delivery of SD J and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan, unless exceptions are justified by evidence.	<b>Adoption:</b>	SD J allocated in the LDP	
		<b>AMR No. 1:</b>	Amended outline and reserved matters consent granted in 2019-20 in-line with the site policy and masterplan for the Swansea Central regeneration site.	
		<b>AMR No. 2:</b>	Planning consents permitted in accordance with the site policy and masterplan.	
		<b>AMR No. 3:</b>	Planning consents permitted in accordance with the site policy and masterplan.	
<b>Analysis:</b>				
This indicator overlaps with indicators 2 and 3. Please refer to text commentary under those indicators.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

<b>LDP Objective(s):</b>	<b>All</b>																		
<b>Key policies:</b>	<b>Policy SD J</b>	<b>Related policies:</b>																	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>SD 1, SD 2, PS 1</b>																
<b>58. Key Indicator: Delivery of new homes on SD J in accordance with site policy and masterplan.</b>	Delivery of 856 homes by end of Plan period.	<b>Adoption:</b>	SD J allocated in the LDP																
	Annual targets for remainder of Plan period:	<b>AMR No. 1:</b>	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> <tr> <td>2024-2025</td> <td>175</td> </tr> <tr> <td>2025</td> <td>150</td> </tr> </tbody> </table>	Year	Units	2019-2020	50	2020-2021	73	2021-2022	50	2022-2023	258	2023-2024	50	2024-2025	175	2025	150	<b>AMR No. 2:</b>	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
	Year	Units																	
2019-2020	50																		
2020-2021	73																		
2021-2022	50																		
2022-2023	258																		
2023-2024	50																		
2024-2025	175																		
2025	150																		
		<b>AMR No. 3:</b>	19 new homes were completed in SD J.  Development has continued on other schemes with Swansea Central Scheme Phase 1 for 33																
			Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.																

			residential units close to completion as of the base date of this AMR.	
<b>Analysis:</b>				
173 units were forecasted to be completed in the LDP trajectory by the end of 2021-22. 90 new dwellings have been delivered in the SD J area, while other developments are under construction including 33 units in the Swansea Central Scheme Phase 1. Further sites regarded as commitments in the LDP have also been completed including 30 units at 229-233 High Street in 2019-20 and 22 units at Castle Street in 2021-22. There are also other consents in the development pipeline with planning consent such as 12-14 College Street (2018/0268/FUL for 28 units), Biophilic Living Picton Yard 242-246 Oxford Street (2019/2846/FUL for 50 units), while the Swansea Central development has scope for significant further residential development (up to 338 units in total) within the outline consent. 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				
<b>Action:</b>				
Relevant policy to be reviewed as part of the 4 year statutory plan review that is now required				

<b>LDP Objective(s):</b>	All			
<b>Key policies:</b>	Policy SD J	<b>Related policies:</b>		SD 1, SD 2, PS 1
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>	
<b>59. Key Indicator: Commercial development (sq m) permitted on Strategic Development Site SD J</b>	No target specified in the LDP	<b>Adoption:</b>	SD J allocated in the LDP	
		<b>AMR No. 1:</b>	Outline planning consent for the Swansea Central scheme comprises a minimum of 40,425 sq m of additional commercial floorspace in the Central Area and maximum of 85,750 sq m.	
			No trigger specified in the LDP	

			In addition, on other sites, 4,262 sq m of commercial development was given planning consent in 2019-20.	
		<b>AMR No. 2:</b>	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  In addition, on other sites, 1,482sqm sq m of commercial development was given planning consent in 2020-21.	
		<b>AMR No. 3:</b>	1858 sqm sq m of commercial development was given planning consent in 2021-22	
<b>Analysis:</b>				
<p>Planning permission was granted during 2021-22 for a number of key regeneration projects within SD J which are listed under 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>				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

<b>LDP Objective(s):</b>	<b>All</b>																		
<b>Key policies:</b>	<b>Policy SD J</b>	<b>Related policies:</b>																	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>SD 1, SD 2, PS 1</b>																
<b>60. Key Indicator: Amount of employment development delivered on SD J</b>	To deliver up to 4 Ha of B1 uses at SD J:	<b>Adoption:</b>	SD J allocated in the LDP																
	<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	<b>AMR No. 1:</b>	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																		
		<b>AMR No. 2:</b>	1 ha of B1 uses forecast to be delivered in 2020-21. Development of Swansea Central has commenced.																
		<b>AMR No. 3:</b>	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																

<b>Analysis:</b>				
<p>No hectares of B1 uses forecast during 2021-22. Whilst there was no significant completed B1 floorspace in 2021-22 there is significant B1 development in the pipeline or under construction including a state-of-the-art office development at the former Oceana nightclub site at 71-72 The Kingsway, development at Picton Yard 242-246 Oxford Street, change of use of the upper floors to offices at 85 The Kingsway; conversion of 18-20 Princess Way for 3 storeys of B1 space, refurbishment and conversion of Albert Hall including office space, creation of a Community Hub at 277-278 Oxford Street providing library, archives, cafe, community services, staff office and flexible co-working space. The amount of floorspace delivered has not fallen below the cumulative target for 2 consecutive years so no trigger has been breached.</p>				
<b>Action:</b>				
<p><b>No further action required, other than to continue monitoring.</b></p>				

**SD K: Fabian Way 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

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.

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD K</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>SD 1, SD 2, PS 1</b>
<b>61. Key Indicator: Delivery of SD K and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan, unless exceptions are justified by evidence.	<b>Adoption:</b>	SD K allocated in the LDP.
		<b>AMR No. 1:</b>	Planning application permitted in accordance with the site policy and masterplan.
		<b>AMR No. 2:</b>	No relevant planning applications permitted during 2020-21.
		<b>AMR No. 3:</b>	No relevant planning applications permitted during 2021-22.
<b>Analysis:</b>	No relevant planning applications determined during 2021-22.		
<b>Action:</b>	No further action required, other than to continue monitoring.		

<b>LDP Objective(s):</b>	<b>All</b>																		
<b>Key policies:</b>	<b>Policy SD K</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>																
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>																
<b>62. Key Indicator: Delivery of new homes on SD K in accordance with site policy and masterplan.</b>	Delivery of 525 homes by end of Plan period.	<b>Adoption:</b>	SD K allocated in the LDP																
	Annual targets for remainder of Plan period:	<b>AMR No. 1:</b>	16 units completed in 2019-20 on sites within the SD K boundary.																
	<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	<b>AMR No. 2:</b>	44 units completed in 2020-21 on sites within the SD K boundary.
	Year	Units																	
	2019-2020	50																	
2020-2021	50																		
2021-2022	80																		
2022-2023	80																		
2023-2024	80																		
2024-2025	80																		
2025	55																		
	<b>AMR No. 3:</b>	No units completed in 2021-22 on sites within the SD K boundary.																	
			Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.																
<b>Analysis:</b>	60 units completed in 2019-20 and 2020-21, but none in 2021-22. 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 totalling 180 additional housing units on 3 development sites in SA1, while there are other plots for residential remaining. 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.																		
<b>Action:</b>																			
<b>Relevant policy to be reviewed as part of the 4 year statutory plan review that is now required</b>																			



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<b>LDP Objective(s):</b>	<b>All</b>			
<b>Key policies:</b>	<b>Policy SD K</b>	<b>Related policies:</b>		<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>	
<b>63. Key Indicator: Provision of supporting infrastructure on SD K in accordance with the Site Masterplan and Policy.</b>	All development on SDAs to be supported by community facilities and infrastructure.	<b>Adoption:</b>	SD K allocated in the LDP.	
		<b>AMR No. 1:</b>	Planning application permitted in accordance with the site policy and masterplan.	
		<b>AMR No. 2:</b>	No further relevant planning applications in 2020-21	
		<b>AMR No. 3:</b>	No further relevant planning applications in 2021-22	
<b>Analysis:</b>				
No relevant planning applications permitted during 2021-22.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD K</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>64. Key Indicator: Amount of Commercial development (sq m) permitted on Strategic Development Site SD K in accordance with site policy and masterplan.</b>	No target specified in the LDP	<b>Adoption:</b>	SD K allocated in the LDP
		<b>AMR No. 1:</b>	Construction of a drive thru unit Class A1 197 sq m GIA (ref 2020/0401/FUL) permitted in 2019-20.
		<b>AMR No. 2:</b>	No commercial development permitted in 2020-21.
		<b>AMR No. 3:</b>	No additional commercial development permitted in 2021-22
<b>Analysis:</b>	No additional commercial development permitted in 2021-22. It is of interest to note that within SD K: a Reserved Matters application is being considered (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) seeking approval of the details 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 proposed two storey Innovation Matrix building would have a floorspace of 3146.50 m <sup>2</sup> (GIA).		
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	<b>All</b>																		
<b>Key policies:</b>	<b>Policy SD K</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>																
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>																
<b>65. Key Indicator: Amount of employment development delivered on SD K</b>	To deliver up to 12 Ha of B1 uses at SD K.	<b>Adoption:</b>	SD K allocated in the LDP																
	Annual targets for remainder of Plan period:	<b>AMR No. 1:</b>	No delivery forecasted in the LDP trajectory in 2019-20.																
	<table border="1"> <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	<b>AMR No. 2:</b>	1ha of B1 uses forecast in the LDP trajectory in 2020-21  No delivery of B1 uses.
	Year	Ha																	
2019-2020	0																		
2020-2021	1																		
2021-2022	0																		
2022-2023	3																		
2023-2024	0																		
2024-2025	0																		
2025	0																		
		<b>AMR No. 3:</b>	No delivery forecasted in the LDP trajectory in 2021-22.																
<b>Analysis:</b>																			
<p>No employment B use class was forecasted in 2021-22 and no development has taken place.</p> <p>It is of interest to note that within SD K: a Reserved Matters application is being considered (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) seeking approval of the details 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) &amp; Technology Building (now known as the IQ Building) and north of the Library (Y Fforwm) facing Kings Road. The proposed two storey Innovation Matrix building would have a floorspace of 3146.50 m<sup>2</sup> (GIA).</p>																			

While not specifically B1 use, significant development providing employment has come forward with the completion of the Santa Maria private hospital (Class C2) on Plots A15 & A16 in February 2021.

**Action:**

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

**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.

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD L</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	
<b>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.</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan, unless exceptions are justified by evidence.	<b>Adoption:</b>	SD L allocated in the LDP
		<b>AMR No. 1:</b>	No planning applications determined in 2019-20
		<b>AMR No. 2:</b>	No relevant planning applications determined in 2020-21.
		<b>AMR No. 3:</b>	No planning applications permitted contrary to the site policy and masterplan.
<b>Trigger point:</b>			
One planning application permitted not in accordance with the site policy and masterplan , unless exceptions are justified by evidence.			
<b>Analysis:</b>			
1 relevant application permitted in 2021-22 - planning permission was granted for a full planning application for the change of use of former Hafod laboratory building (part of the remains of the former Hafod and Morfa Copperworks) 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. The Hafod / Morfa copperworks site is allocated in the LDP policy for a heritage-led mixed use destination and it is considered that the proposed use of the building would be compliant with the aims and objectives of policy SD L, and would support the redevelopment of the wider site.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	<b>All</b>																				
<b>Key policies:</b>	<b>Policy SD L</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>																		
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>																		
<b>67. Key Indicator: Delivery of new homes on SD L in accordance with site policy and masterplan.</b>	Delivery of 258 homes by end of Plan period.	<b>Adoption:</b>	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	<b>AMR No. 1:</b>	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																				
		<b>AMR No. 2:</b>	No completions were forecasted during 2020-21 in the LDP trajectory																		
		<b>AMR No. 3:</b>	45 units were forecasted during 2021-22 in the LDP trajectory																		
<b>Analysis:</b>																					
No residential development in 2021-22 though 45 units were forecasted for delivery in the LDP, therefore completions have fallen behind the estimated trajectory for the first time.																					
<b>Action:</b>																					
<b>No further action required, other than to continue monitoring.</b>																					

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD L</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>68. Key Indicator: Provision of supporting infrastructure on SD L in accordance with the Site Masterplan and Policy.</b>	All development on SDAs to be supported by community facilities and infrastructure.	<b>Adoption:</b>	SDA allocated in the LDP
		<b>AMR No. 1:</b>	No planning applications determined in 2019-20.
		<b>AMR No. 2:</b>	Listed Building Consent application approved for Grade II Listed Laboratory.
		<b>AMR No. 3:</b>	Consent granted for change of use of former laboratory building from Use Class B1/B2 to Mixed Use Classes A1, A2 and A3
<b>Analysis:</b>	Consent granted in 2021-22 for the change of use of the former 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). Work is ongoing to restore the buildings. This is considered to contribute to the wider mixed use heritage led project for the regeneration of this SDA.		
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD L</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>69. Key Indicator: Commercial development (sq m) permitted on SD L</b>	No target specified in the LDP	<b>Adoption:</b>	SDA allocated in the LDP
		<b>AMR No. 1:</b>	No planning applications determined in 2019-20.
		<b>AMR No. 2:</b>	Listed Building Consent application approved for Grade II Listed Laboratory.
		<b>AMR No. 3:</b>	Consent granted for change of use of former laboratory building from Use Class B1/B2 to Mixed Use Classes A1, A2 and A3
<b>Analysis:</b>			
Consent granted for change of use of former 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). Site area 942 sq m.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			



## ***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.

<b>LDP Objective(s):</b>	17, 19 ,20		
<b>Key policies:</b>	SD 2	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>22. Local Indicator: The number of planning applications refused on design/ Placemaking grounds.</b>	None specified in the LDP	<b>Adoption:</b>	SD 2 adopted in the LDP
		<b>AMR No. 1:</b>	No planning applications of 100+ residential units refused on design / placemaking grounds in 2019-20 under Policy SD 2.
		<b>AMR No. 2:</b>	No planning applications of 100+ residential units refused on design / placemaking grounds in 2020-21 under Policy SD 2.
		<b>AMR No. 3:</b>	No planning applications of 100+ residential units refused on design / placemaking grounds in 2021-22 under Policy SD 2.
<b>Analysis:</b>	Policy SD 2 relates to all development with a residential capacity of 100 or more residential units. No such planning applications have been refused based on design/placemaking grounds in 2021-22. It should be noted that there has been, and continues to be, extensive engagement between Council officers and site promoters on large residential sites at the pre-application stage, including on SDAs, to promote good design and placemaking.		
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

3.64 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.

<b>LDP Objective(s):</b>	<b>17, 19 ,20</b>			
<b>Key policies:</b>	<b>SD 2</b>	<b>Related policies:</b>		
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>24. Local Indicator: The number of planning applications permitted below 35 dwellings per hectare on sites of 100 dwellings or more.</b>	No planning applications permitted contrary to the policy framework.	<b>Adoption:</b>	SD 2 adopted in the Plan.	One planning application permitted contrary to the policy framework.
		<b>AMR No. 1:</b>	No planning applications of 100 dwellings or more approved contrary to the LDP policy framework in 2019-20 with regards to residential density.	
		<b>AMR No. 2:</b>	No planning applications of 100 dwellings or more approved contrary to the LDP policy framework in 2020-21 with regards to residential density.	
		<b>AMR No. 3:</b>	No planning applications of 100 dwellings or more approved contrary to the LDP policy framework in 2021-22 with regards to residential density.	
<b>Analysis:</b>				
During the course of this AMR period two applications were approved for 100+ residential units, details of the applications are included below. Outline consents are excluded from this indicator as the final details of residential areas will be subject to further reserved matters applications which will need to be monitored in future years.				

**2020/2559/RES Cwmrhydyceirw Quarry Co Ltd , Great Western Terrace, Cwmrhydyceirw (Details of appearance, landscaping, layout and scale pursuant to outline planning permission 2014/0977 granted on appeal 11th January 2018) for phases 3 (73 dwellings) and 4 (36 dwellings), open space and ancillary infrastructure (Amended plans received)**

The density was broadly established at outline application stage where permission was granted for circa 300 new dwellings at appeal in 2018. This included a layout shown indicatively at masterplan with the intention to establish a robust framework to co-ordinate development by means of a design-led approach. The overall density for the site generally aligns with that approved at outline, and when viewed across the 5 phases, is considered acceptable to achieve a high quality new place.

**2019/2905/RES Reserved Matters application for the details of the access, appearance, layout, scale and landscaping for the construction of 705 residential dwellings**

The residential development for 705 homes has a net density of 37.7 dwellings per hectare. This is broadly in line with the density target and therefore is policy compliant and welcomed in principle. The net density being above the 35 dph is the result of the inclusion of more three storey flats than originally envisioned at the outline planning application stage. This is welcomed to make best use of the strategic site, whilst using the flats to add townscape to key corners and frontages.

Therefore, no planning applications of 100 dwellings or more were approved contrary to the LDP policy framework in 2021-22 with regards to 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.

<b>LDP Objective(s):</b>	17, 19 ,20		
<b>Key policies:</b>	SD 2	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
		<b>Adoption:</b>	SD 2 adopted in the Plan

<b>25. Local Indicator: Amount of greenfield land lost not allocated in the Plan (Ha).</b>	No greenfield land lost contrary to the policy framework	<b>AMR No. 1:</b>	No planning consents were granted for the development of 100+ homes on greenfield land contrary to the policy framework in 2019-20.	Planning permission granted for development resulting in the loss of greenfield land contrary to the policy framework.
		<b>AMR No. 2:</b>	No planning consents were granted for the development of 100+ homes on greenfield land contrary to the policy framework in 2020-21.	
		<b>AMR No. 3:</b>	No planning consents were granted for the development of 100+ homes on greenfield land contrary to the policy framework in 2021-22.	
<b>Analysis:</b>				
No planning consents were granted for the development of 100+ homes on greenfield land contrary to the policy framework in 2021-22.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

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.

<b>LDP Objective(s):</b>	<b>17, 19 ,20</b>		
<b>Key policies:</b>	<b>SD 2</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>SD policies</b>
<b>23. Local Indicator: SDAs to be delivered in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan, unless exceptions are justified by evidence.	<b>Adoption:</b>	Sites adopted in the Plan
		<b>AMR No. 1:</b>	Sites being progressed in-line with the Site Masterplans and policies in 2019-20
		<b>AMR No. 2:</b>	Sites being progressed in-line with the Site Masterplans and policies in 2020-21
		<b>AMR No. 3:</b>	Sites being progressed in-line with the Site Masterplans and policies in 2021-22.
<b>Analysis:</b>	Progress has been monitored for each SDA individually in the tables for indicators 2 and 3 and 27-69 above. It has been demonstrated that the sites are progressing in-line with the site masterplans and policies.		
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	<b>17, 19 ,20</b>		
<b>Key policies:</b>	<b>SD 2</b>	<b>Related policies:</b>	<b>SD policies</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>26. Local Indicator: Provision of community facilities and infrastructure on SDAs in accordance with the Site Masterplan and Policy.</b>	All development on SDAs to be supported by community facilities and infrastructure. Link to phasing – community facility and/or infrastructure to be delivered at agreed phasing stage.	<b>Adoption:</b>	Sites adopted in the Plan
		<b>AMR No. 1:</b>	Sites being progressed in-line with the Site Masterplans and policies in 2019-20
		<b>AMR No. 2:</b>	Sites being progressed in-line with the Site Masterplans and policies in 2020-21
		<b>AMR No. 3:</b>	Sites being progressed in-line with the Site Masterplans and policies in 2021-22.
<b>Analysis:</b>	Progress has been monitored for each SDA individually in the tables for indicators 2 and 3 and 27-69 above. It has been demonstrated that the sites are progressing in-line with the site masterplans and policies.		
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

## Policy RC 1: Swansea Central Area Regeneration

3.67 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 2021-22.

<b>LDP Objective(s):</b>	2, 10, 12, 13, 16		
<b>Key policies:</b>	Policy RC 1	<b>Related policies:</b>	RC 2-12
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>17. Local Indicator:</b> <b>The amount and type of new development built within the Swansea Central Area:</b> <ul style="list-style-type: none"> <li>• Retail</li> <li>• Office</li> <li>• Residential</li> <li>• Student accommodation</li> <li>• Education facilities</li> <li>• Visitor attractions / facilities</li> </ul>	A net increase in the amount of quality office space, city living, student accommodation, education facilities and a wider range of visitor attractions and facilities.	<b>Adoption:</b> Policies adopted in the Plan	A net decrease is recorded for 2 consecutive years.
		<b>AMR No. 1:</b> Several significant schemes completed and others under construction.	
		<b>AMR No. 2:</b> Several schemes completed and other significant schemes under construction.	
		<b>AMR No. 3:</b> Several schemes completed and other significant schemes under construction.	
<b>Analysis:</b>			
The indicator focuses on new development rather than changes of use. Key developments are reviewed below: <ul style="list-style-type: none"> <li>• <b>Retail</b> - The outline planning consent for Swansea Central comprises a minimum of 15,950 sq m and maximum of 36,150 sq m of A1/A2/A3 uses with Phase 1 under construction including new units on Cupid Way while the Café was completed in the marina park in 2021-22. Mariner Street several commercial units completed in 2021-22. Refurbishment of 12-14 College Street ground floor units is</li> </ul>			



ongoing. Development in the pipeline includes refurbishment and conversion of Albert Hall to Performance Venue (D2), Cafe Bar (A3) and Food Court (A3).

- **Office** - The outline planning consent for Swansea Central comprises a minimum of 1,900 sq m and maximum of 24,800 sq m of B1 / D1 uses. Development has commenced of the Phase 1 scheme. Office schemes in the pipeline or under construction include a state-of-the-art office development at the former Oceana nightclub site at 71-72 The Kingsway, development at Picton Yard 242-246 Oxford Street, change of use of the upper floors to offices at 85 The Kingsway; conversion of 18-20 Princess Way for 3 storeys of B1 space, refurbishment and conversion of Albert Hall including office space, creation of a Community Hub at 277-278 Oxford Street providing library, archives, cafe, community services, staff office and flexible co-working space.
- **Residential** - 41 new homes were completed in the SD J area in 2021-22. Development has continued on other schemes with significant developments in the pipeline including the Swansea Central Scheme Phase 1 which is close to completion and will include 33 apartments, and Biophilic Living Picton Yard is under construction comprising 50 units.
- **Student accommodation** – Mariner Street 780 bedspaces completed. Construction has commenced on Ty Nant 180 High Street - 370 Bedspaces.
- **Education facilities** – no development.
- **Visitor attractions and facilities** - The outline planning consent for Swansea Central comprises a minimum of 11,275 sq m and maximum of 13,500 sq m of D2 cinema and arena uses; and 11,300 sq m hotel C1 use. Development has been completed of the arena and adjacent park in 2021-22. Development in the pipeline includes refurbishment and conversion of Albert Hall to a Performance Venue (D2).

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**

locations for locating new retail, leisure and supporting commercial development.

3.69 Policy RC 2 of the Plan promotes the Plan’s defined Centres, as the most appropriate and sustainable

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.

<b>LDP Objective(s):</b>	<b>2, 10, 12, 13, 16</b>		
<b>Key policies:</b>	<b>Policy RC 1</b>	<b>Related policies:</b>	<b>RC 2-6</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>18. Local Indicator: % of ground floor vacant retail units in the City Centre, District and Local Centres.</b>	To maintain the viability and vitality of City, district and local centres	<b>Adoption:</b>	City Centre Retail Centre- vacancy rate = 13.7% (April 2019)
		<b>AMR No. 1:</b>	No surveys possible due to COVID 19 restrictions.
		<b>AMR No. 2:</b>	No surveys undertaken in April 2021 due to COVID 19 restrictions.
		<b>AMR No. 3:</b>	See table below
<b>Analysis:</b>			

No surveys were undertaken in 2019-20 and 2020-21 due to continuing COVID 19 restrictions. For example, as of the 1<sup>st</sup> April 2021, non-essential retail premises and also cafes, pubs and restaurants remained closed. Some surveys have been possible in 2021-22 and information from these is included in the table below, which shows the percentage of all ground floor units that were vacant at the survey date and will serve as a useful baseline for monitoring in future years.

<b>District/Local Centre</b>	<b>Name of Centre</b>	<b>Date of Survey</b>	<b>% of Ground Floor Vacant Units</b>
City Centre Retail Centre (Primary and Secondary Areas figure)	Swansea City Centre	April 2022	15.1%
District Centre (RC5)	Clydach	July 2021	9%
District Centre (RC5)	Gorseinon	July 2021	7.9%
District Centre (RC5)	Gowerton	July 2021	8.6%
District Centre (RC5)	Killay	July 2021	4.1%
District Centre (RC5)	Morrison	August 2021	15.9%
District Centre (RC5)	Mumbles	June 2018	13.5%

District Centre (RC5)	Pontarddulais	July 2021	18.6%
District Centre (RC5)	Sketty	July 2021	4.7%
District Centre (RC5)	Uplands	July 2021	8.2%
Local Centre (RC6)	Blaenymaes	July 2021	16.7%
Local Centre (RC6)	Brynhyfryd	July 2021	17.6%
Local Centre (RC6)	Brynymor	July 2021	2.5%
Local Centre (RC6)	Clase	July 2021	37.5%
Local Centre (RC6)	Fforestfach	July 2021	14.4%
Local Centre (RC6)	Hafod	August 2021	4.8%
Local Centre (RC6)	Kittle	July 2021	0%
Local Centre (RC6)	Maritime Quarter	March 2019	12.1%
Local Centre (RC6)	Mayhill (Gors Avenue)	July 2021	40%
Local Centre (RC6)	Mayhill (Mayhill Road)	July 2021	16.7
Local Centre (RC6)	Murton	July 2021	0%
Local Centre (RC6)	Penlan (Conway Road)	July 2021	0%
Local Centre (RC6)	Penlan (Cwrys Terrace)	July 2021	0%
Local Centre (RC6)	Penclawdd	July 2021	7.7%
Local Centre (RC6)	Port Tennant	July 2021	20%
Local Centre (RC6)	Ravenhill	July 2021	6.3%
Local Centre (RC6)	Sandfields/Brunswick	September 2020	18.8%
Local Centre (RC6)	Sketty (Sketty Park Drive)	July 2021	0%
Local Centre (RC6)	Townhill (Graiglwydd Square)	July 2021	0%
Local Centre (RC6)	Townhill (Penygraig Road)	July 2021	0%
Local Centre (RC6)	Trallwn	July 2021	0%
Local Centre (RC6)	Tycoch	July 2021	9.1%
Local Centre (RC6)	West Cross (Alderwood Road)	July 2021	0%
Local Centre (RC6)	West Cross (West Cross Lane)	July 2021	0%
Local Centre (RC6)	Winch Wen	June 2016	22.2%

**Action:**

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

## 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:		H 3 – H 6																												
Indicator:	Target:	Outcome:	Trigger point:																													
<b>6ai Key Indicator: Number of net additional affordable dwellings built in the County (through the planning system) minus demolitions.</b>	Build 3,310 affordable dwellings in total by 2025. (690 built to 1 <sup>st</sup> April 2017). Cumulative completion targets for remainder of Plan period (2017-18-2025).	<b>Adoption:</b>	Policies adopted in the Plan.																													
		<b>AMR No. 1: AMR No. 2: AMR No. 3:</b>	Cumulative affordable housing completions through planning system (completions during each year in brackets):																													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;">2017/18</td><td style="width: 50%;">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" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;">2017/18</td><td style="width: 50%;">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> </table>		2017/18	145	2018/19	360 (215)	2019/20	559 (199)	2020/21	768 (209)	2021/22	917 (149)	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
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																															
2017/18	145																															
2018/19	360 (215)																															
2019/20	559 (199)																															
2020/21	768 (209)																															
2021/22	917 (149)																															

<b>Analysis:</b>				
<p>149 affordable homes were built through the planning system in 2021-22. The number of additional affordable homes has been below the requirement for a third consecutive year following adoption of the LDP and its affordable housing policies and allocations.</p> <p>Affordable housing completions are anticipated to increase from 2021-22 onwards on H 5 allocations (H5. 4 was consented in 2019-20 and is likely to be largely built in 2022-23, a planning application for H5. 6 has been approved by the LPA, and pre planning application work is being undertaken on two other H5 sites). The Council is also moving forward with its More Homes Council housebuilding programme. A number of RSL affordable housing schemes with planning consent will move forward in 2021-22.</p> <p>Nonetheless, delivery is under the level required to meet the LDP affordable housing targets. The statutory 4 year Plan review, which has been identified as being needed earlier in this report, 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>				
<b>Action:</b>				
<p><b>Issues to be addressed as part of the 4 year statutory plan review that is now required</b></p>				

<b>LDP Objective(s):</b>	<b>1, 9, 14, 17</b>																																										
<b>Key policies:</b>	<b>H 2</b>	<b>Related policies:</b>	<b>H 3 – H 6</b>																																								
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>																																								
<b>6a ii Key Indicator: Tenure of affordable housing completions built through the planning system.</b>	Consideration of need should have regard to the latest LHMA, which should be used as a starting point for evidence of affordable housing need at a County wide level, alongside relevant local information such as the latest Council and RSL waiting lists and any recently delivered affordable housing units within the area.	<b>Adoption:</b>	Policies adopted in the Plan.																																								
		<b>AMR No. 1:</b> <b>AMR No. 2:</b> <b>AMR No. 3:</b>	Affordable housing (AH) completions per year by tenure:																																								
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<b>Analysis:</b>																																											
<p>This indicator has been added to the LDP monitoring framework in-line with the new WG guidance in the DPM.</p> <p>149 affordable homes were built through the planning system in 2021-22, 113 (76%) social rented and 36 (24%) 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 2021-22 is close to the LHMA split. It should be noted that each SHPZ has a different level of need, including variations in the tenure split. The LDP notes that the consideration of need should have regard to the latest LHMA, which should be used as a starting point for evidence of affordable housing need at a County wide level, alongside relevant local information such as the latest Council and Registered Social Landlord (RSL) waiting lists and any recently delivered affordable housing units within the area.

**Action:**

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

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

<b>Analysis:</b>				
The provision of affordable housing on sites with planning consents securing affordable homes in 2021-22 has been reviewed. All decisions were in-line with the LDP policy framework. The majority of the sites exceeded the policy target as they are RSL or Council developments (the S106 agreement secures the minimum policy target amount).				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

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



			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.	
		<b>AMR No. 3:</b>	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.	

**Analysis:**

**Planning and Construction Status of the Sites**

To monitor the implementation of planning consents on the H 5 sites, their planning and construction status is set out below, as of April 1<sup>st</sup> 2022.

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

<b>Site Ref and Location</b>	<b>Planning status</b>	<b>Construction status</b>
H 5.1: Land at Monksland Road, Scurlage	Pre planning application	
H 5.2: Land to the east of Gowerton Road, Three Crosses	No planning application	
H 5.3: Land adjoining Tirmynydd Road, Three Crosses	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		
<p>Of the six allocated H 5 sites, three have received full planning consent with construction continuing on one site and one development fully completed. Build progress is detailed in appendix 1. All 61 units at Summerland Lane have been completed, while 44 units at the Pennard site have been built. Therefore, construction has been completed on 47% of the total units anticipated to be delivered across the 6 sites and 60% of the total sites' capacity are at least under construction. Furthermore, a planning consent has been granted by the LPA for Land at Higher Lane, Langland.</p>			
<p>Therefore, with regard to the trigger identified in the indicator, 2 permissions have been implemented within the first 2 years of the Plan's adoption. While the target of 50% of H 5 sites to be built within 2 years of Plan adoption has not yet been achieved, 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>The Pennard site recorded sales during the monitoring year and the developer has confirmed that 91% of the market and intermediate units reserved since those reported on in AMR 2 were to "persons with a local connection" (and this single sale took place after well over 16 weeks of marketing in-line with the LDP) which is in excess of the trigger identified in the monitoring indicator, therefore no further action is required other than to continue monitoring.</p>			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	1, 9, 14, 17		
<b>Key policies:</b>	H 6	<b>Related policies:</b>	H 2
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>80. Local Indicator: The number of planning applications permitted for affordable housing exceptions sites</b>	None included in the LDP	<b>Adoption:</b>	Policy adopted in the Plan.
		<b>AMR No. 1:</b>	1 planning application permitted for affordable housing exceptions sites in 2019-20
		<b>AMR No. 2:</b>	No planning applications permitted for affordable housing exceptions sites in 2020-21
		<b>AMR No. 3:</b>	1 planning application permitted for affordable housing exceptions sites in 2021-22
<b>Analysis:</b>			
1 planning application permitted for affordable housing exceptions sites in 2021-22: planning application 2020/2357/FUL, Pencefnarda Farm, Pencefnarda Road, Gorseinon, for 44 social rented units.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	<b>1, 9, 14, 17</b>		
<b>Key policies:</b>	<b>H 2</b>	<b>Related policies:</b>	<b>H 3 - 6</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>81. Key Indicator: Changes in house prices across the SHPZs which affects the affordability of housing and developers' build costs</b>	The delivery of the maximum level of affordable housing that is viable.	<b>Adoption:</b>	Policy adopted in the Plan.
		<b>AMR No. 1:</b>	Increases in house prices in most SHPZs but not considered sufficient justification to review the LDP affordable housing provision targets
		<b>AMR No. 2:</b>	Increases in house prices in most SHPZs but not considered sufficient justification to review the LDP affordable housing provision targets
		<b>AMR No. 3:</b>	Increases in house prices in most SHPZs. Build costs also rising.
<b>Analysis:</b>			
<p><b>House Prices</b></p> <p>The latest ONS/Land Registry average house price data for Swansea Wards has been aggregated to SHPZs. It should be noted that, due to publication time lags, the latest annual data available from ONS for financial year periods is for the 12 month period ending March 2021. All SHPZ showed an increase in house prices paid between 2020-21, with the greatest increases in the Gower (+£69,373), following a decrease in the previous 12 month period of -£36,637. The Gower Fringe also so a big increase (+£37,810). Three Zones showed an increase above 10% in 2020- against the base date of the Plan (2010) with the Gower increasing by 22%, the Gower Fringe by 17% and the North by 15%. The rest of the Zones increased between 2% and 9%.</p>			

SHPZ	Mean price paid					Number of recorded sales		
	Y/e Mar 2010	Y/e Mar 2020	Y/e Mar 2021	2020-21 change	Change 2019-20 against Plan base date (2010)	Y/e Mar 2010	Y/e Mar 2020	Y/e Mar 2021
<b>GNW</b>	£137,518	£174,071	£177,319	£3,248	2.36%	473	676	424
<b>North</b>	£105,805	£125,861	£141,352	£15,491	14.64%	439	641	459
<b>East</b>	£130,328	£148,735	£153,192	£4,457	3.42%	553	546	348
<b>West</b>	£222,267	£274,105	£282,117	£8,012	3.60%	543	654	554
<b>Central</b>	£142,913	£138,745	£150,993	£12,249	8.57%	559	510	356
<b>Gower Fringe</b>	£225,442	£276,255	£314,065	£37,810	16.77%	159	207	171
<b>Gower</b>	£320,569	£352,063	£421,436	£69,373	21.64%	36	41	44

Source: House Price Statistics for Small Areas (HPSSAs) release, ONS. © Crown copyright 2021

### Build Costs

It is not currently possible to monitor build costs at SHPZ due to the limited sample sizes and quality of data available. Nonetheless, the LPA is aware of the increased pressure on build costs in the current economic climate. More research is needed to establish a sound evidence base.

The above shows that house prices have risen as of the base date of this AMR. The LPA is aware of the increased pressure on build costs in the current economic climate. 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**

<b>LDP Objective(s):</b>	<b>1, 9, 14, 17</b>		
<b>Key policies:</b>	<b>H 3</b>	<b>Related policies:</b>	<b>H 4 - 5</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>82. Local Indicator: Number of planning permissions or subsequent variation/removal of planning conditions, approvals of discharge/modification under 106A or by Deed of Variation, relating to housing developments of 5 units or more, where the contribution permitted is lower than the relevant target set under Policy H 3.</b>	No reduction in or removal of the target contributions permitted, unless in accordance with the provision made within Policy H 3 for reduction/removal of this requirement	<b>Adoption:</b>	Policies adopted in the Plan.
		<b>AMR No. 1:</b>	No planning consents where the contribution permitted is lower than the relevant target set under Policy H 3
		<b>AMR No. 2:</b>	No planning consents where the contribution permitted is lower than the relevant target set under Policy H 3
		<b>AMR No. 3:</b>	No planning consents where the contribution permitted is lower than the relevant target set under Policy H 3
<b>Analysis:</b>			
There were no planning consents contrary to the LDP policy framework - see indicator 78.			

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

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

			<p>All on-site</p> <p>None off site</p> <p>1 further planning application involved payment of a commuted sum</p>	
<b>Analysis:</b>				
<p>From the sites with planning consents securing affordable homes (also reviewed under indicator 78), there were:</p> <ul style="list-style-type: none"> <li>• 254 affordable housing units secured in 2021-22 through planning consents.</li> <li>• All of the above were on-site.</li> <li>• 1 further planning application involved payment of a commuted sum covering the additional fraction of a unit in addition to the onsite units provided in order to achieve the policy target percentage.</li> </ul> <p>Therefore, the total number of affordable housing contributions secured through planning permissions off-site and via commuted sums does not exceed the total number of affordable housing contributions (units) secured on-site in 2021-22.</p>				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				



<b>LDP Objective(s):</b>	<b>1, 9, 14, 17</b>		
<b>Key policies:</b>	<b>H 2</b>	<b>Related policies:</b>	<b>H 3- H 6</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>84. Local Indicator: Number of Social Rented and Intermediate Housing units secured as a % of all affordable housing units secured through planning permissions.</b>	To ensure that residential developments deliver affordable housing having regard to the evidence of housing need in the most recent Local Housing Market Assessment (LHMA), in association with RSL waiting lists and other relevant information available at the time and in the context of financial viability .	<b>Adoption:</b>	Policies adopted in the Plan.
		<b>AMR No. 1:</b>	% intermediate and social rent have been secured having regard to the most recent LHMA, and the latest local information provided by the Housing Enabling Team, in-line with the LDP policy framework
		<b>AMR No. 2:</b>	% intermediate and social rent have been secured having regard to the most recent LHMA, and the latest local information provided by the Housing Enabling Team, in-line with the LDP policy framework
		<b>AMR No. 3:</b>	% intermediate and social rent have been secured having regard to the most recent LHMA, and the latest local information provided by the Housing Enabling Team, in-line with the LDP policy framework
<b>Analysis:</b>			
The provision of affordable housing on sites with planning consents securing affordable homes in 2021-22 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).			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

## **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.

<b>LDP Objective(s):</b>	<b>1, 3</b>		
<b>Key policies:</b>	<b>IO 1</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>SI 2</b>
<b>85: Local Indicator: The net change, type and spatial distribution of community facilities.</b>	No loss of community facilities, contrary to policy framework	<b>Adoption:</b>	Policy adopted in the Plan.
		<b>AMR No. 1:</b>	No loss of community facilities, contrary to policy framework
		<b>AMR No. 2:</b>	No loss of community facilities, contrary to policy framework
		<b>AMR No. 3:</b>	No loss of community facilities, contrary to policy framework
<b>Trigger point:</b>	Loss of community facilities as recorded over a 2 year period.		
<b>Analysis:</b>	The indicator target is for there to be no loss of community facilities contrary to the LDP policy framework, which under Policy SI 2 seeks to protect community facilities of local value. The planning applications resulting in a loss of community facilities have been examined further. The planning consents are not considered to be contrary to the policy framework.		
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

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

<b>LDP Objective(s):</b>	<b>1, 3</b>		
<b>Key policies:</b>	<b>IO 1</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>86 Local Indicator:</b> <b>The number of residential permissions generating financial contributions in S106 agreements.</b>  <b>Of those, the average per unit value of contributions (including financial equivalent of any obligation secured).</b>	To ensure that the appropriate infrastructure measures come forward as part of planning applications	<b>Adoption:</b> Policy adopted in the Plan.	The per unit value of all S106 contributions achieved on residential permissions is significantly greater or less than a £5,000 benchmark figure.
		<b>AMR No. 1:</b> 7 residential permissions generating financial contributions in S106 agreements.  The average per unit financial contribution from non-strategic residential sites was £1,276.50.	
		<b>AMR No. 2:</b> 4 residential permissions generating financial contributions in S106 agreements.  The average per unit financial contribution from non-strategic residential sites was £3,722.	
		<b>AMR No. 3:</b> 6 residential permissions generating financial contributions in S106 agreements.	

			The average per unit financial contribution from non-strategic residential sites was £1,052.	
<b>Analysis:</b>				
<p>The £5,000 benchmark mentioned in the indicator trigger reflects the assumption for Section 106 costs used in the high level affordable housing viability modelling undertaken by Andrew Golland Associates (AGA) to inform the LDP affordable housing targets. Site specific S106 assumptions and affordable housing contributions were derived for the SDAs which each had their own separate site specific Viability Assessments. Therefore the £5,000 figure does not apply to the SDAs. This 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> <p>Considering only non-strategic sites, there were 6 residential site permissions granted during 2021-22 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 2021-22 was £1,052, which is well below the £5,000 per unit cost included in the high level affordable housing viability modelling. This is in-line with evidence the Council submitted to the LDP Examination which 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.</p> <p>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.</p>				
<b>Action:</b>				
<b>Further research required</b>				

## ***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.

<b>LDP Objective(s):</b>	1, 18, 23, 24		
<b>Key policies:</b>	HC 1, HC 3	<b>Related policies:</b>	H 1, SD 1
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>88. Local Indicator: The number of applications permitted in the WLSA accompanied by a Welsh Language Action Plan.</b>	No applications permitted within the WLSA without addressing measures to safeguard and encourage the use of the Welsh language in the community.	<b>Adoption:</b>	Policy adopted in the Plan
		<b>AMR No. 1:</b>	3 planning applications on allocated sites in the WLSA were consented in 2019-20. All were accompanied by a Welsh Language Action Plan setting out the measures to be taken to protect, promote and enhance the Welsh language
		<b>AMR No. 2:</b>	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.
		<b>AMR No. 3:</b>	2 relevant planning consents on allocated sites within the WLSA in 2021-22. The decisions were in-line with the policy framework.
<b>Analysis:</b>			
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.

A review has been undertaken and there were 2 relevant planning consent on allocated sites within the WLSA in 2021-22. The decisions were in-line with the policy framework.

**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.

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

		<b>AMR No. 2:</b>	During 2020-21 there were no planning applications permitted where an outstanding objection from statutory heritage advisors remained.
		<b>AMR No. 3:</b>	During 2021-22 there were no planning applications permitted where an outstanding objection from statutory heritage advisors remained.
<b>Analysis:</b>			
During 2021-22 there were no planning application permitted where an outstanding objection from statutory heritage advisors remained.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	1, 18, 23, 24		
<b>Key policies:</b>	HC 1	<b>Related policies:</b>	HC 2
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>90: The number of applications permitted that will adversely affect an Archaeological Sensitive Area (ASA).</b>	No developments permitted over the course of the Plan when there is an outstanding objection from statutory heritage advisors.	<b>Adoption:</b>	Policy adopted in the Plan
		<b>AMR No. 1:</b>	9 applications consented in an ASA in 2019-20 had an objection, all were similar applications for replacement windows in the Maritime Quarter. The decision
			Further investigation if 1 (or more) planning permissions are given where there is an outstanding



			reports set out the planning reasons for the decisions which were justified in-line with the policy framework	objection from statutory heritage advisors over any year.
		<b>AMR No. 2:</b>	No applications permitted in 2020-21 where there was an outstanding objection from statutory heritage advisors.	
		<b>AMR No. 3:</b>	No applications permitted in 2021-22 where there was an outstanding objection from statutory heritage advisors.	
<b>Analysis:</b>				
No applications permitted in 2021-22 where there was an outstanding objection from statutory heritage advisors.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

### ***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.

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

<b>LDP Objective(s):</b>	<b>1, 19, 20, 21, 24</b>			
<b>Key policies:</b>	<b>ER 2</b>	<b>Related policies:</b>		<b>ER 10</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>71 Local Indicator: The number of applications permitted on regionally designated geodiversity sites.</b>	No loss of important geodiversity in designated sites.	<b>Adoption:</b>	Policy adopted in the Plan	A single permission contrary to the policy framework.
		<b>AMR No. 1:</b>	1 planning consent on or in close proximity to designated RIGS. This decision was in-line with the policy framework	
		<b>AMR No. 2:</b>	2 planning consents on or in close proximity to designated RIGS. The decisions were in-line with the policy framework	
		<b>AMR No. 3:</b>	9 planning consents in close proximity to designated RIGS. The decisions were in-line with the policy framework	

<b>Analysis:</b>	
9 planning consents for the renewal of temporary permission relating to camping rallies in close proximity to a designated geodiversity site, all relating to the same address. The decisions were in-line with the policy framework.	
<b>Action:</b>	
<b>No further action required, other than to continue monitoring.</b>	

### Gower AONB and Special Landscape Areas

3.84 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.

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

<b>Analysis:</b>				
An analysis has been undertaken of the planning applications permitted for development in the AONB and SLAs. There were no planning applications permitted contrary to the policy framework.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

## Green Wedges

3.85 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.

<b>LDP Objective(s):</b>	1, 19, 20, 21, 24			
<b>Key policies:</b>	ER 2	<b>Related policies:</b>		ER 3
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>73. Local Indicator: Number of planning applications for development permitted in the Green Wedge.</b>	The openness of the Green Wedge to be safeguarded and protected.	<b>Adoption:</b>	Policy adopted in the Plan	One planning application permitted in the Green Wedge contrary to the policy framework.
		<b>AMR No. 1:</b>	3 planning applications permitted on land designated as Green Wedge in 2019-20. Further investigation of these cases has shown that none would affect the openness of the green wedge contrary to the policy framework.	
		<b>AMR No. 2:</b>	1 planning application permitted on land designated as Green Wedge in 2020-21. Further investigation has shown this would not affect the	

			openness of the green wedge contrary to the policy framework.	
		<b>AMR No. 3:</b>	4 planning applications permitted on land designated as Green Wedge 2021-22. 3 would not affect the openness of 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	
<b>Analysis:</b>				
<p>4 planning application permitted on land designated as a Green Wedge in 2021-22. However, this related to 2 householder applications for extension to the existing property, which would not affect the openness of the green wedge contrary to the policy framework. 1 application relates to a proposed surface water drainage system, the majority of which will be below ground and the ground around the attenuation tank will be landscaped to maintain the openness and character of the Green Wedge. 1 application is for the installation of electronic communication equipment, which is replacing an existing monopole. Although it is acknowledged that this will have a greater visual impact than the existing equipment, this impact was not considered to be significant or unacceptable.</p> <p>1 further planning application sought to make a previous temporary consent permanent. The decision recognised that the site is located within the Green Wedge, but it was determined after careful consideration, that in this particular instance there were very exceptional circumstances demonstrated to outweigh the harm to the green wedge to grant a permanent, personal planning permission as a justified departure to the development plan.</p>				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

## 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.

<b>LDP Objective(s):</b>	<b>1, 19, 20, 21, 24</b>		
<b>Key policies:</b>	<b>ER 2</b>	<b>Related policies:</b>	<b>ER 7</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>74 Local Indicator: Number of planning applications for development permitted within the undeveloped coast contrary to the policy framework.</b>	No planning applications permitted contrary to the policy framework.	<b>Adoption:</b>	Policy adopted in the Plan
		<b>AMR No. 1:</b>	No planning applications permitted contrary to the policy framework in 2019-20.
		<b>AMR No. 2:</b>	No planning applications permitted contrary to the policy framework in 2020-21.
		<b>AMR No. 3:</b>	No planning applications permitted contrary to the policy framework in 2021-22.
<b>Analysis:</b>	Analysis of planning applications for development permitted within the undeveloped coast shows that none have been approved contrary to the policy framework.		
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

## Trees, Hedgerows and Development

3.87 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.

<b>LDP Objective(s):</b>	<b>1, 19, 20, 21, 24</b>		
<b>Key policies:</b>	<b>ER 2</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>ER 11</b>
<b>75: Local Indicator: The number or amount of (Ha) of protected trees and woodland lost to development.</b>	No net loss of protected trees and woodland contrary to policy framework.	<b>AMR No. 1</b>	In 2019, decisions were issued allowing the felling of a total of 89 protected trees.  Analysis of these cases shows that the Plan policies are being implemented effectively.
		<b>AMR No. 2:</b>	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.
			<b>Trigger point:</b> One planning application resulting in a net loss of protected trees and woodland.



		<b>AMR No. 3:</b>	<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>	
<b>Analysis:</b>				
<p>Overall, decisions were issued allowing the felling of a total of at least 108 protected trees (108 specified plus an application approved to remove an unspecified number of trees). Applications to fell a further 31 trees were refused. 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>				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

### 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.

<b>LDP Objective(s):</b>	1, 19, 20, 21, 24		
<b>Key policies:</b>	ER 2	<b>Related policies:</b>	SI 5, SI 6
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>76: Local Indicator: The number of applications permitted for housing development in areas of Open Space deficiency that do not contribute to remedying the deficiency.</b>	To ensure there is no deficiency of open space as a result of new development.	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	9 planning applications consented in 2019-20 in FIT deficient areas and 6 in ANGS deficient areas. None of these planning applications were permitted contrary to the policy framework.
		<b>AMR No. 2:</b>	4 planning applications consented in 2020-21 in FIT deficient areas and 5 in ANGS deficient areas. None of these planning applications were permitted contrary to the policy framework.
		<b>AMR No. 3:</b>	7 planning applications consented in 2021-22 in FIT deficient areas and 8 in ANGS deficient areas. None of these planning applications were permitted contrary to the policy framework.
<b>Analysis:</b>	An analysis has been undertaken of the identified planning approvals in 2021-22 of housing developments that were within or close to areas of Open Space deficiency (defined as having insufficient access to either a Fields in Trust provision (FIT) or Accessible Natural Greenspace (ANGS) facility within 300 metres). Overall it has been concluded that these planning applications were permitted in-line with the policy framework.		
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	1, 19, 20, 21, 24		
<b>Key policies:</b>	ER 2	<b>Related policies:</b>	SI 5, SI 6
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>77 Local Indicator: The number of existing open spaces lost to development contrary to the Open Space Assessment</b>	To ensure there is no deficiency of open space as a result of new development.	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	No planning consents issued in 2019-20 on areas of open space were contrary to the policy framework
		<b>AMR No. 2:</b>	No planning consents issued in 2020-21 on areas of open space were contrary to the policy framework
		<b>AMR No. 3:</b>	No planning consents issued in 2021-22 on areas of open space were contrary to the policy framework
<b>Analysis:</b>	Eight planning approvals were granted in 2021-22 that impacted on Fields in Trust (FIT) or Accessible Natural Greenspace (ANGS) provision as defined by Policy SI 5 and the Open Space Assessment (OSA). An analysis of these planning consents has shown that they were permitted in-line with the policy framework.		
<b>Action:</b>	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.

<b>LDP Objective(s):</b>	<b>1, 21, 24</b>		
<b>Key policies:</b>	<b>SI 1</b>	<b>Related policies:</b>	<b>T 2, T 7</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>87. Local Indicator: No loss in Active Travel routes</b>	% increase in Active Travel routes over the lifetime of the Plan.	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	There has been a 6% increase of Active Travel routes in Swansea during 2019-20
		<b>AMR No. 2:</b>	There has been no loss in Active Travel routes in Swansea during 2020-21
		<b>AMR No. 3:</b>	There has been no loss in Active Travel routes in Swansea during 2021-22
<b>Analysis:</b>			
There has been no loss in Active Travel routes in Swansea during 2021-22			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

### ***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.

<b>LDP Objective(s):</b>	<b>12, 15, 16, 18, 19</b>		
<b>Key policies:</b>	<b>TR 1</b>	<b>Related policies:</b>	<b>TR 2 - 13</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>91: Local Indicator: To increase the number of visitor bed spaces in the County without having a detrimental impact on the natural environment</b>	No visitor accommodation proposals to be permitted contrary to the policy framework	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	Planning consents resulted in an estimated total of 3,214 visitor bedspaces. None were granted contrary to the policy framework
		<b>AMR No. 2:</b>	Planning consents resulted in an estimated total of 3,070 visitor bedspaces. None were granted contrary to the policy framework
		<b>AMR No. 3:</b>	Planning consents resulted in an estimated total of 4,296 bedspaces. None were granted contrary to the policy framework.
<b>Analysis:</b>			
<p>48 planning applications were received in 2021-22, of which 7 were refused. A further 3 applications seek to regularise existing developments and did not result in additional bedspaces. The consented applications resulted in 4,296 spaces. (seasonal camping/caravan permissions = 336 bedspaces; caravan rallies = 3,700 bedspaces; timber pods/lodges etc = 56 bedspaces; hotel/guesthouse etc = 204 bedspaces). Some 17 bedspaces were lost as a result of 2 applications consented to turn guesthouses into residential developments.</p> <p><i>Data notes - Planning applications have been reviewed to understand the number of bedspaces which will result from permissions, as opposed to bedrooms (assumed 1 bedroom = 2 bedspaces [one double bed]).</i></p>			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	12, 15, 16, 18, 19			
<b>Key policies:</b>	TR 1	<b>Related policies:</b>		TR 2 - 13
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>	
<b>92. Local Indicator: To increase the range of visitor attractions throughout the County</b>	No visitor attractions permitted contrary to the policy framework	<b>Adoption:</b>	Policies adopted in the Plan	
		<b>AMR No. 1:</b>	8 planning applications were permitted for visitor attractions in 2019-20. None were granted contrary to the policy framework.	
		<b>AMR No. 2:</b>	4 planning applications were permitted for visitor attractions in 2020-21. None were granted contrary to the policy framework	
		<b>AMR No. 3:</b>	13 planning applications were permitted for visitor attractions in 2021-22. None were granted contrary to the policy framework.	
<b>Analysis:</b>	13 planning applications were permitted for visitor attractions in 2021-22. None were granted contrary to the policy framework.			
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

<b>LDP Objective(s):</b>	<b>12, 15, 16, 18, 19</b>		
<b>Key policies:</b>	<b>TR 1</b>	<b>Related policies:</b>	<b>TR 2 - 13</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>93. Local Indicator: To develop the City Centre and urban waterfront as a focal point for leisure and visitor use.</b>	Applications approved in accordance with the City Centre and Waterfront Regeneration Framework	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	2 planning applications approved for leisure/visitor use within SD J during 2019-20, both were in-line with the policy framework.
		<b>AMR No. 2:</b>	5 planning applications approved for leisure/visitor use within SD J during 2020-21. All were in-line with the policy framework.
		<b>AMR No. 3:</b>	10 applications approved for leisure/visitor use within SD J during 2021-22. All were in-line with the policy framework.
<b>Analysis:</b>	<p>For the purposes of this indicator, the City Centre and Waterfront area referred to is defined as the Central Area and Waterfront Strategic Development Area (SD J) boundary. SD J incorporates the City Centre and associated waterfront and identifies significant opportunities for leisure and visitor development to support the attraction of the area as a destination of regional and national significance. For the avoidance of doubt, this indicator does not include other urban waterfront areas in Swansea, such as other areas outside of SD J along the River Tawe or around Swansea Bay. Following a review of planning consents in SDJ during 2021-22, 10 planning applications have been identified to be relevant to visitor and leisure use (D1/D2/relevant sui generic). A further 1 application was consented which resulted in the loss of a D2 use. The consents were in-line with the policy framework. Of interest, an additional 16 applications were consented for A3 use (food and drink), which also contribute to the leisure offer of the area.</p>		
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			



## 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:
<b>94: Local Indicator: The number of planning applications for renewable energy and capacity permitted – electricity and heat.</b>	An increase in the permitted capacity of renewable energy (both electricity and heat) generated within the County from the Plan adoption date.  Delivery of up to 21.8 MW in Solar LSA up to 40.6 MW in Wind SSA over the Plan period	<b>Adoption:</b>	Policy adopted in the Plan
		<b>AMR No. 1:</b>	No RE planning applications submitted for sites located in Solar LSA or Wind SSA.  However, there were other consents in 2019-20 therefore RE capacity increasing.
		<b>AMR No. 2:</b>	1 RE submitted within a solar LSA. 1 RE submitted outside a LSA/SSA
		<b>AMR No. 3:</b>	No full planning applications for RE developments within a solar LSA.
			No planning applications permitted for renewable energy by 2020.  No increase in capacity by 2020.

			<p>No full planning applications for a RE developments outside a LSA/SSA</p> <p>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.</p>	
<b>Analysis:</b>				
<p>In 2021-2022:</p> <p>No full planning applications submitted for RE developments within a solar LSA.</p> <p>No full planning applications submitted for a RE developments outside a LSA/SSA</p> <p>However, throughout the County there were 17 applications permitted for solar panels on buildings; 6 applications permitted for air source heat pumps on buildings and a Greener Grid Energy Park was permitted.</p> <p>So RE capacity is increasing throughout the County.</p>				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

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 2021-22.

<b>LDP Objective(s):</b>	6, 7, 17, 21, 24		
<b>Key policies:</b>	ER 1	<b>Related policies:</b>	EU 3
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>95: Local Indicator: Number of District Heating Networks permitted.</b>	1 District Heating Network to be permitted by 2020	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	No planning applications have been submitted for District Heating Networks (either stand alone or as part of a proposed development).
		<b>AMR No. 2:</b>	No planning applications have been submitted for District Heating Networks
		<b>AMR No. 3:</b>	No planning applications have been submitted for District Heating Networks
<b>Analysis:</b>	No planning applications have been received for District Heating Networks, either stand alone or as part of a proposed development, in 2019-20, 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. 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.		
<b>Action:</b>			
<b>Further research required</b>			

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.

<b>LDP Objective(s):</b>	6, 7, 17, 21, 24		
<b>Key policies:</b>	ER 1	<b>Related policies:</b>	EU 2, EU 3
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>96: Contextual Indicator: Carbon emissions – total CO<sub>2</sub> emissions per capita.</b>	No increase in carbon emissions per capita.	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	Latest available data is for 2018. 2018: Estimated CO <sub>2</sub> emissions of 4.4 (2022 data fig for 2018)) tonnes equivalent per capita (tCO <sub>2</sub> e). A decrease on the 2017 figure of 4.56 tonnes per capita.
		<b>AMR No. 2:</b>	Latest available data is for 2019. 2019: Estimated CO <sub>2</sub> emissions of 4.2 tonnes equivalent per capita (tCO <sub>2</sub> e) (a decrease from 4.3 tonnes in 2018 (revised)).
		<b>AMR No. 3:</b>	Latest available data is for 2020. 2020: Estimated CO <sub>2</sub> emissions of 3.7 tonnes equivalent per capita (tCO <sub>2</sub> e) (a decrease from 4.2 tonnes per capita in 2019)
<b>Analysis:</b>			
The latest available data is for 2020 which shows 3.7 tonnes of CO <sub>2</sub> emissions per capita for Swansea, a decrease on the previous two years. The calculation of CO <sub>2</sub> e (equivalent) includes carbon dioxide and all other greenhouse gases, such as methane and is a standard unit for counting greenhouse gas emissions regardless of what which gas they are from.			

Therefore no increase has been identified in carbon emissions per capita for Swansea. In comparison, emissions for Wales were also estimated to have decreased from 7.6 tonnes per capita in 2018 to 6.6 in 2020.

*n.b.* The indicator needs to be revised to reflect CO2e calculations, not just CO2.

*Data notes: Latest data available is for 2020. Source: UK local authority and regional carbon dioxide emissions national statistics 2005-2020. Published by National Statistics 30<sup>th</sup> June 2022. This dataset replaces the 2019 dataset reported in AMR1 and has slightly different data figures.*

**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 2021-22.

<b>LDP Objective(s):</b>	4, 5		
<b>Key policies:</b>	T 1	<b>Related policies:</b>	T 2 – T 9
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>97. Local Indicator: Delivery of priority transport schemes and measures as identified within the Transport Measures Priority Schedule (LDP Appendix 5).</b>	Delivery of priority schemes and measures.	<b>Adoption:</b>	Transport Measures Priority Schedule included in the LDP.
		<b>AMR No. 1:</b>	Progress has been made on delivering several Transport Measures Priority Schemes during 2019-20.
		<b>AMR No. 2:</b>	Progress has been made on delivering several Transport Measures Priority Schemes during 2020-21.
		<b>AMR No. 3:</b>	Progress has been made on delivering several Transport Measures Priority Schemes during 2021-22.
<b>Analysis:</b>	Progress has been made on delivering several Transport Measures Priority Schemes during 2021-22. The table below lists the schemes which have been delivered.		
<b><u>Delivery of the Transport Measures Priority Schedule – Highways</u></b>			

<b>Highway Infrastructure Priority Measures</b>			
<b>Plan Ref</b>	<b>Details</b>	<b>SSTM / SDA Reference</b>	<b>DELIVERED</b>
<b>Pontarddulais Area</b>			
RM1	Pontarddulais Northern Access Link Road (NALR) from Station Road/Water Street signals to Tyn-y-Bonau Road and through to Glanffrwd Road	SSTM - M, 1, 2  Relevant SDA Site(s) - A	
RM23	Improvements to interrelated Water Street/Station Road and Iscoed Rd/Fforest Rd junctions		
RM24	Town centre improvements to potentially include: <ul style="list-style-type: none"> <li>• Two-way link from St Teilo Street to Caecerrig Road on Water Street and Caecerrig Road;</li> <li>• Traffic signals at the Tyn-y-Bonau Road/Dulais Road junction or alternatively widening Water Street to allow two-way traffic flow</li> <li>• Closure of Tyn-y-Bonau Road to through traffic.</li> <li>• Tidal Reach/New Road improvements</li> </ul>		
<b>Gowerton/Gorseinon/Garden Village Areas</b>			
RM2	A484/Victoria Road Junction. Possible signal control and any necessary improvements to Mill Street/Gorwydd Road junction signal control.	SSTM – 4, 8, 9, 11  Relevant SDA Site(s) - B	Partially delivered in 2018/19
RM7	A484/Swansea Road Junction, roundabout modified to signal control		
RM3	A4240/Hospital Rd Roundabout. Signalise Roundabout.		
RM8	Garden Village/Hospital Road Junction. New roundabout on Hospital Road required as part of SDA site B.		
RM26	Potential priority junction and improvements on Swansea Road as secondary access to SDA site B.		
<b>Penllergaer Area</b>			
RM4	Penllergaer Link Road - link and access road to SDA site C which creates a new north-south link road. This internal 'spine street' and associated junctions are to run broadly north to south through the site from the A4240 Gorseinon Road to the A483 and A484. New roundabout	SSTM – 5, 6, JN, JS, 36, 37, 38, Q, 13  Relevant SDA Site(s) - C	

	within SDA site C to provide routes to A483 (inclusive of new signalised junction onto A483) and A484, A4240/Penllergaer Link Signal junction. Inclusive of a new road link between A48 and A484, A4240/Penllergaer Link Junction, in combination with RM5.		
RM5	Pontarddulais Rd/Gorseinon Rd/Swansea Rd Roundabout. Existing Pontarddulais Rd/Gorseinon Rd/Swansea Rd Roundabout converted to signal control in co-ordination with new gateway access to SDA site C.		
RM6	M4 Junction 47 Improvement. Likely to include 4th lane on gyratory, 2 ahead lanes and 2 right turn lanes.		
RM10	A484 Pontarddulais Rd/A483 Swansea Rd roundabout. Modify roundabout to potentially become traffic signal controlled.		
<b>Llangyfelach and Penderry Areas</b>			
RM6	M4 Junction 47 Improvement. Likely to include 4th lane on gyratory, 2 ahead lanes and 2 right turn lanes.	SSTM – 6, F, G, 30, E, 28, 29, 39, HS, 31, 42, HN	
RM15	Upgrade existing Felindre access and bridge. Upgrade of existing access road and bridge with new 3 arm roundabout junction on A48.	Relevant SDA Site(s) – D and G	
RM16	Llangyfelach to A48 Link Road, and A48/Bryntywod Junction. Internal road junction between Llangyfelach Link Road and Mynydd Newydd, inclusive of 3 arm roundabout and junction on A48.	Delivery of RM18 in association with ABMUHB 'Arch Project' for Morriston Hospital	
RM17	Mynydd Newydd - Llangyfelach Link Road. A new east-west link road inclusive of a Mynydd Newydd Road junction and new signalised Junction on Llangyfelach Road.		
RM18	New road link to connect J46 spur roundabout to Pantlasau Road in the vicinity of Morriston Hospital. Felindre Link/Pantlasau Road Junction (28) and Bus Link for Swansea Metro extension is required.		
RM19	J46 and Clasemont Road/Pantlassau Road Junction improvements to increase capacity. Additional signal control at roundabout entries and at Pantlasau Road junction.		
<b>Fforestfach/Waunarlwydd Area</b>			
RM9	Link Road from A484 to serve business park. Swansea Road/Penllergaer Link Junction and Titanium Road/Penllergaer Link Junction both as new roundabouts on the Swansea Road as part of Link	SSTM – 15, P, 16, 13, 14, 17, 33	



	Road. Incorporates a new spine street with a vehicular and pedestrian bridge over the River Llan, from the A484 Llanelli Link road to the north which will open up the site for development. Spine street to connect to Park and Ride at Gowerton Station.	Relevant SDA Site(s) – H	
RM10	A484 Pontarddulais Rd/A483 Swansea Rd roundabout. Modify roundabout to potentially become traffic signal controlled.		
RM11	Cwmbach Rd/Ystrad Rd Roundabout. Modify cross-roads to roundabout on B4285 Cwmbach Rd/Ystrad Rd.		
RM14	A4216/Cwmbach Road traffic lights. A4216/Cwmbach Road changes to signal control cycle. Implement SCOOT control link junction to Fforestfach Cross.		
<b>Morrison and Mynyddbach Areas</b>			
RM19	J46 and Clasemont Road/Pantlassau Road Junction improvements to increase capacity. Additional signal control at roundabout entries and at Pantlasau Road junction.	SSTM – 29, 40, 41 Relevant SDA Site(s) – E	
RM21	Clasemont Rd/Vicarage Rd improvement. Signalisation of junction to allow turning lanes of sufficient length on Clasemont Road and Pentrepoeth Road.		
<b>Cefn Coed and Cockett Area</b>			
RM12	Link road to provide new spine street aligned with existing site access from Waunarlwydd Road. Partial connection to Llwyn Mawr Road via new junction. New Link Road through SDA site F between Waunarlwydd Road in the East and Western boundary of SDA F will enable a future connection to Tycoch area.	SSTM – I, 34 Relevant SDA Site(s) – F	
RM13	Tycoch Roundabout improvements. Ty Coch Road/Glanmor Road/Vivian Road improvements using a signal controlled one-way system.		Tycoch Roundabout improvements complete.
<b>Fabian Way Corridor</b>			
RM22	Improvements in association with SDA site K. Langdon Road extension to Baldwin Cres, A483 Fabian Way/Baldwins Cres Junction signal control and new Link road in association with Tidal Lagoon and other	SSTM – D, 23 Relevant SDA Site(s) – K	

	local developments in the Fabian Way corridor. Other measures required as part of the SDA site K masterplan include a new Junction on Fabian Way at Wern Fawr Road.		
<b>Other Areas</b>			
RM20	M4 Junction 45 improvement. Possible alterations to lane allocations on gyratory and approaches, alterations to road markings and gantry signing.	SSTM – 27 Relevant SDA Site(s) – I	
RM27	SDA site I must deliver an internal spine street to run broadly North to South through the Llansamlet East development area from Walters Road to Blawd Road, with new roundabout junctions designed to provide appropriate flood free access in accordance with the requirements of TAN 15.		
RM28	Swansea Central Area highway infrastructure improvements as necessary, having regard to requirements arising from the necessary Transport Assessments and detailed transport modelling and including the following: <ul style="list-style-type: none"> <li>• City Waterfront/Civic Centre/ Paxton Street- Review junction arrangements</li> <li>• St Davids South (LC2) site- Review junction arrangements</li> <li>• Kingsway- Reduce traffic levels and review traffic network arrangements</li> <li>• Oxford Street/Westway- Review of access and traffic network arrangements</li> <li>• Wind Street- To introduce a low speed environment.</li> </ul>	Relevant SDA Site(s) – J	Kingsway is complete.  Oxford Street is complete  Wind Street is complete
RM25	Tawe Riverside – Morfa Road	Relevant SDA Site(s) – L	Complete
<b>Park and Ride Priority Measures</b>			<b>DELIVERED</b>
<b>Ref</b>	<b>Name</b>	<b>Description</b>	
PR1	Gowerton	Rail based Park and Ride facility by Gowerton Railway Station. Bus linkages to rail station.	Ongoing.

PR2	Llansamlet	Rail based Park and Ride facility by Llansamlet Railway Station – potential for car park at railway station. Bus linkages to rail station.	
PR3	West	Bus based Park & Ride for the west of the City Centre, as specified in the Local Transport Plan (2015-2020). Location not yet mapped.	Ongoing.

<b>Bus Corridor Public Transport Priority Measures</b>			<b>DELIVERED</b>
<b>Ref</b>	<b>Name</b>	<b>Description</b>	
PT1	High frequency cross-city bus or city-wide Swansea bus-rapid-transit network and Corridor improvements	4 to 5 cross-city high frequency (5 per hour) services - travelling through the city centre but not terminating there. Each corridor shall be subject to bus priority measures, including high quality bus stops (at a distance of around 500-600m from each other – to minimise journey speed while retaining good catchment around stops) with real time information available to passengers.	
PT2	A less frequent orbital bus service	A less frequent orbital bus service (minimum 2 per hour) connecting existing nodes and proposed developments; less frequent orbital service linking Morriston to Llansamlet, Llansamlet to the City Centre via Winch Wen, City Centre to Swansea University, University to Morriston via Llangyfelach.	

<b>Active Travel – Shared Use Path Measures</b>				<b>DELIVERED</b>
<i><b>Bold</b> = Priority Schemes    Grey = Schemes Associated with Strategic Sites</i>				
<b>Ref</b>	<b>Name</b>	<b>Details</b>	<b>Associated SDA (where relevant)</b>	
AT1	North Pontarddulais Shared Use Path	A route for the strategic housing allocation on the north-western fringe of Pontarddulais, to promote sustainable access to this district centre.	A	Ongoing.
AT2	<b>Pontarddulais Link</b>	<b>A new route for walking and cycling between Grovesend and Pontarddulais, facilitating links (via the Kingsbridge Link) to NCN4.</b>	A	Ongoing.

AT3	Pontarddulais Southern Link	A new route linking to the proposed Pontarddulais Link to provide a link on the southern side of Pontarddulais to this strategic provision.	A	Design work ongoing
AT4	Gorseinon North Shared Use Path	A link to provide access to the adjacent shared use path provision which will link to NCN4.		Complete.
AT5	Gorseinon North Residential Shared Use Path.	A link to provide access to the adjacent shared use path provision which will link to NCN4.		Complete.
AT6	Loughor Link	A link to provide access to the adjacent shared use path provision which will link to NCN4.		
AT7	<b>Kingsbridge Link</b>	<b>The provision of an off-road walking and cycling link between Gowerton &amp; Kingsbridge across Stafford Common.</b>	<b>B</b>	<b>AT7 is largely complete, one small section remains for completion in the coming months.</b>
AT8	Clyne Valley Phase 2 Shared Use Path	A new walking and cycling link, providing connectivity from Sketty to the Foreshore Path and NCN4.		Complete.
AT9	<b>Bryngwyn Fields, Garden Village</b>	<b>A series of shared use paths internal to this development, to promote access to the adjacent shared use path facilities, and will also form an important part of the strategic network for northern Swansea.</b>	<b>B</b>	
AT10	<b>Bryngwyn Fields, Garden Village</b>	<b>As above.</b>	<b>B</b>	
AT11	<b>Bryngwyn Fields, Garden Village</b>	<b>As above.</b>	<b>B</b>	
AT12	<b>Penllergaer Shared Use Path</b>	<b>A shared use path adjacent to Phoenix Way, Penllergaer; linking the developments of Parc Mawr (SDA site B) and Bryngwyn Fields (SDA site B) and</b>	<b>B</b>	

		<b>forming an important part of the strategic network for northern Swansea.</b>		
<b>AT13</b>	<b>Parc Mawr Link</b>	<b>A link from Phoenix Way to the Parc Mawr Development (SDA site C).</b>	<b>C</b>	
<b>AT14</b>	<b>Parc Mawr Shared Use Path</b>	<b>Strategic shared use provision within the Parc Mawr Development (SDA site C) to encourage sustainable transport access to local facilities.</b>	<b>C</b>	
AT15	Wanarlwydd Development Northern Link	Shared use path provision for pedestrians and cyclists.	H	Complete.
AT16	Wanarlwydd Development Southern Link – Phase 1	Shared use path provision for pedestrians and cyclists.	H	
AT17	Wanarlwydd Development Southern Link – Phase 2	Shared use path provision for pedestrians and cyclists.	H	
<b>AT18</b>	<b>A48 Link</b>	<b>Shared use path provision adjacent to the carriageway and forming an important part of the strategic network for northern Swansea.</b>	<b>C &amp; E</b>	<b>Complete.</b>
AT19	Penllergaer Woods Link	A shared use path to provide access to public amenity and providing a link to the Llangyfelach strategic housing site.	D	Ongoing.
<b>AT20</b>	<b>Llanmor Homes Central Shared Use Path</b>	<b>Strategic shared use provision within the Llangyfelach strategic housing site to encourage sustainable transport access to local facilities.</b>	<b>D</b>	
<b>AT21</b>	<b>Llanmor Peripheral Link Shared Use Path</b>	<b>Strategic shared use provision within the Llangyfelach strategic housing site to encourage sustainable transport access to local facilities.</b>	<b>D</b>	
<b>AT22</b>	<b>Bryntywod Link</b>	<b>Shared use provision to link Felindre Strategic Business Park and Urban Village to the strategic network on the A48.</b>	<b>G</b>	

AT23	<b>Felindre Sustainable Urban Village</b>	<b>Strategic shared use provision within the Felindre strategic housing site to encourage sustainable transport access to local facilities.</b>	G	
AT24	<b>Morrison Hospital Access Road</b>	<b>Shared use path provision alongside new carriageway to promote a sustainable transport link to the Morrison Hospital site. Will link to SDA site E.</b>	G	
AT25	<b>Morrison Hospital Access Road Shared Use Path</b>	<b>A separate shared use only link to provide access to Morrison Hospital to the north and Clase to the south. Will link to SDA site E.</b>	E	
AT26	Pantlassau Farm Development	Strategic shared use provision within the SDA site E to encourage sustainable transport access to local facilities.	E	
AT27	<b>A48 Link</b>	<b>Shared use path provision adjacent to the carriageway and forming an important part of the strategic network for northern Swansea.</b>	E	<b>Complete.</b>
AT28	North Tawe Riverside Link	A shared use path to provide connectivity to local and strategic shared use path networks.	L	
AT29	Ynystawe Link	A shared use path adjacent to the existing carriageway to provide an off-road route for pedestrians and cyclists to NCN43.		Complete.
AT30	<b>Swansea Vale Shared Use Path</b>	<b>A new shared use path to provide traffic-free access for pedestrians and cyclists to NCN43 and other local links.</b>	I	
AT31	<b>Swansea Vale Shared Use Path</b>	<b>A new shared use path to provide traffic-free access for pedestrians and cyclists to NCN43 and other local links.</b>	I	
AT32	Swansea Vale Shared Use Path	A new shared use path to provide traffic-free access for pedestrians and cyclists to NCN43 and other local links.	I	
AT33	Birchgrove Link	A shared use path to provide connectivity for the residents of Birchgrove to existing, planned and infrastructure in Swansea Vale.	I	
AT34	Peniel Green Link	A shared use path to provide a traffic-free route between Peniel Green and Swansea Vale.	I	

AT35	<b>Peniel Green Shared Use Path</b>	<b>A shared use path to provide a traffic-free route between Peniel Green and Birchgrove via the western end of Frederick Place.</b>	I	Complete
AT36	Carmel Road Shared Use Path	A shared use path to provide a link for pedestrians and cyclists from Trallwn and Winch Wen to the existing strategic routes.		
AT37	Upper Bank Link Phase 2	A new spur to the Upper Bank Cycle Route, to provide connectivity to the strategic housing development and the existing shared use path facilities.		
AT38	Upper Bank Residential Shared Use Path	A shared use path to link with Upper Bank Phase 2 and existing provisions to promote the use of sustainable transport within and beyond the site.		
AT39	<b>Cwm Level Link</b>	<b>A new route to promote walking and cycling linkage to NCN43 at Liberty Stadium.</b>		Complete.
AT40	Tawe Riverside Link	A new link for pedestrians and cyclists, running parallel to Morfa Road and providing a traffic-free route along the riverside from New Cut Road to Landore Park & Ride.	L	
AT41	<b>Orchard Street Shared Use Path</b>	<b>Shared use path provision to serve large student residential development and to deliver a strategic network provision for cyclists through the city centre.</b>	J	AT41 has been completed
AT42	<b>UWTSD Active Travel Infrastructure</b>	<b>A series of new routes for pedestrians and cyclists in and around SA1 Waterfront. These routes will provide connectivity to existing infrastructure for journeys to the north, east and west of the site.</b>	K	
AT43	<b>Tidal Lagoon Access Link</b>	<b>A new route for pedestrians and cyclists on the south side of Fabian Way.</b>	K	
AT44	<b>Tidal Lagoon Access Link</b>	<b>A new route for pedestrians and cyclists on the south side of Fabian Way.</b>	K	
AT45	Morfa Road	A path for pedestrians and cyclists between New Cut Road and Normandy Road Roundabout.		Complete
<b>Action:</b>				

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

**Journey Times**

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

3.96 To help monitor the efficiency of the transport network

<b>LDP Objective(s):</b>	4, 5			
<b>Key policies:</b>	T 1	<b>Related policies:</b>	T 2–T 4, T 7	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>	
<b>98. Local Indicator: Monitor relevant key journey times identified in the Transportation Annual Network Report.</b>	Delivery of transport infrastructure and improvement measures to mitigate the impact of development.	<b>Adoption:</b>	No unacceptable increase in key journey times by 2020.	
		<b>AMR No. 1:</b>		Baseline figures.
		<b>AMR No. 2:</b>		Surveys were not possible due to the COVID 19 lockdown, which restricted survey work from taking place and also dramatically reduced traffic levels.
		<b>AMR No. 3:</b>		Meaningful comparisons to baseline figures of identified key journey times not possible due to the continued impacts of the COVID pandemic.
<b>AMR No. 3:</b>	Current journey times show a reduction on the 2014 base case.			
<b>Analysis:</b>				
To inform the transport evidence base for the LDP, Journey Time testing was undertaken on 4 key strategic routes in the County. This included the M4 corridor (J42-48), Morrision Corridor (M4 J45 to City Centre), Mumbles Road to Fabian Way and Carmarthen Road Corridor (M4 J47 to City Centre). The journey times were based on a 2014 base date and journey times on the routes were intended to be monitored annually following adoption of the LDP. Since adoption of the LDP and as reported in the previous AMR's due to the onset of				



the COVID pandemic, surveys were not possible due to restrictions but also given much reduced traffic levels surveys at this time which would have created a false picture of journey times.

*As reported in last year's AMR covering the period 2020-21 'The impact of the COVID pandemic has continued to impact travel patterns throughout 2020-21 due to lockdown restrictions, which affected significant periods of the year, and changes in travel behaviour resulting from the pandemic. It is estimated that traffic levels fell to around 20% of typically recorded levels in April 2020 and remained below typical pre-pandemic 24 hour levels up until September 2020. Further lockdown measures were introduced moving into the winter which again reduced traffic levels. Stay at home restrictions eased towards the end of 2020-21, with for example the phased return of some primary school pupils to schools in February 2021 and stay at home restrictions were replaced by a stay local rule in March 2021.*

*In the early stages of 2021-22, as restrictions have been eased, overall 24 hour traffic levels across the highway network are around 3-5% higher than pre-pandemic levels, but the significant difference is the lack of am and pm peak hours traffic levels due to home working. Pre-pandemic there were very defined am and pm peaks, which is what the key journey times referred to in the indicator are based on. There is now no real am peak, with traffic instead building steadily through the morning. There is now a different peak hour of around 15:00 – 16:00 in the afternoon which is associated with the school pick up. Tourist routes to Mumbles and Gower have been extremely heavily trafficked since the first lockdown was eased, which further skews the overall picture. In summary, trips are being made for different purposes, with more for leisure, far fewer for work related commuting, and the vehicle trips are spread more throughout the day rather than at the am and pm peaks recorded in pre-pandemic times, which means that comparisons to the baseline data are still not possible'*

For this year's AMR covering the period 2021-22 with restrictions being eased and traffic levels returning, journey time testing has resumed for the 4 key strategic routes. In respect of these the measured 2022 average times compared to the 2014 Base Date are summarised as follows:

**M4 Corridor**

For AM, journey times remain relatively constant Eastbound over the 2014 base case and show a 30% reduction westbound

For PM, journey times are lower than 2014 base case.

**Morrison Corridor**

For AM, journey times show a reduction over the 2014 base case

For PM, journey times are lower than the 2014 base case.

**Mumbles Road to Fabrian Way Corridor**

For AM, journey times are around 50% of the 2014 base case  
For PM, journey times show a significant reduction on the 2014 base

**Carmarthen Road Corridor**

For AM, journey times are reduced when compared to the 2014 base scenario  
For PM, northbound journey times are as 2014 business case and southbound measures as a 10 minute reduction

**Conclusions** – Current journey times show a reduction on the 2014 base case. Whilst this is likely due in part to the effects of the Covid-19 pandemic, overall daily traffic flows have largely recovered to pre-pandemic levels, however travel habits have changed significantly with a reduction in commuting trips in both morning and evening peak hours. Therefore, the identified trigger has not been breached and no further action required.

**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.

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

<b>LDP Objective(s):</b>	4, 5		
<b>Key policies:</b>	T 1	<b>Related policies:</b>	T 2, PS 2, SD 2
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>100. Local Indicator: Length of new dedicated cycle networks created.</b>	Delivery of increased Active Travel opportunities.	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	6.75km of new dedicated cycle routes created in 2019-20.
		<b>AMR No. 2:</b>	8.4km of new dedicated cycle routes created in 2020-21.

		<b>AMR No. 3:</b>	13.1km of new dedicated cycle routes created in 2021-22.	
<b>Analysis:</b>				
13.1 km of new dedicated cycle routes created in 2021-22.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

### 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.

<b>LDP Objective(s):</b>	<b>4, 5</b>		
<b>Key policies:</b>	<b>T 1</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>PS 2, SD 2</b>
<b>101. Local Indicator: % of new residential development located within 400m to a public transport stop.</b>	Increase inclusivity and access by public transport.	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	No planning applications consented contrary to the policy framework
		<b>AMR No. 2:</b>	No planning applications consented contrary to the policy framework
		<b>AMR No. 3:</b>	No planning applications consented contrary to the policy framework
<b>Trigger point:</b>	If development is permitted which is not served by public transport, or there are no plans in place to do so.		
<b>Analysis:</b>	Supporting text paragraph 2.12.4 states that residential development within the Urban Settlement Boundary of the Proposals Map, this includes Villages, should normally be within a walkable 400 metres from a public transport access point. Approved applications for residential development of 1 or more units were identified in this AMR period and analysed. Of those, 3 were not within 400m of an existing public transport stop. Two were applications for single replacement dwellings located in Pennard, which is designated a 'Key Village' in the LDP and considered as being suitable for accommodating appropriate small scale development, including new housing. These villages have been selected following an assessment of their size, facilities, structure and accessibility. Therefore, despite the access to the nearest public transport stop being greater than 400 metres, it is considered that the new dwellings have sufficient access to the nearest public transport stop which is within reasonable walking distance for a village location. This is also in-line with national policy which recognises that in most rural areas the opportunities for use of public transport are more limited than in urban areas and development should be located in settlements with relatively good accessibility by non car means when compared to the rural area as a whole. One was within Pontarddulais and is within walking distance of the District Centre and is considered to be in a sustainable location, with a bus stop only just over 400m in distance.		
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

## **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.

### **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 levels of environmental noise in an identified Noise Action Planning Priority Area (NAPPA), or would have unacceptable impacts on an identified Quiet Area or the characteristics of tranquillity that led to the designation of a Quiet Area.

<b>LDP Objective(s):</b>	<b>23, 24</b>			
<b>Key policies:</b>	<b>RP 1</b>	<b>Related policies:</b>		<b>RP 2</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>	
<b>102. Local Indicator: The number of planning applications permitted within designated Quiet Areas.</b>	No planning applications permitted contrary to the policy framework	<b>Adoption:</b>	Policies adopted in the Plan	
		<b>AMR No. 1:</b>	4 planning applications consented during 2019-20 within QAs. None were contrary to the policy framework	
		<b>AMR No. 2:</b>	5 planning applications consented during 2020-21 within QAs. None were contrary to the policy framework.	
			One planning application permitted contrary to the policy framework.	

		<b>AMR No. 3:</b>	5 planning applications consented during 2021-22 within QAs. None were contrary to the policy framework.	
<b>Analysis:</b>				
Five relevant planning applications were consented during 2021-22. While none of these were located within designated Quiet Areas, three were located adjacent to Clyne Country Park QA, one adjacent to Clyne Cycle Track QA and one adjacent to Swansea Urban Woodland. Further analysis of these cases has shown that none of these decisions were contrary to the overall policy framework.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

### Impact on Air Quality Management Areas

<b>LDP Objective(s):</b>	<b>4, 5, 21, 24</b>			
<b>Key policies:</b>	<b>RP 1</b>	<b>Related policies:</b>		<b>RP 3</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>103. Local Indicator: The number of planning applications permitted within the AQMA contrary to the policy framework and should not lead to an increase in the number of people exposed to significant levels of pollution</b>	Development proposals should not lead to a significant increase in pollution levels	<b>Adoption:</b>	Policies adopted in the Plan	One planning application permitted contrary to the policy framework.
		<b>AMR No. 1:</b>	34 relevant planning consents granted in 2019-20, none were granted contrary to the policy framework	
		<b>AMR No. 2:</b>	11 relevant planning consents granted in 2020-21, none were granted contrary to the policy framework	

		<b>AMR No. 3:</b>	40 relevant planning consents granted in 2021-22, none were granted contrary to the policy framework	
<b>Analysis:</b>				
40 relevant permissions granted. Further analysis of these cases has shown that none were granted contrary to the policy framework.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

### Nitrogen Dioxide Pollution

<b>LDP Objective(s):</b>	<b>4, 5, 21, 24</b>			
<b>Key policies:</b>	<b>RP 1</b>	<b>Related policies:</b>		<b>RP 3</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>104: Contextual Indicator: Annual mean concentration exceedances of nitrogen dioxide (NO<sub>2</sub>)</b>	Development proposals should not lead to a significant increase in pollution levels.	<b>AMR No. 1</b>	The latest monitoring data, which is for 2018, recorded a figure which was lower than in 2017 and recordings are following a downward trend over the last five years of data.	Increase in annual mean concentration exceedances of nitrogen dioxide.
		<b>AMR No. 2:</b>	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.	
		<b>AMR No. 3:</b>	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 <sub>2</sub> concentrations for the last four years.	
<b>Analysis:</b>				
<p>The latest monitoring data, which is for 2018, recorded figures which were lower than in 2017; and available recordings have been following a downward trend over the last five years of data.</p> <p><i>Source: Swansea Council 2018 Air Quality Progress Report, published September 2019</i></p> <p>The Welsh Government Air Pollution Report from 2021, which measures NO<sub>2</sub> across several sites in South Wales, shows a decrease from 2003 to 2020, with a slight increase in 2019 before dropping again in 2020. One of the sites, which is the longest running roadside site in the subset, is located in Murryston (Swansea). The general trend has seen a decrease in NO<sub>2</sub> since measurements began being taken at this site (2001). Furthermore, the report shows that in the last 4 year period of the data set (2016-20), there have been back-to-back decreases in NO<sub>2</sub> concentrations at the Murryston roadside site.</p> <p><i>Source: Air Pollution in Wales 2020 report published 2021</i></p>				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

## Avoidance of Flood Risk

<b>LDP Objective(s):</b>	21, 24			
<b>Key policies:</b>	RP 1	<b>Related policies:</b>	RP 5	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>	
<b>105: The number of planning applications permitted within C1 floodplain areas.</b>	No planning applications permitted where there is an outstanding objection from NRW.	<b>AMR No. 1</b>	One application permitted contrary to the advice of NRW.	
		<b>AMR No. 2:</b>		No applications permitted where there was: an outstanding objection from NRW on flood risk; or contrary advice from NRW.
		<b>AMR No. 3:</b>		No applications permitted where there was: an outstanding objection from NRW on flood risk; or contrary advice from NRW.
<b>Analysis:</b>				
No applications permitted where there was: an outstanding objection from NRW on flood risk; or contrary advice from NRW				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

<b>LDP Objective(s):</b>	21, 24		
<b>Key policies:</b>	RP 1	<b>Related policies:</b>	RP 5
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>106: The number of planning applications permitted within C2 floodplain areas.</b>	No planning applications permitted where there is an outstanding objection from NRW.	<b>AMR No. 1</b>	One application permitted contrary to the advice of NRW.
		<b>AMR No. 2:</b>	
		<b>AMR No. 3:</b>	
<b>Analysis:</b>			
No applications permitted where there was: an outstanding objection from NRW on flood risk; or contrary advice from NRW			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

## Water Quality

LDP Objective(s):	17, 19, 20, 24			
Key policies:	RP 1	Related policies:		RP 4
Indicator:	Target:	Outcome:	Trigger point:	
<b>107. Local Indicator: Percentage of water bodies at good ecological status.</b>	All water bodies to meet WFD objectives.	<b>AMR No. 1</b>	Latest available data - March 2020: - 6 Bathing Waters excellent, 1 good. - Transitional Waterbodies: Inshore Loughor poor; outside Loughor moderate. - Coastal Waterbodies - moderate.	
		<b>AMR No. 2:</b>	Latest available data remains March 2020 (see AMR 1 above).	
		<b>AMR No. 3:</b>	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.	

**Analysis:**

The Water Framework Directive (WFD) establishes a framework for the protection of surface waters (rivers, lakes, estuaries and coastal waters) and groundwaters. Its purpose is to prevent further deterioration and improve the status of aquatic ecosystems, promote sustainable water use, reduce pollution of groundwater and contribute to mitigating the effects of floods and droughts. The WFD requires no deterioration from 2009 baseline data. The aim is to achieve at least Good status.

The most up to date data shows no change since 2020

- 7 Bathing Waters excellent, 1 good;
- 5 Waterbodies good, 4 moderate, 2 poor;
- Transitional Waterbodies: Inshore Loughor poor; outside Loughor moderate;
- Coastal Waterbodies – moderate.
- Annual Water Quality Assessment: Good (improvement from 2018 sufficient);

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

*Sources: Natural Resources Wales (Cyfoeth Naturiol Cymru): the NRW South West Wales Area Statement (2020), Water Framework Directive - Rivers Waterbodies and Bathing Water Compliance (2020); 2022 Bathing Water Profile for Swansea Bay; and Bathing Water Annual Classifications (2021)*

**Action:**

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

## Welsh Water Engagement

<b>LDP Objective(s):</b>	17, 20, 21, 24			
<b>Key policies:</b>	RP 1	<b>Related policies:</b>		RP 4
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>108. Local Indicator: Number of planning permissions granted contrary to the advice of Welsh Water concerning water supply and the treatment of wastewater</b>	No planning applications permitted where there is an outstanding objection from Welsh Water.	<b>AMR No. 1</b>	One application permitted where there is an outstanding objection from DCWW but further research has shown this decision was in-line with the policy framework.	One application permitted contrary to the advice of Dwr Cymru Welsh Water.
		<b>AMR No. 2:</b>	No applications permitted in 2020-21 where there was an outstanding objection from DCWW.	
		<b>AMR No. 3:</b>	No applications permitted in 2021-22 where there was an outstanding objection from DCWW	
<b>Analysis:</b>				
No applications permitted in 2021-22 where there was an outstanding objection from DCWW.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

## NRW Engagement

<b>LDP Objective(s):</b>	17, 20, 21, 24			
<b>Key policies:</b>	RP 1	<b>Related policies:</b>		RP 2 - RP 14
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>109. Local Indicator: Number of planning permissions granted contrary to the advice of NRW on environmental grounds</b>	No planning applications permitted where there is an outstanding objection from NRW.	<b>AMR No. 1:</b>	No applications permitted in 2019-20 where there was an outstanding objection from NRW	One application permitted contrary to the advice of NRW.
		<b>AMR No. 2:</b>	No applications permitted in 2020-21 where there was an outstanding objection from NRW	
		<b>AMR No. 3:</b>	No applications permitted in 2021-22 where there was an outstanding objection from NRW	
<b>Analysis:</b>				
No applications permitted in 2021-22 where there was an outstanding objection from NRW.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

## Loss of BMV agricultural land

<b>LDP Objective(s):</b>	15, 17,19		
<b>Key policies:</b>	RP 1	<b>Related policies:</b>	CV 2
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>110. Local Indicator: Total % loss of BMV agricultural land.</b>	No loss of BMV agricultural land.	<b>AMR No. 1:</b>	One planning application permitted on land classified as BMV.
		<b>AMR No. 2:</b>	
		<b>AMR No. 3:</b>	
<p><b>Analysis:</b></p> <p>Best Most Versatile (BMV) agricultural land is land classed as grades 1, 2 or 3a. The Welsh Government's Predicted Agricultural Land Classification database was used to map all BMV land in the County.</p> <p>In 2021-2022 some 84 relevant decisions were identified on land classified as BMV. 1 application was on a greenfield site located in the countryside. It was accompanied by an agricultural land classification survey which identified that the land was not in fact BMV. A further 39 applications were extensions to existing buildings/redevelopment of existing buildings/householder development etc, so did not result in sterilisation of BMV. There were 27 applications for temporary developments on BMV land, 11 applications for agricultural development, and 6 applications for things that were within the curtilage of dwellings in the countryside. No decisions were contrary to the policy framework.</p>			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			



## Maintaining Land for Waste Management

<b>LDP Objective(s):</b>	8		
<b>Key policies:</b>	RP 1	<b>Related policies:</b>	RP 8 -9
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>111. Local Indicator: Maintain sufficient land and facilities to cater for the County's waste capacity</b>	Maintain a sufficient capacity to cater for the County's waste.	<b>AMR No. 1:</b>	South West Wales Waste Planning Monitoring Report (WPMR) data.
		Sufficient remaining land is allocated within the LDP to accommodate potential future waste infrastructure proposals	
		<b>AMR No. 2:</b>	
		Sufficient remaining land is allocated within the LDP to accommodate potential future waste infrastructure proposals	
		<b>AMR No. 3:</b>	
		Sufficient remaining land is allocated within the LDP to accommodate potential future waste infrastructure proposals.	
<b>Analysis:</b>			
<p>The latest information available from the WPMR for the South West Wales region is the 2021-22 report that indicates a predicted regional landfill void capacity of 7.5 years. This 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 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. Nevertheless, LDP policy does permit the development of new waste treatment works if additional capacity is required and new landfill sites, in exceptional circumstances, including the fact that additional capacity is required. When the</p>			

LDP is reviewed, the waste policies within the LDP should be reviewed to ensure they reflect the latest WPMR and the situation within the County.

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

<b>LDP Objective(s):</b>	<b>7, 17, 24</b>		
<b>Key policies:</b>	<b>RP 1</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>RP 13</b>
<b>112: Core Indicator: The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement (RTS) for Aggregates expressed as a percentage of the total capacity required as identified in the RTS.</b>	Ensure the LDP mineral policy framework is reviewed in-line with recommendations in future reviews of the RTS.	<b>AMR No. 1:</b>	No applications in 2019-20  The RTS does not apportion any aggregate provision to Swansea so there is no cause for a review
		<b>AMR No. 2:</b>	No applications in 2020-21. The RTS has been reviewed (see below)
		<b>AMR No. 3:</b>	No applications in 2021-2022 have been received.
			Review the LDP mineral policy framework when RTS is reviewed.

<b>Analysis:</b>				
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A landbank is defined as a stock of planning permissions for the winning and working of minerals. The most up to date information available which informed the adopted LDP regarding the extent of the crushed rock landbank was published in the Regional Technical Statement (RTS) for the North and South Wales Regional Aggregate Working Party (SWRAWP), 1<sup>st</sup> Review, 2014. The RTS 2014 did not apportion any aggregate provision to Swansea. The LDP does not, therefore, allocate any sites for the winning and working of aggregates. Furthermore, no applications have been received for the winning and working of land based aggregates and thus none have been permitted.

A second draft review of the RTS was published in 2019. However, as a draft document its content did not impact upon AMR 1.

The RTS 2nd Review, was adopted in 2020 and informed AMR 2. 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). As it is not possible for Swansea to meet this apportionment requirement immediately, in-line with national planning policy, a sub-regional approach has been taken. Swansea is part of the Swansea City Region, with Neath Port Talbot (NPT) County Borough Council and part of Carmarthenshire County Council (CCC). 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 date of Swansea's Full LDP Review, as they have sufficient reserves. Other indicators have highlighted the need for a 4 year statutory Plan review and this will be an important consideration for the Replacement LDP and the policies will need to be reviewed.

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

<b>LDP Objective(s):</b>	<b>7, 17, 24</b>			
<b>Key policies:</b>	<b>RP 1</b>	<b>Related policies:</b>		<b>RP 13-14</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>114. Local Indicator: No planning permission for 'sensitive development' permitted within defined buffer zone.</b>	None stated in the LDP	<b>AMR No. 1:</b>	No planning applications were approved for 'sensitive development' within the buffer zone.	One planning permission granted for 'sensitive development' within the defined buffer zone.
		<b>AMR No. 2:</b>	No planning applications were approved for 'sensitive development' within the buffer zone.	
		<b>AMR No. 3:</b>	No planning applications were approved for additional 'sensitive development' within the buffer zone	
<b>Analysis:</b>				
<p>Sensitive development is defined as: any building occupied by people on a regular basis and includes housing areas, hostels, meeting places, schools and hospitals where an acceptable standard of amenity should be expected. Sensitive development could also include specialised high technology industrial development where operational needs require high standards of amenity (MTAN 1: Aggregates, 2004).</p> <p>No planning applications were approved for additional 'sensitive development' within the buffer zone.</p>				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

***SPG Preparation***

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

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

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Multiple</b>	<b>Related policies:</b>	<b>Multiple</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>115. Local Indicator: Adoption of SPG set out in LDP Appendix 10.</b>	Publication in period specified in LDP Appendix 10.	<b>Adoption:</b>	Schedule of SPG to support the Plan set out in Appendix 10.
		<b>AMR No. 1:</b>	One SPG adopted and four others being prepared for consultation.
		<b>AMR No. 2:</b>	Two SPG adopted and two others Draft SPG's subject to public consultation.
		<b>AMR No. 3:</b>	Five SPG adopted.
<b>Analysis:</b>			
<p>During 2021-22 the Council adopted 5 SPGs following public consultation: Trees, Hedgerows and Woodlands; Placemaking Guidance for the Gower AONB; Placemaking Guidance for Residential Development; Placemaking Guidance for Infill and Backland Development; and Placemaking Guidance for Householder Development.</p> <p>Since the adoption of the LDP in February 2019 the Council has also adopted the following SPG:</p> <ul style="list-style-type: none"> <li>• Houses in Multiple Occupation and Purpose Built Student Accommodation</li> <li>• Morriston conservation area review</li> <li>• Ffynone and Uplands conservation area review</li> <li>• Biodiversity and Development</li> <li>• Mumbles Conservation Area Review</li> </ul> <p>The above is contributing to the delivery of the SPG program set out in the LDP.</p>			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

## Chapter 4. Sustainability Appraisal Indicators

### *Introduction*

- 4.1 The LDP was subject to Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA) as an iterative process throughout the plan preparation process. Further details are given in the LDP SA documents. The SA incorporated the SEA requirements, and all references to SA in this AMR should be taken to include SEA. The SA appraised the likely social, environmental and economic effects of the plan and its likely impacts in terms of sustainable development.
- 4.2 The SEA Regulations (Article 17) require that the significant environmental effects of the Plan are monitored in order that any unforeseen adverse effects can be remediated. To avoid duplication between the monitoring carried out for the SA and the LDP, in-line with the WG DPM (which states that opportunities for joint reporting should be maximised), some indicators have been used for both purposes.
- 4.3 The SA objectives are separated into 14 themes to reflect the topics listed in the SEA Regulations, S2(6) and the interrelationship between them. The themes are:
- Sustainable Development
  - Biodiversity (including flora and fauna)
  - Population
  - Economy
  - Human Health
  - Soil
  - Water
  - Water/Soil/Landscape/Population
  - Air/Climatic Factors
  - Climatic Factors
  - Climatic Factors/Material Assets
  - Material Assets
  - Cultural heritage (including architectural/heritage)
  - Landscape
- 4.4 A total of 22 objectives are identified and monitoring indicators were drafted, developed and refined throughout the evolution of the LDP and SA. In developing the indicators, it was recognised that data availability and context could change over time so the indicators would need to be kept under review.

4.5 Some SA monitoring indicators cannot be monitored anymore because the data is no longer available. A small number of Core LDP Indicators have been deleted and replaced with new ones, as required by the updated WG DPM. The following table 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
<b>Gross Value Added (GVA) per hour worked</b> <i>(contextual indicator)</i>	<b>A decrease is recorded for 2 consecutive years</b>	<b>16</b>			
<b>Commentary:</b> Please see LDP Indicator 16, Chapter 3. The latest published data for Swansea is for 2020, which was released in Jul 2022. A decrease has been recorded in the Swansea GVA for the first time. Productivity in 2020 was impacted nationally by the coronavirus (COVID-19) pandemic, which had negative impacts on national and local GDP and GVA. Direct comparisons with data at the time the Plan was adopted are also complicated by the change in index base year.					
<b>Worklessness rate (working age)</b> <i>(contextual indicator)</i>	<b>An increase is recorded for 2 consecutive years</b>	<b>15</b>			
<b>Commentary:</b> Please see LDP Indicator 15, Chapter 3. Small increase in the worklessness figure for Swansea. This is an increase of 0.2% people of working age not in employment but a 1.1% decrease in the worklessness rate. Over the same period across Wales saw the number of people not in employment decrease by 0.6% and a 1% decrease in the worklessness rate. The increase in worklessness in Swansea is a result of an increase in unemployment. The data set used for these figures covers a year when the Covid Job Retention Scheme ended. This could be one explanation for the increase in unemployment in both Swansea and in Wales. However, the worklessness rate in Swansea decreased by 1.1% thanks to the increase in people living in Swansea of working age and the increase in economically active persons. This is a good indicator that the growth in Swansea noted since the introduction of the LDP has been sustainable, seeing that it has been able to withstand external pressures such as Covid.					
<b>Length of new PROW route created as a % of the overall PROW network and % classed as 'easy to use'</b>	<b>If no new PROW network is created in addition to existing network</b>	<b>99</b>			
<b>Commentary:</b>					

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome		
			AMR 1	AMR 2	AMR 3
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 2021-22.					
<b>Violence against the person (offences per 1000 population) (<i>contextual indicator</i>)</b>	n/a	n/a	0		
This indicator was amended in AMR 1 to be more precise, in order to reflect available statistics. Latest data available is for year end 2021, which shows a figure of 27.76 (per 1000 population). This is higher than both AMR2 and AMR1, but is the 4 <sup>th</sup> lowest of all Welsh local authorities. (source: <a href="#">Violence against the person (offences per 1,000 population) in Swansea   LG Inform (local.gov.uk)</a> . ONS data. Last update 27/06/22))					

## 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
<b>The number of planning applications permitted on nationally and internationally designated sites, regionally or locally important biodiversity sites contrary to the policy framework.</b>	<b>A single permission contrary to the policy framework.</b>	70			
<b>Commentary:</b> Please see LDP Indicator 70, Chapter 3. 2 planning applications located on internationally, nationally and regionally designated sites important for biodiversity were consented in 2021-22. These decisions have been reviewed and no planning applications					

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome		
			AMR 1	AMR 2	AMR3
were permitted contrary to the LDP policy framework on designated sites of international, national or regional ecological importance.					
<b>The number of applications permitted on regionally designated geodiversity sites.</b>	<b>A single permission contrary to the policy framework.</b>	71			
<b>Commentary:</b> 9 planning consents for the renewal of temporary permission in close proximity to a designated geodiversity site, all relating to the same address. The decisions were in-line with the policy framework.					

### **SA Theme: Population**

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

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome		
			AMR 1	AMR 2	AMR3
Violence against the person (offences per 1000 population). ( <i>contextual indicator</i> )	n/a	n/a	0		
<b>Commentary:</b> 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
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			
<b>Commentary:</b> The Council is no longer required to report on this Indicator due to amendments to national policy and guidance. It has been replaced by new Core Indicators 5a and 5b.					
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			
<b>Commentary:</b> See commentary under LDP indicator 5a.					
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 %).	The number of additional dwellings built within the County falls below the requirement for 2 consecutive years.	5b			
<b>Commentary:</b> See commentary under LDP indicator 5.					

<b>Number of net additional affordable and general market dwellings built in the County (though the planning system) minus demolitions.</b>	<b>The overall number of additional dwellings built within the County falls below the requirement for 2 consecutive years.</b>	<b>6</b>			
<b>Commentary:</b> See commentary under LDP indicators 5 and 6.					
<b>The number of planning applications for Gypsy and Traveller sites permitted annually</b>		<b>n/a</b>			
<b>Commentary:</b> This indicator is not being monitored for the LDP. Indicator replaced with LDP monitoring indicator 9.					
<b>Provision is made to meet the Gypsy &amp; Traveller needs identified within the GTAA over the periods: 2016-21 – 7 residential pitches at Pant y Blawd Road (planning permission reference 2018/0830). 2021-25 – 6 residential pitches (or the re-assessed need for pitches identified in the new GTAA expected to be published in 2020).</b>	<b>Development of 2018/0830 at Pant y Blawd Road not completed by 2021.  No start on site in year 2023/24 for delivery of 6 pitches to meet residual need (or sufficient pitches to address the re-assessed need).</b>	<b>9</b>	<b>0</b>	<b>0</b>	
<b>Commentary:</b> See commentary under LDP indicator 9					
<b>Newly arising need for pitches in addition to that identified in the GTAA evidence on which the LDP is based</b>		<b>9a</b>			

**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
<b>Provision of community facilities and infrastructure on SDA's in accordance with the Masterplan and Policy</b>	<b>Community facilities and infrastructure not delivered in accordance with the policy framework or within the agreed phased period on an SDA.</b>	<b>26</b>			
<p><b>Commentary:</b> 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. It has been demonstrated that the sites are progressing in-line with the site masterplans and policies. The associated community facilities will have a positive impact ensuring the needs of the County's population can be met in the future.</p>					

## SA Theme: Population

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

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

<b>Provision of community facilities and infrastructure on SDA's in accordance with the Masterplan and Policy</b>	<b>Community facilities and infrastructure not delivered in accordance with the policy framework or within the agreed phased period on an SDA.</b>	<b>26</b>			
<b>Commentary:</b> Refer to commentary under 'SA Theme: Population, SA Objective 5: Provide High Quality, Accessible Lifelong Learning Opportunities Which Meet Future Needs'.					
<b>The number of applications permitted in the WLSA accompanied by a Language Action Plan</b>	<b>One application permitted within the LSA contrary to the policy framework.</b>	<b>88</b>			
<b>Commentary:</b> No applications permitted within the WLSA contrary to the policy framework during the monitoring period, resulting in a general positive impact on an inclusive society.					
<b>The net change, type and spatial distribution of community facilities</b>	<b>Loss of community facilities as recorded over a 2 year period.</b>	<b>85</b>			
<b>Commentary:</b> There have been no loss of community facilities, contrary to policy framework (please refer to LDP indicator 85, Chapter 3).					

<b>% of new residential development located within 400m of a public transport stop</b>		<b>101</b>			
<b>Commentary:</b> See commentary for LDP indicator 101 which shows the LDP policies are helping contribute to an inclusive society.					
<b>Average full-time weekly earnings</b>	<b>A decrease is recorded for 2 consecutive years.</b>	<b>14</b>			
<b>Commentary:</b> The latest available estimates on earnings are for April 2021. Full time employee gross median weekly earnings estimates saw an annual increase of 2.1% between April 2020 to 2021. The annual change is positive which may impact on society. However, as in the AMR1, 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
<b>Employment land permitted (ha) on allocated sites as a % of all employment allocations</b>	<b>None specified in the LDP</b>	<b>11</b>			
<b>Commentary:</b> In addition to the 2.7ha consented during 2019-2020, and the 0.8 ha of total employment land granted planning consent in 2020-21, the 2.4 ha consented in 2021-22 equates to a total of 5.9 ha or 9.8% 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					

Indicator	LDP Tigger Point	LDP monitoring indicator ref	Outcome		
			AMR 1	AMR 2	AMR 3
note that the amount of employment land granted planning consent in 2019-20, 2020-21 and 2021-22 provides 31.1% 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.					
<b>Amount of major retail office and leisure development (sqm) permitted within and outside established town and district centre boundaries</b>	<b>One application permitted contrary to the policy framework</b>	<b>12</b>			
<b>Commentary:</b> Please see commentary for LDP indicator 12, Chapter 3, for the amount of development permitted. No applications permitted contrary to the policy framework. This will have a general positive impact on the development of Swansea as a competitive place and contribute to Swansea's role as a regional economic driver. It will help contribute to a prosperous economic outlook and sustainable economy.					
<b>Productivity – GVA per hour worked</b>	<b>A decrease recorded for 2 consecutive years</b>	<b>16</b>			
<b>Commentary:</b> Refer to commentary for 'SA Theme: Sustainable Development, SA Objective 1: Promotion Of Sustainable Development'.					

## 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
Number of rural enterprise planning applications permitted	No increase in the number of rural enterprises permitted.	13			
<b>Commentary:</b> In 2021-22, AMR 3, a total of 61 relevant applications were determined, of which 57 were permitted/prior approval not required. Comparisons over time are difficult to judge and this indicator will need to be reviewed when the LDP is reviewed.					

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

Indicator	LDP Tigger Point	LDP monitoring indicator ref	Outcome		
			AMR 1	AMR 2	AMR 3
<p>As in the previous AMR, data is presented is at the UK level, as no data is available at Welsh or County level. The data was published in June 2021 and contains final 2018 data, rather than the provisional 2018 data presented in AMR1. Data presented therefore differs slightly from that in the previous AMR.</p> <p>The Environmental Goods and Services Sector (EGSS) has shown continued growth over a 2-year period 2016-2018 which will have a positive impact on the green economy. Output has increased from £72,076 (million) in 2016 to £84,481 (million) in 2018. GVA has increased from £36,048 (million) in 2016 to £40,691 (million) in 2018. Employment (FTE) in the sector has risen from 369,400 in 2016 to 403,100 in 2018. The growth will have a positive impact on the green economy.</p> <p><i>Data source: ONS Dataset 'Estimates of the UKs environmental goods and services sector: output, gross value added, employment and exports 2010-2018 (2021). 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
<b>Provision of community facilities and infrastructure on SDAs in accordance with the Site Masterplan and Policy</b>	<b>Community facilities and infrastructure not delivered in accordance with the policy framework or within the agreed phased period on an SDA</b>	26			

<b>Commentary:</b> Refer to commentary under 'SA Theme: Population, SA Objective 5: Provide High Quality, Accessible Lifelong Learning Opportunities Which Meet Future Needs'					
<b>The number of existing open spaces lost to development contrary to the open Space Assessment</b>	<b>One application permitted resulting in the loss of open space contrary to the policy framework.</b>	<b>77</b>			
<b>Commentary:</b> Eight planning approvals were granted that impacted on Fields in Trust (FIT) or Accessible Natural Greenspace (ANGS) provision as defined by Policy SI 5 and the Open Space Assessment (OSA). An analysis of these planning consents has shown that they were permitted in-line with the policy framework.					
<b>Length of new PROW created as a % of the overall PROW network and % classed as 'easy to use'</b>	<b>If no new PROW network is created in addition to existing network, via new developments for 2 consecutive years.</b>	<b>99</b>			
<b>Commentary:</b> Refer to commentary under SA Theme: Sustainable Development, SA Objective 1: Promotion of Sustainable Development.					
<b>Length of new dedicated cycle networks created</b>	<b>If no new cycle network is created via new developments for 2 consecutive years.</b>	<b>100</b>			
<b>Commentary:</b> 13.1 km of new dedicated cycle routes created in 2021-22, helping to meet the objective of the LDP creating social and physical environments that encourage and support health and well-being.					
<b>No loss in active travel routes</b>	<b>% decrease in Active Travel routes over 2 consecutive year period.</b>	<b>87</b>			
<b>Commentary:</b> 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.					

<b>% of new residential development located within 400m to a public transport stop.</b>	<b>If development is permitted which is not served by public transport, or there are no plans in place to do so.</b>	<b>101</b>			
<p><b>Commentary:</b> Refer to commentary under SA Theme: Population, SA Objective 6: Encourage an inclusive society and promote equality. Locating new development within 400m of a bus stop will help to meet the objective of the LDP creating social and physical environments that encourage and support health and well-being.</p>					

### **SA Theme: Soil**

#### **SA Objective 11: Protect Soil Resources**

Indicator	Tigger Point	LDP monitoring indicator ref	Outcome		
			AMR 1	AMR 2	AMR 3
<b>Amount of greenfield land lost not allocated in the LDP (ha)</b>	<b>Planning permission granted for development resulting in the loss of greenfield land contrary to the policy framework.</b>	<b>25</b>			
<p><b>Commentary:</b> No planning consents granted for development of sites of 100+ housing units on greenfield land contrary to the policy framework in 2021-22, which has resulted in general positive impacts for this objective.</p>					
<b>Total % loss of BMV agricultural land</b>	<b>One application permitted on land classified as BMV</b>	<b>110</b>			
<p><b>Commentary:</b> There has been no loss of BMV agricultural land during this monitoring period contrary to the policy framework, which has resulted in general positive impacts for this objective.</p>					



**SA Theme: Water**

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

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome		
			AMR 1	AMR 2	AMR 3
<b>Percentage of water bodies at good ecological status</b>	<b>A water body failing to meet WFD objectives</b>	<b>107</b>	<b>0</b>	<b>0</b>	<b>0</b>
<p><b>Commentary:</b>                      The majority of data remains the same as in AMR1 (NRW South West Wales Area Statement 2020) so text remains largely the same as in AMR1. The only change being the monitoring of one extra bathing water (classified excellent), and the inclusion of the Annual Water Quality Assessment (no change since 2019) and the State of River Waterbodies.</p> <ul style="list-style-type: none"> <li>- 7 Bathing Waters excellent, 1 good;</li> <li>- 5 Waterbodies good, 4 moderate, 2 poor;</li> <li>- Transitional Waterbodies: Inshore Loughor poor; outside Loughor moderate;</li> <li>- Coastal Waterbodies – moderate;</li> <li>- Annual Water Quality Assessment: Good (improvement from 2018 sufficient).</li> </ul> <p>The WFD requires no deterioration from 2009 baseline data. The aim is to achieve at least Good status. While some areas are showing poor or moderate status in 2020, they have not changed or have improved slightly since the WFD baseline in 2009. The NRW 2020 data does not show the % of waterbodies at good or above status so the data above can be used as a baseline to monitor in future. The LDP’s impact on the quality of inland coastal water and rivers is therefore scored neutral at this time and the data acts as a baseline for future monitoring in line with NRW reviews.</p>					

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

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome		
			AMR 1	AMR 2	AMR 3
Area where there is unsuitable water abstraction for either surface or ground waters		n/a			
<b>Commentary:</b> 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
<b>The number of planning applications permitted within C1 floodplain areas</b>	<b>One planning application permitted contrary to the advice of NRW</b>	<b>105</b>			
<b>Commentary:</b> Please see LDP monitoring indicator 105, chapter 3. No applications permitted where there was: an outstanding objection from NRW on flood risk; or contrary advice from NRW. This a generally positive outcome and ensures that development has met this objective during the monitoring period.					
<b>The number of planning applications permitted within C2 floodplain areas</b>	<b>One planning application permitted contrary to the advice of NRW</b>	<b>106</b>			
<b>Commentary:</b> Please see LDP monitoring indicator 106, chapter 3. No applications permitted where there was: an outstanding objection from NRW on flood risk; or contrary advice from NRW. This a generally positive outcome and ensures that development has met this objective during the monitoring period.					

**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
<b>The number of planning applications permitted within the AQMA contrary to the policy framework and should not lead to an increase in the number of people exposed to significant levels of pollution</b>	<b>One planning application permitted contrary to the policy framework</b>	<b>103</b>			
<p><b>Commentary:</b> 40 relevant permissions granted. Further analysis of these cases has shown that none were granted contrary to the policy framework. The LDP policies are therefore being implemented correctly and should be having a generally positive impact on air quality.</p>					
<b>Annual mean concentration exceedences of nitrogen dioxide (NO<sub>2</sub>)</b>	<b>Increase in annual mean concentration exceedences of nitrogen dioxide</b>	<b>104</b>			
<p><b>Commentary:</b> The latest published monitoring data, which is for 2018, recorded figures which were lower than in 2017; and recordings have been following a downward trend over the last five years.</p>					
<b>Length of new PROW created as a % of the overall PROW network and % classed as 'easy to use'</b>	<b>If no new PROW network is created in addition to existing network, via new developments for 2 consecutive years.</b>	<b>99</b>			
<p><b>Commentary:</b> Refer to commentary under SA Theme: Sustainable Development, SA Objective 1: Promotion of Sustainable Development. The creation of new PROW will have a positive impact on this objective.</p>					

Indicator	Tigger Point	LDP monitoring indicator ref	Outcome		
			AMR 1	AMR 2	AMR 3
<b>Length of new dedicated cycle networks created</b>	<b>If no new cycle network is created via new developments for 2 consecutive years.</b>	<b>100</b>			
<b>Commentary:</b> Refer to commentary under SA Theme Human Health, SA Objective 10: Create social and physical environments that encourage and support health and well-being. The creation of new cycle networks will have a positive impact on this objective.					
<b>No loss in active travel routes</b>	<b>% decrease in Active Travel routes over 2 consecutive year period.</b>	<b>87</b>			
<b>Commentary:</b> Refer to commentary under SA Theme Human Health, SA Objective 10: Create social and physical environments that encourage and support health and well-being. The increase in active travel routes will have a positive impact on this objective.					
<b>% of new residential development located within 400m to a public transport stop</b>	<b>If development is permitted which is not served by public transport, or there are no plans in place to do so.</b>	<b>101</b>			
<b>Commentary:</b> Refer to commentary under SA Theme: Population, SA Objective 6: Encourage an inclusive society and promote equality. The delivery of development close to public transport will have a positive impact on this objective.					

### **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
The number of planning applications permitted within C1 floodplain areas	One planning application permitted contrary to the advice of NRW	105			
<p><b>Commentary:</b> 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><b>Commentary:</b> 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><b>Commentary:</b> 17 applications permitted for solar panels on buildings; 6 applications permitted for air source heat pumps on buildings and a Greener Grid Energy Park was permitted. So the target to increase renewable energy capacity is therefore being met.</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
<b>Carbon Emissions – total CO2 emissions per capita</b>	<b>Increase in carbon emissions per capita</b>	<b>96</b>			
<p><b>Commentary:</b>  Latest available data is for 2020 which shows that the estimated CO2 emissions of 3.7 tonnes equivalent per capita (tCO2e) for Swansea (a decrease from 4.2 tonnes per capita in 2019). Therefore no increase identified in carbon emissions per capita for Swansea. In comparison, emissions for Wales were also estimated to have decreased from 7.6 tonnes per capita in 2018 to 6.6 in 2020.</p>					
<b>The amount of energy from renewable sources generated in the County per year</b>	<b>n/a</b>	<b>n/a</b>		<b>0</b>	
<p><b>Commentary:</b> A contextual indicator, not collected for LDP monitoring, but for the SA Report. The data is updated every 2 years, and the latest information is for 2019. 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 2019 = 135,621MWh. This a significant increase from 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
<b>The number of planning applications for renewable energy and capacity permitted – electricity and heat</b>	<b>No planning applications permitted for renewable energy by 2020. No increase in capacity by 2020.</b>	<b>94</b>			
<p><b>Commentary:</b>  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 developments permitted and the resultant increase in low</p>					

Indicator	Tigger Point	LDP monitoring indicator ref	Outcome		
			AMR 1	AMR 2	AMR 3
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.					

<b>The amount of energy from renewable sources generated in the County per year</b>	n/a	n/a			
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**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.

**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
<b>Maintain sufficient land and facilities to cater for the County's waste capacity</b>	<b>South West Wales Waste Planning Monitoring Report data.</b>	<b>111</b>			

**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 'Waste Planning Monitoring Report (WPMR) for the South West Wales region 2020-21 provides information on the waste situation within South West Wales in order to monitor the region's waste arisings, recovery and disposal and in order to make forecasts of future arisings. The LDP continues to promote the sustainable management of waste, which has a positive impact on the County's sustainable development.



**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
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 RTS 2nd Review, was adopted in 2020 and informs AMR 2. 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). As it is not possible for Swansea to meet this apportionment requirement immediately, in-line with national planning policy, a sub-regional approach has been taken. Swansea is part of the Swansea City Region, with Neath Port Talbot (NPT) County Borough Council and part of Carmarthenshire County Council (CCC). 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 date of Swansea’s Full LDP Review, as they have sufficient reserves.

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome		
			AMR 1	AMR 2	AMR 3
<b>Total area of new development permitted within safeguarded mineral contrary to policy framework</b>	<b>Planning application permitted for development within mineral safeguarded area which is not accompanied by detailed justification</b>	<b>113</b>			
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
<b>The number of planning applications permitted in the WLSA accompanied by a Language Action Plan</b>	<b>One application permitted within the LSA contrary to the policy framework</b>	<b>88</b>			
<p><b>Commentary:</b> Please see LDP indicator 88, Chapter 3. No applications were permitted within the Welsh Language Sensitive Area contrary to the policy framework during the monitoring period. Applications within the Welsh language Sensitive Area have therefore been permitted in accordance with the LDP framework and measures to safeguard and encourage the use of the Welsh language have been addressed.</p>					
<b>Number of applications permitted that will adversely affect Scheduled Ancient Monuments, registered historic parks and gardens, listed buildings and conservation areas.</b>	<b>Further investigation if 1 (or more) planning permissions are given where there is an outstanding objection from statutory heritage advisors over any year.</b>	<b>89</b>			
<p><b>Commentary:</b> During 2021-22 there were no planning application permitted where an outstanding objection from statutory heritage advisors remained. 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 applications permitted in 2021-22 where there is an outstanding objection from statutory heritage advisors. 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
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:**  
 An analysis has been undertaken of the planning applications permitted for development in the AONB and SLAs. There were no planning applications permitted contrary to the policy framework. The implementation of policy has positive impacts on the SA objective of maintaining and enhancing the quality and distinctiveness of the landscape, townscape and seascape. This is very important in an area of nationally protected landscapes, the character of which attracts significant numbers of visitors, contributing substantially to the county's economy and supporting many jobs and services.

<b>The number of applications permitted for development in the green wedge</b>	<b>The openness of the green wedge to be safeguarded and protected</b>	<b>73</b>		
<p><b>Commentary</b>  4 planning application permitted on land designated as a Green Wedge in 2021-22. 1 single planning application sought to make a previous temporary consent permanent. The decision recognised that the site is located within the Green Wedge, but it was determined after careful consideration, on balance, that in this particular instance there were very exceptional circumstances demonstrated to outweigh the harm to the green wedge to grant a permanent, personal planning permission as a justified departure to the development plan. The implementation of policy has positive impacts on the SA objective of maintaining and enhancing the quality and distinctiveness of the landscape, townscape and seascape.</p>				
<b>Number of planning applications for development permitted outside defined settlement boundaries of the urban and key villages.</b>	<b>One planning application permitted outside settlement boundaries contrary to the policy framework.</b>	<b>1</b>		
<p><b>Commentary:</b>  Although two applications were consented they were fully assessed against the policy framework and whilst they represent technical departures from policy, they were limited to exceptional circumstances in line with the target for this monitoring indicator. 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.</p>				

## Summary of Findings

4.8 As stated in paragraph 4.6, the LDP SA Report identified 8 key issues for monitoring, that are related to the delivery of sustainable development and well-being of communities, where the implementation of the LDP will have the most significant likely effects.

The tables above set out the results from the first, 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.
- *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. Planning permission for affordable housing in rural areas has been granted within the monitoring period, thereby helping local people stay within their communities. Construction has commenced on 60% of the total units anticipated to be delivered across the 6 allocated H5 sites within Gower and the Gower Fringe but overall the level of affordable rural housing was less than anticipated.
- *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 and 2021-22 provides 34.2% 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

### Maintaining an Up to Date Development Plan

- 5.1 This is the third AMR of the Swansea LDP (AMR 3), and monitors the third full year in which the Plan has been adopted and in operation.
- 5.2 Local Planning Authorities (LPA) have a requirement to keep their development plans up to date and consider the need for review. National legislation<sup>10</sup> requires the Council to undertake a comprehensive review of the LDP no longer than 4 years from the date of its adoption to ensure the LDP and supporting evidence is up to date and continues to provide a sound basis for planning decisions.
- 5.3 **This report has identified that a statutory review of the Swansea LDP is required to commence by February 2023 at the latest in order to meet the 4 year review requirement. On this basis, irrespective of the findings of this report with regard to individual indicators, a review needs to be commenced of the current adopted LDP.** The first stage of that review is the preparation of a Review Report, which is required to determine the type of procedure to be followed in preparing the Replacement Swansea LDP.

### Review of LDP Monitoring

- 5.4 A review has been undertaken of changes affecting the context in which the Plan operates (see Chapter 2) in 2021-22. The AMR identifies various national planning policy and guidance changes affecting the planning context of the LDP, including:
- The implications of the amendments to TAN 15
  - Welsh Development Quality Requirements 2021 (WDQR 2021) for all affordable housing
  - A new LHMA methodology and toolkit
  - Net Zero Wales
  - WG changes to address the impact of second homes and short-term holiday lets
- 5.5 The COVID 19 pandemic remains a factor in the monitoring for this year. The pandemic has had a significant impact on some of the activities being monitored. For example while traffic flows have increased from low levels during the height of the pandemic, traffic patterns remain markedly altered from pre pandemic habits. The impacts are described at the relevant points throughout this document. COVID recovery will need to be taken into account in the preparation the Replacement LDP.



- 5.6 The LDP Monitoring Framework is based around the Strategic Policies of the Plan, with indicators to measure the effectiveness of the policies and the progress in delivering allocations and infrastructure.
- 5.7 Overall, the majority of indicators continue to show positive policy implementation and are shown as green. There are however, some key policy indicator targets and monitoring outcomes that are not being achieved, particularly those relating to housing and employment land delivery, and the provision of Gypsy and Traveller pitches. This indicates that these policies are not functioning as intended. In these instances the monitoring has confirmed that these issues in particular will need to be addressed as part of the statutory 4 year Plan review that is now required to be undertaken to inform the preparation of the Replacement LDP. In these instances the monitoring has recommended actions for the review of a particular policy (e.g. in relation to policies on specific strategic site allocations (in some cases this is to reflect that the site now has planning consent and so needs to be shown as a commitment rather than an allocation) and for Gypsy/Traveller pitch provision). It has also highlighted issues to be taken account of more generally in the statutory 4 year review of the whole Plan, including having regard to indicators that suggest that the Plan is not delivering the anticipated levels of housing growth to meet the

requirements over the Plan period. Table 7 summarises the outcome for all the indicators.

**Table 7: LDP Monitoring Summary for 2021-22 – AMR 3**

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)	95
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)	18
Indicators suggest the Plan strategy is not being implemented.	Plan Review (Red)	7

- 5.8 A small number of indicators have been flagged for further investigation and research as a result of the monitoring findings. This research will be needed to inform the Replacement LDP that now needs to be prepared and includes investigating residential windfall site rates; the latest published Gypsy and

Traveller need; high level viability testing for infrastructure and affordable housing provision; and assessing up to date housing need and requirements. These are arising from the monitoring framework of indicators and will inform the research needed for the Replacement LDP that now needs to be produced, though they do not represent an exhaustive list of the research that will be needed and the LDP evidence base as a whole will need to be updated as part of the Plan review.

- 5.9 Monitoring shows that 374 homes were built in 2021-22. Housing completions have again been below the AAR in 2021-22 as was the case in 2019-20 and 2020-21 following adoption of the LDP in February 2019.
- 5.10 As in other parts of South Wales (as identified in AMRs for other urban areas - NPT, Bridgend, Cardiff, and Newport are reporting LDP housing delivery below target levels), significant timelags have been encountered from the forecasted trajectory in the LDP to deliver the identified housing requirement and no development has yet been recorded in the first 3 years of the plan on the residential led SDA sites. On the basis of the latest site forecasts, which have been formulated through engagement with developers and

site promoters, the updated forecasted supply shows that housing supply is expected to again fall below the AAR rate in the next 12 months on the basis of the sites with planning consent. It is not expected to exceed the AAR until the subsequent years of the Plan period when the SDA allocations are expected to comprehensively get underway to deliver significant numbers of new homes, with more than one outlet on these large sites, while other sites identified in the updated trajectory will have progressed through the development pipeline to begin delivery of new homes.

- 5.11 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 industry<sup>11</sup>. 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.

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<sup>11</sup> Survey of Small and Medium Enterprise housebuilders in the UK (HBF January 2022 press release)

- 5.12 It is important to note that delays in the delivery of housing requirements are being experienced across South Wales and this issue is not confined to Swansea. For example, the latest Cardiff AMR notes 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 to a combination of site assembly, legal and logistical factors experienced by landowners/developers along with the time required to secure the necessary planning and adoption consents. However the latest Cardiff AMR also notes that once their SDA sites started to deliver new homes, this drove a significant step change in the number of total housing completions in the County. Construction has now started on most of the Cardiff strategic housing sites and it is expected that housing completions over the remaining 4 years of the Plan period will increase significantly. In this context, \*it is important to note that development has now commenced on the first residential led Strategic Development Area in the Swansea LDP (SDA C, Land at Parc Mawr, Penllergaer), during 2022-23, which will be reported in the AMR 4.
- 5.13 As a consequence of lower than anticipated housing delivery over the initial years of the Plan, to meet the LDP housing target of 15,600 new dwellings, an annual build rate of 2,570 new homes would be needed from 2022 to 2025 in order to fully deliver the

LDP housing requirement within the adopted Plan period. This level of delivery is unprecedented and would require numerous sites to come forward at the same time. It is therefore considered unlikely that the LDP housing requirement will be delivered in full during the LDP period.

- 5.14 Overall, 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.
- 5.15 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.

- 5.16 In terms of affordable housing, 149 affordable homes were built through the planning system in 2021-22, 113 social rented and 36 intermediate tenure, while planning consent was granted in the 12 month period for a further 254 affordable homes. Affordable housing delivery is under the level required to meet the LDP affordable housing targets and the statutory 4 year Plan review 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.
- 5.17 The proportion of HMOs within the HMO Management Area, as a proportion of the residential properties, has been monitored. Overall, within the HMO Management Area, HMOs were identified as comprising 24.1% of all residential properties. The percentage remains within the +/-2% range identified in the monitoring indicator. The indicator target, to ensure the number of HMOs as a proportion of the total number of residential properties within the HMO Management Area does not significantly exceed the 25% threshold, has been achieved in 2021-22.
- 5.18 In addition to the 3.29 ha consented during 2019-2020, and the 0.8 ha of total employment land granted

planning consent in 2020-21, the 2.4 ha consented in 2021-22 equates to a total of 6.5 ha or 10.8% 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 amount of employment land granted planning consent in 2019-20, 2020-21 and 2021-22 provides 34.2% of the 19 ha LDP employment land requirement.

- 5.19 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 either been completed or are in the pipeline. 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. Activity in most of the SDAs demonstrates a growing demand. 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. Overall, delivery of employment development on the SDAs is behind the estimated schedule, with approximately 3.29 ha

delivered against the target of 8 ha by 2022. The 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.

- 5.20 The monitoring identifies priority transport schemes and active travel measures that have been delivered during 2021-22 and that residential development has been progressed in-line with sustainable transport principles.
- 5.21 Since adoption of the LDP and as reported in the previous AMR's due to the onset of the COVID pandemic, vehicle journey times surveys were not possible due to restrictions but also given much reduced traffic levels surveys at this time which would have created a false picture of journey times. Vehicle journey times were analysed for this AMR 3. They show a reduction on the 2014 base case which informed the LDP evidence base. Whilst this is likely due in part to the effects of the Covid-19 pandemic, overall daily traffic flows have largely recovered to pre-pandemic levels, however travel habits have changed significantly with a reduction in commuting trips in both morning and evening peak hours.

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

### **Summary**

- 5.23 This third phase of monitoring of the Swansea LDP has shown that in broad terms many of the plan policies are working effectively. The majority of indicators continue to show positive policy implementation, thereby providing an indication that the LDP is delivering many significant benefits to communities across the County. There are however, some key policy indicator targets and monitoring outcomes that are not being achieved, primarily those relating primarily to housing delivery and employment related development and the provision of Gypsy and Traveller pitches. There is a particular issue with time lags being experienced in the delivery of allocated sites. This indicates that the relevant policies may not be functioning as intended and as a consequence,

this is undermining the ability of the LDP to fully deliver upon the growth requirements. The statutory 4 year Plan review which is now required will provide the opportunity to address these issues.. The AMR has also identified that the LDP policy on provision of land for mineral supply requires review; and that policies be updated to reflect new national guidance expected on flood risk. Changes in national, regional and local policy and circumstances also need to be reflected. As well as Future Wales, these changes include the new regional planning agendas, the emerging proposals of the SW Wales Metro, changes to use classes on types of residential use, and the latest Local Wellbeing Plan context. The 4 year Plan review should be seen as an opportunity to review these policies and to gain an understanding of any reasons why some policies have not been implemented as expected.

- 5.24 Due to the time that has elapsed since the LDP was adopted in 2019, the Swansea LDP now needs to be the subject of the statutory four year full review cycle in-line with Government regulations. As such all aspects of the Plan will need to be assessed to consider if they remain sound and fit for purpose. It is important therefore that the Council progresses with the statutory review of the LDP, to address in particular the policy issues highlighted by the monitoring undertaken to date. The next stage of Plan review requires the preparation of a 'Review Report'

to set out and explain the extent of any changes required to the Plan. In doing so, the Report will identify whether a full or short form procedure will be followed.

- 5.25 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 at the review stage.
- 5.26 Given the current Swansea LDP (2010-25) will cease to be operational as a statutory development plan on the 1<sup>st</sup> January 2026 it is imperative that work on the Replacement LDP commences in 2023.

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

SHPZ	LDP ref	Site name	Summary planning/build status	Capacity	Time period for pre-application / PAC	Time between submission of planning application and determination	Time taken from planning consent to discharge of conditions to enable construction	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
Central	H1.01	Remainder at former Vetch Field (Phase 2), Glamorgan Street, Swansea	Allocation	40	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0
Central	H1.02	Llwyn y Bryn Campus, Walter Road, Swansea	Allocation and outline consent	200	1	1	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200
Central	H1.03	Townhill Campus, Townhill Road, Townhill	Under construction	160	na	na	na	0	0	0	0	0	0	0	0	0	0	0	0	0	40	106	14
East	H1.04	Land between Bog Road and Cefn Hengoed Road, Llansamlet	Allocation	70	0.5	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	40
East	H1.05	Land at Upper Bank, Pentrechwyth*	Under construction	256	na	na	na	0	0	0	0	34	8	23	35	32	19	35	56	14	0	0	0
East	H1.06	Land at Jersey Road opposite numbers 16-38, Pentrechwyth	Allocation	20	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0
East	H1.07	Land at rear of 17-93 Carmel Road, Winch Wen	Allocation	65	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	35
East	H1.08	Land at Ty Draw Road and Llanerch Road, Bonymaen	Allocation and pre application in progress	55	0.1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	10	30	15
East	H1.09	Land at Northern End of Graigola Road, Glais	Allocation	25	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25
East	H1.10	Land at Tanycoed Road, Clydach	Allocation and pre application in progress	20	0.1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	0
East	H1.11	Land at Ramsey Road, Clydach	Allocation	60	1	0.7	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	40
East	H1.12	Talycoppa Farm, Llansamlet	Allocation	150	1	0.7	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50

East	H1.13	Land at Midland Place, Llansamlet	Allocation and pre application in progress	30	0.5	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0
East	H1.14	Heol Ddu Farm, Birchgrove	Built	23	na	na	na	0	0	0	0	0	0	0	0	0	23	0	0	0	0	0	0	0
East	H1.15	Gwernllwynchwyth House, Llansamlet	Allocation	50	1	0.7	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	35	
East	H1.16	Land at Frederick Place, Llansamlet	Allocation	20	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0
East	H1.17	Former Four Seasons Club, Trallwn	Built	41	na	na	na	0	0	0	0	0	0	0	0	0	41	0	0	0	0	0	0	0
East	H1.18	Land at David Williams Terrace, Port Tennant	Allocation	15	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
GNW	H1.19	Land east of Pontarddulais Road, Gorseinon	Allocation	90	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	40	
GNW	H1.20	Parc Melin Mynach, Gorseinon	Built	36	na	na	na	0	0	0	0	0	0	0	0	0	36	0	0	0	0	0	0	0
GNW	H1.21	Former Cefn Gorwydd Colliery, Gorwydd Road, Gowerton	Under construction	99	na	na	na	0	0	0	0	0	0	0	0	0	0	0	0	0	54	45	0	
GNW	H1.22	Land at West Street (former Gorseinon Business Park), Gorseinon	Allocation and pre application in progress	20	0.1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	0	
GNW	H1.23	Land at Carmel Road and Bryntirion Road, Pontlliw	Allocation and full application being considered	100	na	0.3	0.6	0	0	0	0	0	0	0	0	0	0	0	10	50	40	0	0	
GNW	H1.24	Land at the Poplars, Pontlliw	Allocation and full planning consent	12	na	na	0.3	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	
GNW	H1.25	Beili Glas, Glebe Road, Loughor	Allocation and full planning consent	98	na	na	0.6	0	0	0	0	0	0	0	0	0	0	0	0	38	48	12	0	
GNW	H1.26	Land at Former Penllergaer Civic Offices, Penllergaer	Built	80	na	na	na	0	0	0	0	0	0	0	0	30	50	0	0	0	0	0	0	
GNW	H1.27	Land north of Llewellyn Road, Penllergaer	Allocation	50	2	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	
GNW	H1.28	Remainder at Land East of Bolgoed Brickworks, Bolgoed Road, Pontarddulais	Allocation	50	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	30	
GNW	H1.29	Land east of Carreg Teilo, Pontarddulais	Allocation	30	2	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	
GNW	H1.30	Land at Tyrisha Farm, Grovesend	Under construction	60	na	na	na	0	0	0	0	0	0	0	0	0	0	0	30	30	0	0	0	



GNW	H1.31	Land off Brynafon Road and Gower View Road, Penyrheol	Under construction	144	na	na	na	0	0	0	0	0	0	0	0	0	0	0	0	33	44	67	0
GNW	H1.32	South Of Glebe Road, Loughor	Under construction	115	na	na	na	0	0	0	0	0	0	0	0	0	16	48	24	27	0	0	0
North	H1.33	Former Walkers Factory, Pontarddulais Road, Cadle	Allocation	100	1	0.7	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	70
North	H1.34	Land adjacent to 114 Brithwen Road, Waunarlywydd	Allocation and larger parcel full consent	15	na	na	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	6
North	H1.35	Land adjacent to Cockett Pond	Allocation	50	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25

SHPZ	LDP ref	Site name	Summary planning/build status	Capacity	Time period for pre-application / PAC	Time between submission of planning application and determination	Time taken from planning consent to discharge of conditions to enable construction	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
North	H1.36	Penrhos Place, Gendros	Allocation and pre application in progress	60	0.1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	20	30	10
North	H1.37	Manselton Primary School, Manor Road, Manselton	Allocation and pre application	30	0.5	0.7	0.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0
North	H1.38	Land at Mynydd Gamllywd Road, Morriston	Allocation	95	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	45
North	H1.39	Land at rear of Glynollen Primary School, Morriston	Allocation and pre application in progress	35	0.2	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	0
North	H1.40	Brayley Road, Morriston	Allocation and pre application	15	na	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0
North	H1.41	Land at Cadle, Fforestfach	Allocation	50	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25
North	H1.42	Land between Eppynt Road and Bettws Road, Penlan	Allocation	10	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0
Gower	H5.01	Land at Monksland Road, Scurlage	Allocation and pre application in progress	25	0.2	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	0
Gower Fringe	H5.02	Land to the east of Gowerton Road, Three Crosses	Allocation	15	1	0.7	0.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0

Gower Fringe	H5.03	Land adjoining Timmyydd Road, Three Crosses	Allocation and pre application	20	na	0.7	0.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	5
Gower Fringe	H5.04	Land adjoining Pennard Drive, Pennard	Under construction	70	na	na	na	0	0	0	0	0	0	0	0	0	1	43	26	0	0	0	0
West	H5.05	Land at Summerland Lane, Newton	Built	61	na	na	na	0	0	0	0	0	0	0	0	17	38	6	0	0	0	0	0
West	H5.06	Land at Higher Lane, Langland	Allocation and full planning consent	31	na	na	0.3	0	0	0	0	0	0	0	0	0	0	0	10	21	0	0	0

								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
GNW	SD 1.A	South of Glanffrwyd Road, Pontarddulais	Allocation and pre application	720	na	0.8	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62
GNW	SD 1.B	North of Garden Village	Full planning consent	705	na	na	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	20	79	100
GNW	SD 1.C	South of A4240, Penllerager	Full planning consent	850	na	na	0.4	0	0	0	0	0	0	0	0	0	0	0	0	30	80	100	90
North	SD.1.D	West of Llangyfelach Road, Penderyn	RM application being determined	1950	na	0.25	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	60	120	130
North	SD 1.E	North of Clasemont Road, Morriston	Allocation and pre application	600	na	0.8	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	40	100	80
West	SD 1.F	Cefn Coed Hospital, Tycoch*	Allocation and pre application	500	na	0.8	0.5	0	0	0	0	0	0	0	0	29	31	13	0	0	20	100	80
GNW	SD 1.G	Northwest of M4 Junction 46, Llangyfelach	Allocation and outline application being determined	800	na	0.8	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	20	60	80
North	SD 1.H	North of Waunarlwydd / Fforestfach	Allocation and pre application	1319	na	0.8	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	30	126	120
East	SD.1.I	Swansea Vale	Allocation and pre application	450	0.5	0.8	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	75
Central	SD.1.J	Central Area and Waterfront	Multiple sites	906				0	0	0	0	0	0	0	0	0	0	52	19	100	100	200	200
East	SD 1.K	Remainder of Fabian Way Corridor	Multiple sites	525				0	0	0	0	0	0	0	0	0	0	44	0	0	85	133	90



Central	Land south of Castle Lane, Swansea	30	0	0	0	0	0	30	0	0	0	0	0				
Central	Leonard Charles Superstore, 40 Oxford Street, Swansea	32	0	0	0	0	0	0	0	32	0	0	0				
Central	Llais Tawe, New Cut Road, Swansea	108	0	15	15	47	31	0	0	0	0	0	0				
Central	Pantycelyn Hotel, Oystermouth Road, Swansea	29	0	0	0	0	0	0	29	0	0	0	0				
Central	Park Buildings, 2 Park St, Swansea	24	0	0	0	0	0	24	0	0	0	0	0				
Central	Site K Swansea Point, Maritime Quarter	43	0	43	0	0	0	0	0	0	0	0	0				
Central	St Marks Church, Lion St, Waun Wen	13	0	0	0	13	0	0	0	0	0	0	0				
Central	The Boat Yard, Adjacent to Fishmarket Quay, Trawler Road, Maritime Quarter	50	0	0	0	0	0	0	0	0	50	0	0				
Central	Thornton Furnishings, 25 Beach Street, Swansea	16	0	0	0	0	0	0	0	16	0	0	0				
Central	Urban Village 212 - 222 High St, Swansea	75	0	0	75	0	0	0	0	0	0	0	0				
East	Clydach Hospital, Quarr Road, Clydach	14	0	0	0	0	0	0	0	14	0	0	0				
East	Copper Quarter, The Riverbank, Pentrechwyth	283	0	60	60	43	35	42	43	0	0	0	0				
East	Emily Site, Land South Of Heol Dulais, Birchgrove	148	0	0	0	0	12	66	66	4	0	0	0				
East	Former Teacher's Centre, Land at Carlton Road (Gellionen Road), Clydach	15	0	0	0	0	0	0	4	7	4	0	0				

East	Globe Theatre, High Street, Clydach	11	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0
East	Land Adjacent To 102 Wern Terrace Port Tennant Swansea	11	0	0	0	0	0	0	0	11	0	0	0					
East	Land At Lon Brynawel, Llansamlet	16	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0
East	Plots D8 and E1 Langdon Road, SA1 Swansea Waterfront	49	0	0	0	0	0	0	0	0	49	0	0					
East	Plots E2 and E3A Langdon Road, SA1 Swansea Waterfront	61	0	0	0	0	0	0	6	55	0	0	0					
East	Fields 3800, 5774, 5661 & 3996 at Heol Las, Birchgrove	132	83	28	21	0	0	0	0	0	0	0	0					
East	Former Clydach Health Centre	14	0	14	0	0	0	0	0	0	0	0	0					

SHPZ	Site name	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
East	Former Community Centre, Pen Isa Coed, St Thomas	10	0	0	10	0	0	0	0	0	0	0	0					
East	Land Adj 205 Birchgrove Rd, Birchgrove	34	0	0	34	0	0	0	0	0	0	0	0					
East	Land at Parc Yr Helig, off Ffordd y Bryn, Birchgrove	16	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0
East	Land off Pant y Blawd Rd, Llansamlet	23	23	0	0	0	0	0	0	0	0	0	0					
East	Margaret St Nursery, St Thomas	19	0	0	19	0	0	0	0	0	0	0	0					
East	Plot D10 SA1	48	0	0	15	15	18	0	0	0	0	0	0					

East	Plot D5A SA1	69	0	0	69	0	0	0	0	0	0	0	0					
East	Plot D7, SA1 Swansea Waterfront	23	0	0	0	0	0	0	0	7	0	16	0					
East	Plot D9, SA1 Swansea Waterfront	30	0	0	15	9	6	0	0	0	0	0	0					
East	Remainder Marcroft Works, St Thomas	146	0	60	72	14	0	0	0	0	0	0	0					
East	St Thomas Primary School, St Thomas	44	0	44	0	0	0	0	0	0	0	0	0					
East	Woodlands Country Club, Clydach	4	4	0	0	0	0	0	0	0	0	0	0					
GNW	104c High St, Gorseinon	26	0	26	0	0	0	0	0	0	0	0	0					
GNW	Brynteg Chapel, Brynteg Road, Gorseinon	12	0	0	0	0	0	0	0	0	0	12	0					
GNW	Carreg Teilo, Pontarddulais	33	17	16	0	0	0	0	0	0	0	0	0					
GNW	Clayton Court, Pontarddulais	27	0	27	0	0	0	0	0	0	0	0	0					
GNW	Clos Cwrt y Carne, Penyrheol	95	0	0	0	0	0	6	38	51	0	0	0					
GNW	Land at Gorseinon College, Heol Cae Tynewydd, Loughor	33	0	33	0	0	0	0	0	0	0	0	0					
GNW	Land at Heol Pentrebach, Gorseinon	41	0	0	0	0	0	0	0	0	41	0	0					
GNW	Land at TA Centre, Park Road, Gorseinon	37	0	0	0	0	0	0	0	0	37	0	0					
GNW	Land off Brynafon Road and Gower View Road, Penyrheol	30	0	0	0	30	0	0	0	0	0	0	0					
GNW	Land Off Rhydypandy Road & Mynydd Gelli Wastad Road, Morriston	20	0	0	0	0	0	0	0	0	0	0	0	20	0	0	0	0

GNW	Land rear of 16 Frampton Road, Gorseinon	12	0	0	0	0	0	0	0	0	12	0	0					
GNW	Land south of Former Cae Duke Colliery, Loughor	106	0	0	0	0	19	74	13	0	0	0	0					
GNW	Land South of Loughor Rd, Kingsbridge	111	0	0	19	66	26	0	0	0	0	0	0					
GNW	Remainder of Bryngwyn Works, Gorseinon	127	37	73	17	0	0	0	0	0	0	0	0					
GNW	Remainder Parc Penderi, Penlgeraer	215	0	55	83	33	44	0	0	0	0	0	0					
GNW	Trinity Street (Phases II and III), Pontarddulais	84	30	19	0	0	0	0	10	9	16	0	0					
Gower Fringe	Land At Former Swn Y Mor Village Inn, Burry House, Burry View / Benson Road, Penclawdd	12	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0
North	Colliers Way (Former Penplas Centre), Penderry	36	0	0	0	0	0	0	0	18	0	0	0	18	0	0	0	0
North	Former Cwmbwrla Primary School, Stepney Street, Cwmbwrla	49	0	0	0	0	0	0	0	0	0	49	0					
North	Former Pines Country Club, Treboeth	28	0	0	0	0	0	0	0	0	0	0	28	0	0	0	0	0
North	Land adjacent to Arrfyn Primary School, Penlan	21							0	21	0	0	0					
North	Land at Heol y Fran, Morriston	14	0	0	0	0	0	0	14	0	0	0	0					
North	Land North of Ffordd Cynore, Fforestfach	26	26	0	0	0	0	0	0	0	0	0	0					

SHPZ	Site name	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
North	Land north of Travellers Well Public House, Carmarthen Road, Cwmdru	10	0	0	0	0	0	0	0	0	10	0	0					
North	Land off Brynffordd, Cockett	73	0	48	25	0	0	0	0	0	0	0	0					
North	Land off Cwmgelli Drive, Treboeth	26	0	0	26	0	0	0	0	0	0	0	0					
North	Morfydd House, Morfydd Street, Morrision	26	0	0	0	0	0	0	26	0	0	0	0					
West	81 Gower Road, Sketty	45	0	0	0	0	0	0	0	0	45	0	0					
West	Former Bible College, Derwen Fawr Road, Derwen Fawr	18	0	0	0	0	0	8	10	0	0	0	0					
West	Former Emmanuel School, Derwen Fawr	30	0	30	0	0	0	0	0	0	0	0	0					
West	Former Famous Bear Public House, Mumbles	10	0	0	10	0	0	0	0	0	0	0	0					
West	Former Found Out Inn, Killan Road, Dunvant	12	0	0	0	0	0	0	12	0	0	0	0					
West	Former Glynn Vivian Nursing Home, Newton	10	0	0	10	0	0	0	0	0	0	0	0					
West	Former Langland Court Hotel, Langland	13	0	0	0	0	13	0	0	0	0	0	0					
West	Former Sketty Primary School, Tycoch	43	0	0	0	0	0	0	43	0	0	0	0					
West	Furzeland Drive, Sketty Park	43	0	0	0	0	0	0	0	0	43	0	0					
West	Land at Bethany Lane, West Cross	15	0	0	0	0	8	7	0	0	0	0	0					
West	Land at Bryn Derwen, Tycoch	54	0	0	37	17	0	0	0	0	0	0	0					
West	Moorland Ave, West Cross	10	0	10	0	0	0	0	0	0	0	0	0					



North	Phase 2, Middle Road, Ravenhill**	84	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central	2-3 Tontine Street, Swansea	21	0	0	0	0	0	0	0	0	0	0	0	0	21	0	0	0
Central	Former Ffynone Nursing Home & Rafa Club, Ffynone Road, Uplands	32	0	0	0	0	0	0	0	0	0	0	0	0	0	32	0	0
Central	Former Swansea Boys Club Berwick Terrace Mount Pleasant	23	0	0	0	0	0	0	0	0	0	0	0	23	0	0	0	0
Central	Russell House, 31 Russell Street, Swansea	21	0	0	0	0	0	0	0	0	0	0	0	0	21	0	0	0
Central	Windsor Lodge Hotel, Mount Pleasant	20	0	0	0	0	0	0	0	0	0	0	0	20	0	0	0	0
East	Ebenezer Chapel, Frederick Place, Llansamlet	15	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0
East	Former Smelting Building, Phoebe Road, Copper Quarter	12	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0
East	Land Adjacent To 77 Trallwn Road, Llansamlet	12	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0
East	Land at Bryn Hawddgar, Clydach	70	0	0	0	0	0	0	0	0	0	0	0	0	49	21	0	0
GNW	Former Walter's Yard, Pontlliw	67	0	0	0	0	0	0	0	0	0	0	0	10	30	27	0	0
GNW	Land at Cambrian Yard, Pontarddulais	31	0	0	0	0	0	0	0	0	0	0	0	31	0	0	0	0
GNW	Pencefnarda Farm, Gorseinon	44	0	0	0	0	0	0	0	0	0	0	0	0	0	44	0	0
North	Brithwen Road, Waunarlwydd	36	0	0	0	0	0	0	0	0	0	0	0	0	20	16	0	0
North	Goole Road, Fforestfach	18	0	0	0	0	0	0	0	0	0	0	0	0	10	8	0	0
West	4 Langland Road Mumbles Swansea	11	0	0	0	0	0	0	0	0	0	0	0	11	0	0	0	0
West	Former Nursing Home, 6 Langland Road, Langland	24	0	0	0	0	0	0	0	0	0	0	0	0	0	24	0	0

West	Land At Vivian Road/Gower Road and 96, 96a, 114 & 116 Eversley Road, Sketty	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0	0
West	Mumbles Pier and Foreshore, Mumbles	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0
North	77-78 Woodfield Street and 51 Crown Street, Morriston	17	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0	0
East	Land Off Felin Fran Felin Fran Birchgrove	20	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0
GNW	Land between 58-76 Goppa Road, Pontarddulais	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0
North	15 Cave Street, Cwmdru	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0
West	Land adjoining 104 Killan Road, Dunvant	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0
GNW	Land at Bolgoed Road, Pontarddulais	81	40	0	0	0	0	0	0	0	0	0	0	0	0	0	41	0
Central	89-95 Heol y Gors, Townhill, Swansea**	21	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
East	1 Pentrechwyth Road, Bonymaen	10	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0
East	19-29 Bethel Road, Llansamlet	10	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0
GNW	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	21	0	0	0
GNW	Land off George Manning Way, Gowerton	41	0	0	0	0	0	0	0	0	0	0	0	0	41	0	0	0
GNW	Land to the side of 28 Christopher Rise, Pontlliw	11	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0	0
Gower Fringe	Land rear of 702 Gower Road, Upper Killay	13	0	0	0	0	0	0	0	0	0	0	0	9	4	0	0	0

North	88-89 Woodfield Street, Morriston	10	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0
North	Land at former Cwmrhydyceirw Quarry, Morriston	300	0	0	0	0	0	0	0	0	0	10	37	47	80	80	46	0
North	Land North Of Rhodfa Fadog, Cwmrhydyceirw	29	0	0	0	0	0	0	0	0	0	0	0	0	29	0	0	0
North	Land Off Hill View Crescent and Beacons View Road, Clase	25	0	0	0	0	0	0	0	0	0	0	0	0	25	0	0	0
West	Hendrefoilan Student Village, Hendrefoilan Drive, Killay	300	0	0	0	0	0	0	1	18	20	0	0	0	60	57	70	74