

Cynllyn Datblygu Lleol Abertawe

Pedwerydd Adroddiad Monitro Blynyddol – Cyfnod 2022-23

Appendix A

## Swansea Local Development Plan

### 4th Annual Monitoring Report – Period 2022-23



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

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

1.7 This AMR also integrates the findings of the Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) monitoring of the Plan, to identify any unforeseen adverse effects and enable appropriate remedial action to be taken in-line with the SEA regulations. The Final SA Report of the LDP identifies a set of indicators that will be used to monitor LDP progress on sustainability issues. These are interlinked with the LDP monitoring indicators, but are set out separately (in Chapter 4) in this AMR from the LDP monitoring (Chapter 3) in order to measure the environmental, economic and social impacts of the LDP. This AMR accords with the requirements for monitoring the sustainability performance of the Plan through the SEA Regulations (2004) and the Conservation of Habitats and Species Regulations 2010 (as amended 2011).

1.8 The remainder of this AMR is structured as follows:

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

## Chapter 2. Significant Contextual Changes

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

## Chapter 3. Monitoring the LDP

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

- 3.1 This chapter considers the LDP monitoring indicators. The LDP Monitoring Framework was developed based around the Strategic Policies of the Plan, with indicators to measure the effectiveness of the policies in meeting identified targets and trigger points beyond which remedial action may be required if targets are not met. The monitoring framework was based on the WG guidance extant at that time.
- 3.2 Updated WG guidance identifies the indicators required in all Development Plan monitoring frameworks. The majority of these were already covered by the LDP monitoring framework, but any that were not have been added for the purposes of the AMRs. Table 2 summarises how the monitoring framework in the LDP fulfils the WG guidance and where it has been updated to reflect the latest requirements. It is also noted that the DPM states that trigger points that have specific numerical outputs (e.g. housing completions/ employment land take up) should be measured over two consecutive years (annual delivery rates not the number of AMRs submitted) allowing for trends to develop and become clearly identifiable.
- 3.3 The monitoring indicators have a target, which relates to the Plan's strategy, objectives and policy outcomes; and a trigger point which sets the parameters against which policies should deliver.
- 3.4 It should be noted that following the publication of the LDP Review Report, preparation of the Replacement LDP is underway which will involve a review of the LDP evidence base and policies.



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

DPM Edition 3 Guidance	AMR LDP Indicator Reference
<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
<p>The annual level of housing completions monitored against the Average Annual Housing Requirement (AAR)</p> <p>The components of housing supply, including site allocations, large and small windfalls should also be monitored separately</p>	<p>New indicator 5a added to cover AAR.</p> <p>Supply components are monitored by indicator 7-7d.</p>
Total cumulative completions monitored against the anticipated cumulative completion rate.	Indicator 5b (new).
<p>The level of affordable housing completions monitored against the Plan's overarching target.</p> <p>The tenure of affordable housing completions.</p>	<p>Indicator 6a</p> <p>Indicator 6aii (new)</p>
<p>Employment land take-up against allocations.</p> <p>Job growth in line with the strategy.</p>	<p>Indicator 11.</p> <p>Indicator 16a (new)</p>
Delivery of the affordable housing policy - thresholds and percentage targets for each sub-market area.	Indicator 78

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

**Table 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.

3.5 A review of the indicators as part of the monitoring process has necessitated minor amendments of the wording of a small number of indicators to ensure they can be efficiently and effectively monitored and to account for changes in data availability. The minor amendments made to the indicators and reasons for them are noted in the relevant sections of the AMR and will be considered in the preparation of the Replacement LDP indicators.

3.6 Table 3 sets out the options available to the Council with respect to each LDP monitoring indicator, when monitoring against the target and trigger point, and these are in-line with the updated WG guidance. From this point onwards, Chapter 3 provides an analysis of the performance for each LDP indicator during 2022-23 structured under the following headings:

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

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

3.10 All information presented is up to date as of April 1<sup>st</sup> 2023.

### ***Policy PS 1: Sustainable Places***

3.9 Policy PS 1 sets out a sustainable settlement strategy which directs future growth to the most sustainable locations within the defined settlement boundaries of the urban area and Key Villages; safeguards and protects the character and openness of Green Wedges; and resists inappropriate development in the countryside. There are 4 indicators covering this topic.

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

<b>LDP Objective(s):</b>	All		
<b>Key policies:</b>	PS 1	<b>Related policies:</b>	PS 3, PS 4, CV 2
<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>	No decisions permitted contrary to the policy framework
		<b>AMR No. 2:</b>	No decisions permitted 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>AMR No. 4:</b>	No decisions permitted contrary to the policy framework
<b>Analysis:</b>			
No decisions permitted contrary to the policy framework			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

3.11 WG guidance requires that the delivery of key infrastructure that underpins the Plan strategy is monitored. Indicators 2, 3, and 4 fulfil this

requirement for the allocated housing sites in the Plan, and monitor the delivery of sustainable places.

<b>LDP Objective(s):</b>	<b>All</b>			
<b>Key policies:</b>	<b>PS 1</b>	<b>Related policies:</b>		<b>PS 2, SD policies, IO 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>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>AMR No. 4:</b>	Sites being progressed in line with the Site Masterplans and policies	
<b>Analysis:</b>				
Sites being progressed in accordance with the policy framework.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				



<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>PS 1</b>	<b>Related policies:</b>	<b>PS 2, SD policies, IO 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>3. Local Indicator: SDAs to be delivered in accordance with the Placemaking principles set out in the site policy and masterplan</b>	All SDAs to be delivered in accordance with Placemaking principles set out in the site policy and masterplan, unless exceptions are justified by evidence.	<b>Adoption:</b>	Sites allocated in the Plan
		<b>AMR No. 1:</b>	Sites being progressed in-line with the Site Masterplans and policies
		<b>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>AMR No. 4:</b>	Sites being progressed in-line with the Site Masterplans and policies
<b>Analysis:</b>			
Sites being progressed in accordance with the policy framework.			
<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 2022-23 against the LDP Appendix 3 requirements.

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>PS 1</b>	<b>Related policies:</b>	<b>PS 2, IO 1, H 1, H 5, SD policies</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>4. Key Indicator: Number of planning applications permitted which deliver infrastructure measures identified in Appendix 3 of the Plan.</b>	Development addresses the impact on communities through the provision of new or improved infrastructure measures as identified in Appendix 3 of the Plan.	<b>Adoption:</b>	Sites allocated in the LDP
		<b>AMR No. 1:</b>	10 allocated 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
		<b>AMR No. 4:</b>	6 allocated sites granted planning permission in 2022-23
<b>Analysis:</b>			
Sites being progressed in accordance with the policy framework.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

### **Policy PS 3: Sustainable Housing Strategy**

3.13 Policy PS 3 sets out how the Plan will meet the identified housing requirement over the Plan period. A number of indicators monitor this aspect of the Plan.

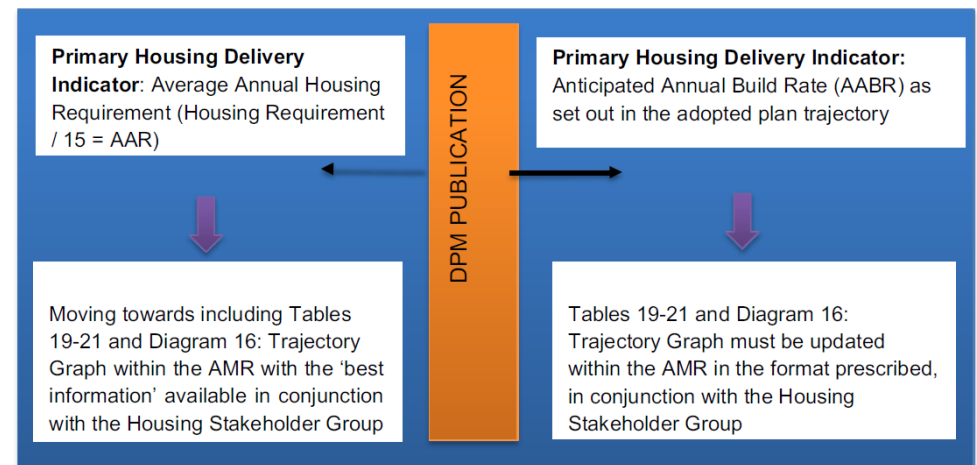
#### **Monitoring Housing Delivery**

3.14 The revised Development Plan Manual (DPM edition 3 2020) published by WG has set out an amended monitoring process for tracking housing delivery. This new approach to monitoring reflects amendments that have been made to national planning policy. As a result of this, Core Indicator 5 in the Swansea LDP (the indicator that was intended to monitor the 5 year housing land supply in accordance with the now revoked TAN 1) is no longer needed. Instead, LDP Indicator 5 has been replaced by two new key indicators (5a and 5b) as per the requirements set out in the latest DPM.

3.15 The DPM is clear (para 8.14) that “for the avoidance of doubt, those Local Planning Authorities who adopted their LDP prior to the publication of the DPM (Edition 3) in March 2020 should use the Average Annual Housing Requirement (AAR) method as the primary indicator to measure housing delivery, and include the trajectory approach within Annual Monitoring Reports (AMRs) going forward”. A

trajectory must be included where delivery is compared against the straight AAR line (para 8.15). In the case of Swansea, this approach necessitates that the total requirement for housing in the LDP (15,600 units) be divided by the 15 year period of the Plan. The DPM summarises this approach by means of a useful illustration, which is replicated in Figure 1 below.

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

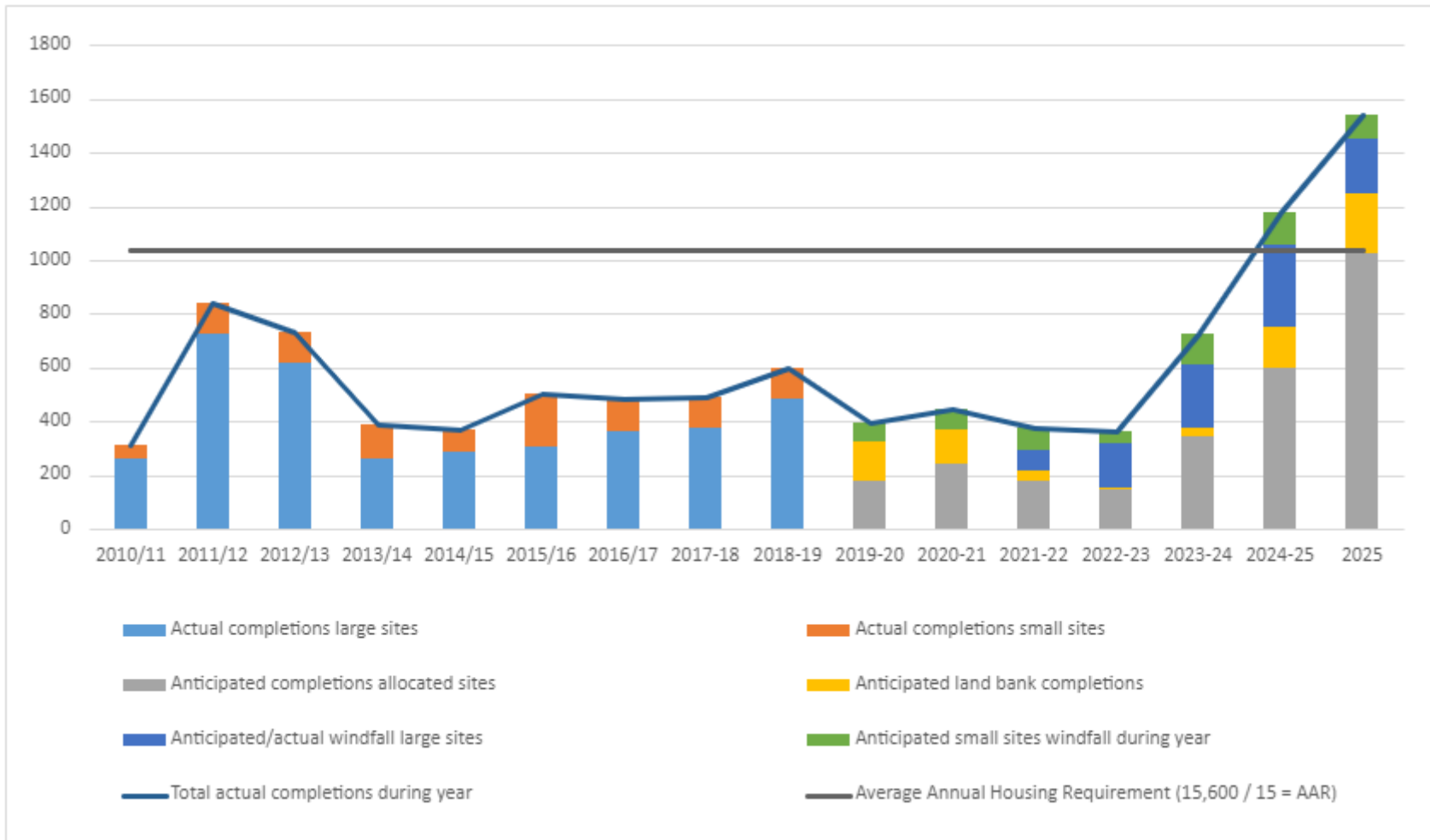


3.16 The DPM requires Local Planning Authorities to chart and tabulate actual completions against the ‘straight AAR line’, and forecast the timing and phasing of sites/supply in the remaining years of the plan period.

- 3.17 In accordance with these requirements, the Council has prepared an update to the records for the delivery of all housing sites with the benefit of planning consent, and/or that are allocated in the LDP, in terms of the number of units completed in 2022-23, as well as the forecasts for future completions. In-line with the DPM, the Council has tracked forward the progress made on sites since the forecasts that were agreed at the Swansea LDP Examination and formalised in the adopted Plan. This updated schedule builds in time lags (to apply as of April 1st 2023) for i) pre-application / PAC, ii) the time between submission of the planning application until determination, and iii) the time taken from planning consent to the discharge of conditions to enable construction to start. In-line with the DPM, the Council has also applied time lags to the non strategic allocations. This approach is based on the same source evidence as was agreed during the Examination in Public on the Swansea LDP as being a sound basis for delivery trajectories on the allocated SDAs (Chamberlain and Walker: The Role of Land Pipelines in the UK Housebuilding Process). Evidence gathering and discussions with developers on the progress of sites have been used to update the forecasts and are set out in the site schedules at Appendix 1, which follow the structure required in the template Tables 19 and 20 of the DPM. Indicators 5a and 5b are based on these schedules.
- 3.18 In-line with the DPM, in addition to the close and regular dialogue that the LPA has had with developers and RSLs on sites being promoted and engaging with developers during regular Council facilitated Developer Forum meetings, the LPA also undertook direct consultation with the development sector through the Home Builders Federation (HBF) Wales.
- 3.19 The indicators monitoring housing delivery are set out below.

<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 (36% of the AAR).
		<b>AMR No. 4:</b>	Completions in 2022-23 = 363 (35% 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	146	343	601	1028
Actual/Anticipated land bank completions during year (after LDP adoption)											148	131	40	5	34	154	220
Anticipated windfall during year (after LDP adoption)											0*	0*	76	166	234	304	204
Actual/Anticipated small windfall during year (after LDP adoption)											70**	74**	80**	46**	117	117	88
<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>363</b>	<b>728</b>	<b>1,176</b>	<b>1,540</b>
<b>AAR (15,600 / 15 )</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>		<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>	<b>1,040</b>

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

\*\*Includes some small sites within SD J

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

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

There have been highly exceptional circumstances that have influenced the above outcome over the last 2-3 years. In particular, at times within this period dwelling completions have been impacted by the COVID 19 crisis impacting on site operations (closure of sites and social distancing), while labour supply issues, rising costs of materials and extended lead in times due to supply chain problems are also impacting the housebuilding industry<sup>1</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 3, the Swansea LDP SDAs have taken longer than originally anticipated to progress to a stage that will enable delivery of homes on site. Significant progress has though been made. The LPA has continued to engage closely with the relevant site promoters and developers since the LDP was prepared and adopted, and several SDAs have been brought forward to detailed planning application stages. This close working has ensured that the sites have progressed in-line with the detailed placemaking principles and sustainability requirements that are clearly set out in the Development Plan and national policy, and that infrastructure and other measures are secured through complex Section 106 agreements. Overall, the close engagement with site promoters and work to progress applications has resulted in some significant progress in 2022-23. Development has commenced on the first phase of SD C Land at Parc Mawr, Penllergaer and the developer has set out forecasted build showing that the site will gather pace in 2023-24. Development is also expected to commence early in 2024 at both SD B Land at Garden Village and SD D West of Llangyfelach Road, Penderry. In this context it is noteworthy that the latest published Cardiff AMR highlights that once their SDA sites started to deliver new homes, notwithstanding that completions are under the AAR, this drove a significant step change in the number of total housing completions in the County.

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

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

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

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

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

**Action:**

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

<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>AMR No. 4:</b>	Cumulative completions by 2022-23 total 6,315 (47% of the cumulative AAR)
<b>Analysis:</b>			
<p>The table below shows completions have been below the AAR level in the first 4 years following adoption of the LDP. Therefore the overall number of additional dwellings built within the County has fallen below the requirement for 4 consecutive years following adoption of the Plan. It is also important to note that cumulative completions are partly below the cumulative AAR rate as a result of completions having been below the required rate in the early years of the Plan period before the LDP and its new housing supply was adopted.</p> <p>A detailed response to the shortfall in provision is provided under indicator 5a above.</p>			

**Table 5: Cumulative Annual Completions compared against the Cumulative AAR rate**

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017-18	2018-19	LDP Adopted	2019-20**	2020-21	2021-22	2022-23
Total actual completions during year	314	844	731	389	368	506	486	492	605		397	446	374	363
Cumulative completions	314	1,158	1,889	2,278	2,646	3,152	3,638	4,130	4,735		5,132	5,578	5,952	6,315
Cumulative Average Annual Housing Requirement (15,600 / 15 = AAR)	1,040	2,080	3,120	4,160	5,200	6,240	7,280	8,320	9,360		10,400	11,440	12,480	13,520

**Action:**

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

**Net Additional Dwellings**

3.20 Indicator 6 is required in all LDPs. It monitors progress in meeting the 15,600 new homes identified as the housing requirement for Swansea over the LDP period 2010-25. Following indicator 6, further indicators are also provided below which monitor different types of housing sites in the supply.

<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
	2018/19	816	<b>AMR No. 1:</b>
	<b>LDP adopted</b>		
	2019/20	1,360	<b>AMR No. 2:</b>
	2020/21	1,654	
	2021/22	1,760	<b>AMR No. 3:</b>
	2022/23	1,959	
	2023/24	1,436	<b>AMR No. 4:</b>
2024/25	1,569		
2025	961		
<b>Analysis:</b>			
<p>363 new dwellings were completed (net*) in 2022-23 comprising:</p> <ul style="list-style-type: none"> <li>• 317 completions recorded on large sites (of 10+ dwellings).</li> <li>• 46 completions recorded on small sites (&lt;10 dwellings).</li> </ul> <p>Overall housing completions are below the requirement for the 4<sup>th</sup> 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 underway</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>Indicator:</b>	<b>Target:</b>							
<b>6b Key Indicator: Number of net additional dwellings built in the County by SHPZ.</b>	To deliver 15,600 dwellings in total during the Plan period, broken down by SHPZ as follows. Annual targets for remainder of Plan period:							
		<b>C</b>	<b>E</b>	<b>GNW</b>	<b>G</b>	<b>GF</b>	<b>N</b>	<b>W</b>
	2018/19	182	199	149	0	0	69	125
	<b>LDP adopted</b>							
	2019/20	187	190	560	0	25	209	179
	2020/21	153	240	703	25	30	430	107
	2021/22	130	412	629	0	40	484	115
	2022/23	533	290	500	0	0	600	117
	2023/24	122	195	550	0	0	491	80
	2024/25	245	240	555	0	0	441	110
2025	203	105	318	0	0	248	71	
<b>Related policies:</b>	<b>H 1-H 6, H 9</b>							
<b>Outcome:</b>	<b>Trigger point:</b>							
<b>Adoption:</b>	Housing requirement and site delivery set out in the Plan							
<b>AMR No. 1:</b>	2019-20 New dwellings by SHPZ (net*):							
		<b>C</b>	<b>E</b>	<b>GNW</b>	<b>G</b>	<b>GF</b>	<b>N</b>	<b>W</b>
2019/20**	44	88	126	1	2	66	70	
<b>AMR No. 2:</b>	2020-21 New dwellings by SHPZ (net*):							
		<b>C</b>	<b>E</b>	<b>GNW</b>	<b>G</b>	<b>GF</b>	<b>N</b>	<b>W</b>
2020/21	85	151	55	7	18	72	58	
<b>AMR No. 3:</b>	2021-22 New dwellings by SHPZ (net*):							
		<b>C</b>	<b>E</b>	<b>GNW</b>	<b>G</b>	<b>GF</b>	<b>N</b>	<b>W</b>
2021/22	59	63	87	7	56	87	15	
<b>AMR No. 4:</b>	2022-23 New dwellings by SHPZ (net*):							
		<b>C</b>	<b>E</b>	<b>GNW</b>	<b>G</b>	<b>GF</b>	<b>N</b>	<b>W</b>
2022/23	35	21	152	1	19	118	17	

<b>Analysis:</b>	
Housing completions are below the requirement for the 4 <sup>th</sup> 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>	
<b>Issues to be addressed as part of the 4 year statutory plan review that is now underway</b>	

### Additional Dwellings on Allocated Sites

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

<b>Analysis:</b>				
<p>146 new homes were delivered on large sites of 10+ units at allocated sites in 2022-23. This amounted to 40% of the 363 housing units delivered in the year.</p> <p>Housing completions are below the requirement for the 4<sup>th</sup> 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.</p>				
<b>Action:</b>				
<b>Relevant policies to be reviewed as part of the 4-year statutory plan review that is now underway</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>		SD 1, SD A-L																		
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>																			
<b>7a Key Indicator: Total housing units built on allocated sites as a % of overall housing provision</b>	To deliver 7,109 dwellings on SDAs in total during the Plan period. Annual targets for remainder of Plan period:	<b>Adoption:</b>	Housing requirement and site delivery set out in the Plan																			
	<table border="1"> <tr> <td>2018/19</td> <td>100</td> </tr> <tr> <td colspan="2"><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>AMR No. 1:</b>	19* new dwellings built on SDAs.	
	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>AMR No. 2:</b>	112 new dwellings built on SDAs.																				
	<b>AMR No. 3:</b>	19 new dwellings built on SDAs.																				
		The overall number of additional dwellings built on SDAs falls below the requirement for 2 consecutive years																				

		<b>AMR No. 4:</b>	60 new dwellings built on SDAs.	
<b>Analysis:</b>				
60 new homes were delivered on allocated SDA sites in 2022-23. This amounted to 17% of the 363 housing units delivered in the year. Housing completions are below the requirement for the 4 <sup>th</sup> 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 underway</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>		H 1
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>	
<b>7b Key Indicator: Total housing units built on allocated sites as a % of overall housing provision</b>	To deliver 2,611 dwellings on H 1 allocations in total during the Plan period. Annual targets for remainder of Plan period:	<b>Adoption:</b>	Housing requirement and site delivery set out in the Plan	
		<b>AMR No. 1:</b>	162 new dwellings built on H 1 sites	
		<b>AMR No. 2:</b>	106 new dwellings built on H 1 sites	
		<b>AMR No. 3:</b>	110 new dwellings built on H 1 sites	
		<b>AMR No. 4:</b>	73 new dwellings built on H 1 sites	

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

### 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>																			
<b>Indicator:</b>	<b>Target:</b>		<b>Outcome:</b>	<b>H 5</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																		
	<table border="1"> <tr> <td>2018/19</td> <td>40</td> </tr> <tr> <td colspan="2" style="background-color: red;"><b>LDP adopted</b></td> </tr> <tr> <td>2019/20</td> <td>75</td> </tr> <tr> <td>2020/21</td> <td>55</td> </tr> <tr> <td>2021/22</td> <td>40</td> </tr> <tr> <td>2022/23</td> <td>0</td> </tr> <tr> <td>2023/24</td> <td>0</td> </tr> <tr> <td>2024/25</td> <td>0</td> </tr> <tr> <td>2025</td> <td>0</td> </tr> </table>		2018/19	40	<b>LDP adopted</b>		2019/20	75	2020/21	55	2021/22	40	2022/23	0	2023/24	0	2024/25	0	2025	0	<b>AMR No. 1:</b>	17 new dwellings completed on H 5 sites
	2018/19	40																				
	<b>LDP adopted</b>																					
	2019/20	75																				
	2020/21	55																				
	2021/22	40																				
	2022/23	0																				
	2023/24	0																				
2024/25	0																					
2025	0																					
		<b>AMR No. 2:</b>	39 new dwellings completed on H 5 sites																			
		<b>AMR No. 3:</b>	49 new dwellings completed on H 5 sites																			
				The overall number of additional dwellings built on H 5 allocations falls below the requirement for 2 consecutive years.																		

		<b>AMR No. 4:</b>	13 new dwellings completed on H 5 sites	
<b>Analysis:</b>				
<p>13 new homes were delivered on allocated H 5 sites, 4% of all housing delivery in this year.</p> <p>Housing completions are below the requirement in 2022-23, for 4 consecutive years following adoption of the LDP and its new housing land supply. Please see the Council's commentary on housing delivery set out under Indicator 5a. A review is needed of the H 5 policy.</p>				
<b>Action:</b>				
<b>Relevant policy to be reviewed as part of the 4-year statutory plan review that is now underway</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>	80 new dwellings were completed on windfall sites
	<b>LDP adopted</b>	<b>AMR No. 2:</b>	167 new dwellings were completed on windfall sites
	2019/20   215	<b>AMR No. 3:</b>	156 new dwellings were completed on windfall sites
	2020/21   215	<b>AMR No. 4:</b>	166 new dwellings were completed on windfall sites
	2021/22   215		
	2022/23   215		
	2023/24   215		
2024/25   215			
2025   162			
<b>Analysis:</b>			
<p>166 new homes were delivered on windfall sites, representing 46% of all housing delivery in this year.</p> <p>An estimate for windfall development was included in the Plan for approximately 215 units per annum on large and small sites. Housing completions on windfall sites are close to the estimated forecast in 2022-23 having been lower in previous years after adoption.</p> <p>The emerging evidence suggests that the windfall assumptions adopted in the LDP were a conservative underestimate with regard to large (10+ unit sites) sites and that it can be expected that further sites will come forward in the later years of the Plan period, above and beyond the annual rate assumed in the LDP, which will benefit supply in future years of the Plan. Therefore, the delivery from windfall</p>			

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

<b>Action:</b>	
<b>Further research required of windfall rates to inform future forecasts for the Replacement LDP</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>		
<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	The overall number of additional housing built within the Plan area is 10% or more below the cumulative requirement set in the Policy Target for 2 consecutive years.
		<b>AMR No. 1:</b>	1 new dwelling in Key Villages	
		<b>AMR No. 2:</b>	2 new dwellings in Key Villages	
		<b>AMR No. 3:</b>	82 new dwellings in Key Villages	
		<b>AMR No. 4:</b>	47 new dwellings in Key Villages	

<b>Analysis:</b>				
47 new dwellings recorded as built in Key Villages in 2022-23. Housing completions are below the forecast for the fourth consecutive year in which the LDP has been in operation. Please see the Council's commentary on housing delivery set out under Indicator 5a.				
<b>Action:</b>				
<b>Issues to be addressed as part of the 4-year statutory plan review that is now underway</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>	1,9,14,17		
<b>Key policies:</b>	Policy PS 3	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>H 7</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.
		<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>AMR No. 4:</b>	Development of new pitches did not commence in 2022-23
<b>Trigger point:</b>			
Development of 2018/0830 at Pant y Blawd Road not completed by 2021.  No start on site in year 2023/24 for delivery of 6 pitches to meet residual need (or sufficient pitches to address the re-assessed need).			
<b>Analysis:</b>			
Development of new pitches on the land west of Pant y Blawd Road, which it is identified in the LDP would accommodate the 7 pitches needed in the period up to the end of 2021, had not yet commenced as of April 1 <sup>st</sup> 2023. AMR 3 previously identified that the trigger point regarding the aim for the development to be completed by the end of 2021 had not been fulfilled.  A Full Review of the LDP has been triggered and in the preparation of the Replacement LDP a review is required of the latest Gypsy and Traveller need and available land that can accommodate it.			
<b>Action:</b>			
<b>Relevant policy to be reviewed as part of the 4-year statutory plan review that has commenced</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 published in 2019-20
		<b>AMR No. 2:</b>	No further newly arising need published in 2020-21
		<b>AMR No. 3:</b>	No further newly arising need published in 2021-22
		<b>AMR No. 4:</b>	No further newly arising need published in 2022-23
<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 has yet been published as of the base date of this AMR, 1 <sup>st</sup> April 2023. However, as noted above under indicator 9, further investigation is needed with regard to the up to date need for pitches to inform the 4 year statutory plan review that has commenced.			
<b>Action:</b>			
<b>Further research/investigation required as part of the Replacement LDP evidence base</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 an HMO Management Area which is defined on the LDP Proposals Map and covers parts of Uplands and Castle Wards. Indicator 10, below, monitors the background level of HMOs as a proportion of all residential properties in the HMO Management Area.

<b>LDP Objective(s):</b>	1,9,14,17		
<b>Key policies:</b>	Policy PS 3	<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 concentration is within the range identified in the indicator trigger point
		<b>AMR No. 2:</b>	HMOs concentration is within the range identified in the indicator trigger point
		<b>AMR No. 3:</b>	HMOs concentration is within the range identified in the indicator trigger point
		<b>AMR No. 4:</b>	HMOs concentration is within the range identified in the indicator trigger point.
<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>			
HMOs concentration is within the range identified in the indicator trigger point.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

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

3.24 This section provides an analysis of the monitoring indicators for the plan's Strategic Employment Strategy, which is set out in Policy PS 4. The WG guidance<sup>2</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 LDP monitoring framework includes some contextual indicators. The Replacement LDP evidence base gathering includes a review of the economic baseline data and this work is ongoing. Therefore this monitoring has not been replicated in AMR 4.

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<sup>2</sup> Edition 3 of the Development Plans Manual (DPM), March 2020.

## Monitoring the Strategic Employment Strategy

### Job Growth

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

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

<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; RC 1-13</b>
<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	A decrease is recorded for 2 consecutive years
		<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>AMR No. 4:</b>	Latest data available estimates (September 2021): 108,000 jobs.  An estimated decrease of 2,000 jobs (1.8%)	
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**Analysis:**

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

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

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

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

**Employment Estimates by Broad Industry Sector for Swansea 2017-21**

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

7: Retail (Part G)	12,000	11,000	11000	11000	11000
8: Transport & storage (inc postal) (H)	3,500	3,000	3000	3000	2500
9: Accommodation & food services (I)	8,000	8,000	9000	9000	8000
10: Information & communication (J)	2,500	2,250	2500	2500	5000
11: Financial & insurance (K)	5,000	5,000	5000	5000	4500
12: Property (L)	1,750	1,750	1500	1750	1500
13: Professional, scientific & technical (M)	5,000	4,500	4500	6000	5000
14: Business administration & support services (N)	10,000	10,000	9000	9000	8000
15: Public administration & defence (O)	13,000	13,000	13000	12000	12000
16: Education (P)	10,000	11,000	11000	11000	11000
17: Health (Q)	18,000	18,000	19000	20000	19000
18: Arts, entertainment, recreation & other services (R-U)	4,500	3,500	4000	4500	6000
<b>Total</b>	<b>108,000</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) 2021.

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

**Action:**

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

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

- 3.27 Strategic Policy PS 4 sets out the sustainable employment strategy for the LDP. It allocates mixed use SDAs that incorporate substantive areas for new or retained employment uses of varying scale. There was no identified requirement for the allocation of non-strategic employment sites in the LDP. Indicator 11 analyses the amount of employment development planning applications permitted on the SDAs in 2022-23 in order to monitor delivery of this element of the sustainable employment strategy.

<b>LDP Objective(s):</b>	2, 10, 11, 12, 13, 15, 16		
<b>Key policies:</b>	PS 4	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>SD G – K</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>AMR No. 4:</b>	Employment land permitted in 2022-23 on allocated sites = 0.97 ha  This is 1.6% of the 60 ha allocated on SDAs in the LDP
			<b>Trigger point:</b> None specified in the LDP

**Analysis:**

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

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

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

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

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

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

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

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

In addition to the 2.7 ha consented during 2019-2020, 0.8 ha in 2020-21, 2.4 ha in 2021-22, the 0.97 ha consented (above) in 2022-23 equates to a total of 6.9 ha or 11.5% of the overall LDP allocation of 60 ha. It should be noted that the Plan provides a higher level of employment land allocations than the identified employment land requirement of 19 ha. The allocations have been made on a range of sites for different types of investors at sustainable locations across the County, to maximise opportunities for investment and to be flexible to changes in market demand.

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

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

**Action:**

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

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

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

<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																																																	
			<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.																																																	
				The amount of floorspace built falls below the cumulative requirement for 2 consecutive years																																																	

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

***Employment Development Permitted Outside of Existing Employment Areas 2022-23***

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

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



<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>AMR No. 4:</b>	No planning consents contrary to the policy framework in 2022-23
<b>Analysis:</b>			
No planning consents contrary to the policy framework in 2022-23			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

***Monitoring Loss of the Existing Employment Land Bank 2022-23***

3.30 There is no identified requirement for the allocation of non-strategic employment sites in the LDP, but the

policy framework instead safeguards the land and premises in active viable employment use for future employment uses, which will allow for churn and provide choice. The Plan also recognises that appropriate flexibility must be retained for instances where circumstances may change and existing sites

become unviable. Policy RC 11 sets out the criteria which must met for a development of established industrial and commercial land and premises for non-business uses falling outside of Use Classes B1, B2

and B8. Indicator 21 monitors this element of the employment strategy.

<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
		<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>AMR No. 4:</b>	A small number of changes of use from an existing B use to a non B use were consented in 2022-23. The decisions
			Planning applications for non-employment uses permitted on existing employment land bank contrary to the policy framework.

			were in-line with the LDP policy framework.	
<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 2022-23. Policy RC 11 allows for some exceptional circumstances where there will be a need for flexibility to be applied in considering proposals for a change of use away from employment uses, in the interests of ensuring the best use of redundant land and premises, and the decisions were in-line with the LDP policy framework.				
<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).

Policy RC 12, defining major office development as over 200 sq m and analysing the amount of office development permitted within the Central Area boundary (defined by SD J) and outside of it.

3.33 Policy RC 12 sets out that the preferred location for significant office development (defined as being over 200 sq m of gross floor area) is the Swansea Central Area. Indicator 12 also monitors the effectiveness of

<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> Amount of major retail, office and leisure development (sq.) permitted within established town and <i>District Centre</i> boundaries and outside established town and <i>District Centre</i> boundaries.	No applications permitted contrary to the policy framework.	<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>AMR No. 4:</b>	No applications permitted contrary to the policy framework.
<b>Analysis:</b>			
No applications permitted contrary to the policy framework.			
<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>AMR No. 4:</b>	39 relevant applications were permitted.	

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

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

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

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

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

With regard to the identified trigger and monitoring changes in numbers over time, it should be noted that the majority of applications for rural enterprises/businesses are for holiday/visitor accommodation, which can be divided into caravan rallies, temporary permissions for seasonal caravan sites (for 5 or less caravans), and use of existing buildings as holiday let accommodation and festival camping. The number of planning applications for caravan rallies can vary each year, which may influence the target of a 2-year annual increase in the



number of planning applications permitted. Similarly, the majority of planning applications for seasonal caravan/camping sites seek temporary permission for 2 years. Therefore, for example, those permitted in 2019-20 will mostly also cover the 2020-21 season and will not require a further planning application next year. Therefore, comparisons over time are difficult to judge and this indicator will need to be reviewed when the LDP is reviewed.

**Action:**

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

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

- 3.35 This section provides an analysis of the monitoring indicators for the Strategic Development Areas (SDAs) allocated in the LDP under policy SD 1; and the individual site policies SD A to SD L, which set out the placemaking principles and development requirements for each site.
- 3.36 The WG guidance<sup>3</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 and the main part of the site has started PAC in 2023 with a planning application expected to be submitted before the end of the year.

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

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD A</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>27. Key Indicator: Delivery of SD A and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan, unless exceptions are justified by evidence.	<b>Adoption:</b>	SD A allocated in the LDP
		<b>AMR No. 1:</b>	Site is at the pre-planning application stage.
		<b>AMR No. 2:</b>	Site is at the pre-planning application stage EIA Screening Opinion determined for Hybrid Planning application
		<b>AMR No. 3:</b>	Site is at the pre-planning application stage
		<b>AMR No. 4:</b>	Site is at the pre-planning application stage
<b>Analysis:</b>			
No detailed planning applications have been determined 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 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> <tr> <td>2022-2023</td> <td>90</td> </tr> <tr> <td>2023-2024</td> <td>90</td> </tr> <tr> <td>2024-2025</td> <td>90</td> </tr> <tr> <td>2025</td> <td>68</td> </tr> </tbody> </table>	Year	Units		2019-2020	0	2020-2021	58	2021-2022	90	2022-2023	90	2023-2024	90	2024-2025	90	2025	68	<b>AMR No. 2:</b>	No completions were delivered during this monitoring year.
	Year	Units																		
	2019-2020	0																		
	2020-2021	58																		
	2021-2022	90																		
	2022-2023	90																		
2023-2024	90																			
2024-2025	90																			
2025	68																			
	<b>AMR No. 3:</b>	No completions were delivered during this monitoring year.																		
	<b>AMR No. 4:</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 on both the greenfield and brownfield parts of the site.																			

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

**Action:** [Redacted]  
**Relevant policy to be reviewed as part of the 4-year statutory plan review that has now commenced**

<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>AMR No. 4:</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>	[Green Redacted]			
<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. The Council approved the RM planning applications (ref: 2019/2905/RES and 2019/2906/RES) in July 2021 during the AMR 3 period 2021-22. A significant amount of collaborative work has been undertaken between the developer and the Council through a Planning Performance Agreement for this strategic mixed-use scheme with the planning approval delivering an exemplar placemaking approach to this Strategic Development Area. Development is also expected to commence early in 2024.

<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</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan,	<b>Adoption:</b>	SD B allocated in the LDP
			<b>Trigger point:</b> One planning application permitted not in accordance with

<b>accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	unless exceptions are justified by evidence.	<b>AMR No. 1:</b>	Outline planning consent granted in-line with the LDP site policy and masterplan in 2019-20.	the site policy and masterplan. unless exceptions are justified by evidence.
		<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>AMR No. 4:</b>	No planning consents granted in 2022-23.	
<b>Analysis:</b>				
No planning consents granted 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 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>AMR No. 4:</b>	Delivery has not commenced
			Delivery of homes falls below the cumulative target over any 2-year period for 2 consecutive years.
<b>Analysis:</b>			
There have been no completions to date. However the detailed reserved matters planning applications have been consented and it is expected that delivery of units will commence and get well underway in 2024. Whilst AMR 3 identified that delivery has fallen below the cumulative target for the 2 year period and a trigger has been reached, given the above it is expected that delivery of units will commence at pace in the coming years. Other indicators have identified that a statutory 4 year Plan Review is now required and this review will identify that this site will be a commitment in the next Plan due to the planning consent for the whole site.			
<b>Action:</b>			
<b>Relevant policy to be reviewed as part of the 4-year statutory plan review that has now commenced</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
		<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>AMR No. 4:</b>	No planning consents in 2022-23.
<b>Analysis:</b>			
No planning consents in 2022-23			
<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 A hybrid planning application, part outline for the whole site, and part detailed for 184 of the homes (ref 2018/2697/OUT), was approved by the Council subject to a Section 106 Agreement in 2020-21. The S106 Agreement was signed on 18 January 2021. Development of the site commenced in 2022-23.

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD C</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>SD 1, SD 2, PS 1</b>
<b>33. Key Indicator: Delivery of SD C and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	All SDAs to be delivered in accordance with <i>Placemaking</i> principles set out in Policy SD 2 and the site policy and masterplan unless exceptions are justified by evidence.	<b>Adoption:</b>	SD C allocated in the LDP
		<b>AMR No. 1:</b>	No planning applications determined in 2019-20.
		<b>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>AMR No. 4:</b>	No further relevant planning applications determined
<b>Analysis:</b>			<b>Trigger point:</b>
No further relevant planning applications determined 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 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.																	
	<b>AMR No. 4:</b>	314 units were forecast to be completed in the LDP trajectory by the end of 2022-23.  27 units completed.																	
<b>Analysis:</b>																			
Delivery has commenced on the first phase with 27 units completed. The developer has set out forecasted build showing that the site will gather pace in 2023-24.																			

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

**Action:** [Redacted]

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

<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>	No planning applications determined	
		<b>AMR No. 4:</b>	No planning applications determined in 2022-23	
<b>Analysis:</b>				
No planning applications determined in 2022-23				
<b>Action:</b>	[Green]			
<b>No further action required, other than to continue monitoring.</b>				

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

- 3.42 Site D is allocated for a comprehensive, residential led, development of circa 1,088 homes during the Plan period, incorporating a mix of low-medium and high density residential, a new local centre with commercial units, Primary School, a mix of public realm, open space, play provision and a new community building. Policy SD 1 states that the site has capacity for further homes beyond the Plan period with a total capacity of around 1,950 homes.
- 3.43 A detailed Reserved Matters planning application was approved during 2022-23 for the first phase comprising up to 470 homes (ref: 2019/2881/RES).

Outline planning consent (ref: 2017/1822/OUT) was granted to Llanmoor Homes in October 2019 for the whole site, comprising consent for up to 1,950 dwellings to be built in phases (1,160 within the LDP Plan period), creation of a link road, local centre, provision of a primary school, community facilities, public open space including facilities for children, and areas of landscaping (including sustainable drainage systems), outdoor sports provision including playing pitches, associated services, infrastructure and engineering works including new vehicular access, improvements to the existing highway network, new roads, footpaths / cycleways, and ancillary works. Development is expected to commence early in 2024.

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

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

<b>LDP Objective(s):</b>	<b>All</b>																			
<b>Key policies:</b>	<b>Policy SD D</b>	<b>Related policies:</b>		<b>SD 1, SD 2, PS 1</b>																
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>																
<b>37. Key Indicator: Delivery of new homes on SD D in accordance with site policy and masterplan.</b>	Delivery of 1,088 homes by end of Plan period.	<b>Adoption:</b>	SD D allocated in the LDP	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.																	
	<table border="1"> <thead> <tr> <th>Year</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>120</td> </tr> <tr> <td>2020-2021</td> <td>160</td> </tr> <tr> <td>2021-2022</td> <td>170</td> </tr> <tr> <td>2022-2023</td> <td>170</td> </tr> <tr> <td>2023-2024</td> <td>170</td> </tr> <tr> <td>2024-2025</td> <td>170</td> </tr> <tr> <td>2025</td> <td>128</td> </tr> </tbody> </table>	Year	Units		2019-2020	120	2020-2021	160	2021-2022	170	2022-2023	170	2023-2024	170	2024-2025	170	2025	128	<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.
	Year	Units																		
	2019-2020	120																		
	2020-2021	160																		
2021-2022	170																			
2022-2023	170																			
2023-2024	170																			
2024-2025	170																			
2025	128																			
	<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>AMR No. 4:</b>	620 units were forecast to be completed in the LDP trajectory by the end of 2022-23. Delivery has not yet commenced.																		

<b>Analysis:</b>				
<p>Delivery has not yet commenced. However, the reserved matters planning application was approved in 2022-23. Delivery of the site is behind schedule and further engagement work is required between the LPA and developer to facilitate timely discharge of conditions to enable development to commence. Whilst AMR 3 noted that delivery has fallen below the cumulative target for the 2 year period and a trigger has been reached, it is expected that delivery of units will commence in 2024 and go forward at pace in the coming years. Other indicators identified that a statutory 4 year Plan Review is required and this review will identify that this site will be a commitment in the next Plan due to the planning consent for the whole site.</p>				
<b>Action:</b>				
<b>Relevant policy to be reviewed as part of the 4 year statutory plan review that has now commenced</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>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>AMR No. 4:</b>	No relevant detailed permissions granted.	
<b>Analysis:</b>				
No relevant detailed permissions granted.				
<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 2023-24.



<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 site policy and masterplan.</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan, unless exceptions are justified by evidence.	<b>Adoption:</b>	SD E allocated in the LDP	One planning application permitted not in accordance with the site policy and masterplan, unless exceptions are justified by evidence.
		<b>AMR No. 1:</b>	Site is at 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>AMR No. 4:</b>	Site is at pre- planning 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 E</b>	<b>Related policies:</b>																	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>SD 1, SD 2, PS 1</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																
	Annual targets for remainder of Plan period:	<b>AMR No. 1:</b>	No completions forecasted in the LDP trajectory during this monitoring year.																
	<table border="1"> <thead> <tr> <th>Year</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>0</td> </tr> <tr> <td>2020-2021</td> <td>72</td> </tr> <tr> <td>2021-2022</td> <td>80</td> </tr> <tr> <td>2022-2023</td> <td>90</td> </tr> <tr> <td>2023-2024</td> <td>90</td> </tr> <tr> <td>2024-2025</td> <td>90</td> </tr> <tr> <td>2025</td> <td>68</td> </tr> </tbody> </table>	Year	Units	2019-2020	0	2020-2021	72	2021-2022	80	2022-2023	90	2023-2024	90	2024-2025	90	2025	68	<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.
	Year	Units																	
	2019-2020	0																	
	2020-2021	72																	
2021-2022	80																		
2022-2023	90																		
2023-2024	90																		
2024-2025	90																		
2025	68																		
	<b>AMR No. 3:</b>	152 units were forecast to be completed in the LDP trajectory by the end of 2021-22. Delivery has not commenced.																	
	<b>AMR No. 4:</b>	242 units were forecast to be completed in the LDP trajectory by the end of 2022-23. 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 2023-24. Delivery of the site is behind schedule and further engagement work is required between the LPA and developer to facilitate a planning application to be submitted as soon as possible. Whilst AMR 3 noted that delivery has fallen below the cumulative target for the 2 year period and a trigger has been reached, the site is making progress. Other indicators highlighted the need for a																			

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

**Action:**

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

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD E</b>	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>SD 1, SD 2, PS 1</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.
		<b>AMR No. 4:</b>	Site is at pre- planning application stage.
<b>Analysis:</b>			<b>Trigger point:</b>
			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 stage.

LDP Objective(s):	All			
Key policies:	Policy SD F	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:		Trigger point:
<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	One planning application permitted not in accordance with the site policy and masterplan.
		<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.	
<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>AMR No. 4:</b>	192 dwellings were forecast for delivery by the end of 2022-23. 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. Delivery of the site is behind schedule and further engagement work is required between the LPA and developer to facilitate a planning application to be submitted as soon as possible. AMR 3 noted that delivery has fallen below the cumulative target over a two year period for two consecutive years. Therefore the trigger has been breached and other indicators highlighted the need for a statutory 4 year Plan review, which will provide the opportunity to review policy SD F in light of the most up to				

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

**Action:**

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

<b>LDP Objective(s):</b>	All			
<b>Key policies:</b>	Policy SD F	<b>Related policies:</b>		SD 1, SD 2, PS 1
<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>AMR No. 4:</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.	
		<b>AMR No. 2:</b>	No planning applications determined.	
		<b>AMR No. 3:</b>	No planning applications determined.	
One planning application permitted not in accordance with the site policy and masterplan.				

		<b>AMR No. 4:</b>	No planning applications determined.	
<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 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>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	Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.																
	Annual targets for remainder of Plan period	<b>AMR No. 1:</b>	No completions were forecasted 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.																		
	<b>AMR No. 4:</b>	290 completions were forecast for delivery by the end of 2022-23. Delivery has not commenced.																		



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

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

**Action:**

No further action required, other than to continue monitoring.

**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. An outline planning application has been submitted for the first phase of the site.

LDP Objective(s):	All			
Key policies:	Policy SD H	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:	Trigger point:	
<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>AMR No. 4:</b>	An outline planning application has been submitted for the first phase of the site but has not been	

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

<b>LDP Objective(s):</b>	All																			
<b>Key policies:</b>	Policy SD H	Related policies:		SD 1, SD 2, PS 1																
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</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	Delivery of homes falls below the cumulative target over any 2-year period for 2 consecutive years.																
	Annual targets for remainder of Plan period:		<b>AMR No. 1:</b>		No completions were forecasted during this monitoring year in the LDP trajectory.															
	<table border="1"> <thead> <tr> <th>Year</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>0</td> </tr> <tr> <td>2020-2021</td> <td>126</td> </tr> <tr> <td>2021-2022</td> <td>149</td> </tr> <tr> <td>2022-2023</td> <td>160</td> </tr> <tr> <td>2023-2024</td> <td>133</td> </tr> <tr> <td>2024-2025</td> <td>96</td> </tr> <tr> <td>2025</td> <td>52</td> </tr> </tbody> </table>	Year			Units	2019-2020	0	2020-2021	126	2021-2022	149	2022-2023	160	2023-2024	133	2024-2025	96	2025	52	<b>AMR No. 2:</b>
	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. 3:</b>	275 dwellings were forecast for delivery by the end of 2021-2022. Delivery has not commenced.	
		<b>AMR No. 4:</b>	435 dwellings were forecast for delivery by the end of 2022-23. Delivery has not commenced.	
<b>Analysis:</b>				
<p>AMR 3 noted that delivery has not yet commenced and that delivery of homes has fallen below the cumulative target over a two year period for two consecutive years. Therefore the trigger has been breached and other indicators highlighted the need for a statutory 4 year Plan review, which will provide the opportunity to review policy SD H in light of the most up to date deliverability evidence. During AMR 4 in 2022-23, an outline planning application was submitted for the first phase of the site. The LDP review will need to take into account the extensive progress being made in bringing the site forward, and the site (or parts of it) may be a commitment in the future LDP if planning consent is granted.</p>				
<b>Action:</b>				
<b>Relevant policy to be reviewed as part of the 4-year statutory plan review that has now commenced</b>				

<b>LDP Objective(s):</b>	All			
<b>Key policies:</b>	Policy SD H	<b>Related policies:</b>		SD 1, SD 2, PS 1
<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	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 pre planning application stage.	
		<b>AMR No. 4:</b>	No planning applications determined.	
<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: Amount of employment development delivered on SD H</b>	To deliver up to 26 Ha of employment generating development at SD H	<b>Adoption:</b>	SD H allocated in the LDP	The amount of floorspace built falls below the cumulative requirement for all SD sites for 2 consecutive years.										
	Annual targets for remainder of Plan period	<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.											
	<table border="1"> <thead> <tr> <th>Year</th> <th>Ha</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>0</td> </tr> <tr> <td>2020-2021</td> <td>0</td> </tr> <tr> <td>2021-2022</td> <td>0</td> </tr> <tr> <td>2022-2023</td> <td>0</td> </tr> </tbody> </table>	Year	Ha	2019-2020	0	2020-2021	0	2021-2022	0	2022-2023	0			
Year	Ha													
2019-2020	0													
2020-2021	0													
2021-2022	0													
2022-2023	0													

	2023-2024	0		<b>AMR No. 3:</b>	No employment generating development forecasted in the LDP during this monitoring year.	
	2024-2025	10				
	2025	11		<b>AMR No. 4:</b>	No employment generating development forecasted in the LDP during this monitoring year.	
<b>Analysis:</b>						
No economic development has taken place and none was forecasted to take place in the LDP trajectory during 2022-23.						
<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>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>53. Key Indicator: Delivery of SD I and supporting</b>	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and	<b>Adoption:</b>	SD I allocated in the LDP	One planning application permitted not in

<b>infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.</b>	the site policy and masterplan, unless exceptions are justified by evidence.	<b>AMR No. 1:</b>	No planning applications determined	accordance with the site policy and masterplan, unless exceptions are justified by evidence.
		<b>AMR No. 2:</b>	No planning application determined	
		<b>AMR No. 3:</b>	No planning application determined	
		<b>AMR No. 4:</b>	No planning application determined	
<b>Analysis:</b>				
No planning applications determined 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 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								
		<b>AMR No. 1:</b>	No completions were forecasted during this monitoring year in the LDP trajectory.								
	<table border="1"> <thead> <tr> <th>Year</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>2019-20</td> <td>0</td> </tr> <tr> <td>2020-21</td> <td>10</td> </tr> <tr> <td>2021-22</td> <td>100</td> </tr> </tbody> </table>	Year	Units	2019-20	0	2020-21	10	2021-22	100	Delivery of homes falls below the cumulative target over any 2-year period for 2 consecutive years	
Year	Units										
2019-20	0										
2020-21	10										
2021-22	100										



	2022-23	100	<b>AMR No. 2:</b>	A small number (10) of completions were forecast during this monitoring period. Delivery has not yet commenced.	
	2023-24	50			
	2024-25	100			
	2025	50			
			<b>AMR No. 3:</b>	110 were forecast for delivery by the end of this monitoring period. Delivery has not yet commenced.	
			<b>AMR No. 4:</b>	210 were forecast for delivery by the end of this monitoring period. Delivery has not yet commenced.	
<b>Analysis:</b>					
<p>Delivery has not yet commenced. This is the third year where dwellings were forecast for delivery on site and the delivery of homes has fallen below the cumulative target over a two year period for two consecutive years. AMR 3 noted that the trigger has been breached and other indicators highlighted the need for a statutory 4 year Plan review, which will provide the opportunity to review policy SD I in light of the most up to date deliverability evidence. This review will need to take into account progress being made in bringing the site forward. The LPA will need to continue to facilitate engagement within the Council to bring this site forward.</p>					
<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 I	<b>Related policies:</b>		SD 1, SD 2, PS 1
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>	
<b>55. Key Indicator: Commercial development (sq m)</b>	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.	

permitted on Strategic Development Site SD I		<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>AMR No. 4:</b>	No planning applications have been determined.	
<b>Analysis:</b>				
No B use employment planning applications consented 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 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.																
	<table border="1"> <thead> <tr> <th>Year</th> <th>Ha</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>0</td> </tr> <tr> <td>2020-2021</td> <td>2</td> </tr> <tr> <td>2021-2022</td> <td>1</td> </tr> <tr> <td>2022-2023</td> <td>0</td> </tr> <tr> <td>2023-2024</td> <td>1</td> </tr> <tr> <td>2024-2025</td> <td>0</td> </tr> <tr> <td>2025</td> <td>0</td> </tr> </tbody> </table>	Year	Ha	2019-2020	0	2020-2021	2	2021-2022	1	2022-2023	0	2023-2024	1	2024-2025	0	2025	0	<b>AMR No. 2:</b>	2 ha of employment development forecast during the year. No employment development has occurred
	Year	Ha																	
	2019-2020	0																	
	2020-2021	2																	
	2021-2022	1																	
2022-2023	0																		
2023-2024	1																		
2024-2025	0																		
2025	0																		
	<b>AMR No. 3:</b>	1 ha of employment development forecast during the year. No employment development has occurred																	
	<b>AMR No. 4:</b>	No employment generating development forecasted in the LDP trajectory during this year.																	
			The amount of floorspace built falls below the cumulative requirement for all SD sites for 2 consecutive years.																
<b>Analysis:</b>																			
No employment generating development forecasted in the LDP trajectory during this year. AMR 3 noted that a trigger had been reached and the LDP review provides the opportunity to review this policy.																			
<b>Action:</b>																			
<b>Relevant policy to be reviewed as part of the 4-year statutory plan review that is now required</b>																			

## SD J: Central Area and Waterfront

3.51 Site J is allocated for a range of regeneration projects with the overall aim of creating a vibrant, distinctive, Central Area that capitalises on its unique assets to become a destination of regional and national significance. It includes proposals for a high-quality retail and leisure led scheme, mixed use waterfront developments, circa 856 homes, 4 hectares of

potential development areas that could accommodate B1 uses, and area initiatives and environmental enhancements during the Plan period. Policy SD 1 states that the site has capacity for further homes beyond the Plan period with a total capacity of around 906 homes.

LDP Objective(s):	All				
Key policies:	Policy SD J	Related policies:		SD 1, SD 2, PS 1	
Indicator:	Target:	Outcome:	Trigger point:		
<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>	One planning application permitted not in accordance with the site policy and masterplan, unless exceptions are justified by evidence.		
		<b>AMR No. 1:</b>			SD J allocated in the LDP
		<b>AMR No. 2:</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. 3:</b>			Planning consents permitted in accordance with the site policy and masterplan.

		<b>AMR No. 4:</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>SD 1, SD 2, PS 1</b>											
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</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> </tbody> </table>	Year	Units	2019-2020	50	2020-2021	73	2021-2022	50	2022-2023	258	2023-2024	50	Delivery of homes falls below the cumulative target over any 2-year period for 2 consecutive years.	
Year	Units														
2019-2020	50														
2020-2021	73														
2021-2022	50														
2022-2023	258														
2023-2024	50														

	2024-2025	175	<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	
	2025	150			
			<b>AMR No. 3:</b>	19 new homes were completed in SD J.	
			<b>AMR No. 4:</b>	33 new homes were completed in SD J.	
<b>Analysis:</b>					
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 underway					

<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	
			No trigger specified in the LDP	

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

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

**SD K: Fabian Way Corridor**

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

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

<b>LDP Objective(s):</b>	<b>All</b>		
<b>Key policies:</b>	<b>Policy SD K</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</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>AMR No. 4:</b>	Permitted in accordance with the site policy and masterplan.
<b>Analysis:</b>			
Permitted in accordance with the site policy and masterplan.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

<b>LDP Objective(s):</b>	<b>All</b>																		
<b>Key policies:</b>	<b>Policy SD K</b>	<b>Related policies:</b>	<b>SD 1, SD 2, PS 1</b>																
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>																
<b>62. Key Indicator: Delivery of new homes on SD K in accordance with site policy and masterplan.</b>	Delivery of 525 homes by end of Plan period.	<b>Adoption:</b>	SD K allocated in the LDP																
	Annual targets for remainder of Plan period:	<b>AMR No. 1:</b>	16 units completed																
	<table border="1"> <thead> <tr> <th>Year</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>50</td> </tr> <tr> <td>2020-2021</td> <td>50</td> </tr> <tr> <td>2021-2022</td> <td>80</td> </tr> <tr> <td>2022-2023</td> <td>80</td> </tr> <tr> <td>2023-2024</td> <td>80</td> </tr> <tr> <td>2024-2025</td> <td>80</td> </tr> <tr> <td>2025</td> <td>55</td> </tr> </tbody> </table>	Year	Units	2019-2020	50	2020-2021	50	2021-2022	80	2022-2023	80	2023-2024	80	2024-2025	80	2025	55	<b>AMR No. 2:</b>	44 units completed
	Year	Units																	
	2019-2020	50																	
	2020-2021	50																	
	2021-2022	80																	
2022-2023	80																		
2023-2024	80																		
2024-2025	80																		
2025	55																		
	<b>AMR No. 3:</b>	No units completed																	
	<b>AMR No. 4:</b>	No units completed																	
			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 or 2022-23. Delivery of homes has fallen below the cumulative target over a 2 year period for 2 consecutive years, but was very close to the LDP trajectory of 50 dwellings in 2020-21. There are sites in the pipeline including significant planning applications being determined by the LPA received from developers. Further work needed to engage with developers on sites coming forward in the pipeline to bring them forward for development. Other indicators have highlighted the need for a statutory 4 year Plan review, which will provide the opportunity to review policy SD K in light of the most up to date																		

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

**Action:**

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

<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>AMR No. 4:</b>	Permitted in accordance with the site policy and masterplan.	
<b>Analysis:</b>				
Permitted in accordance with the site policy and masterplan.				

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

<b>LDP Objective(s):</b>	All			
<b>Key policies:</b>	Policy SD K	<b>Related policies:</b>		SD 1, SD 2, PS 1
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>	
<b>64. Key Indicator:</b> Amount of Commercial development (sq m) permitted on Strategic Development Site SD K in accordance with site policy and masterplan.	No target specified in the LDP	<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>AMR No. 4:</b>	Reserved matters application within SD J (ref 2022/0954/RES) was permitted in 2022-23.	
<b>Analysis:</b>				
It is of interest to note that, since the last AMR, a Reserved Matters application within SD Ki was approved (ref 2022/0954/RES) on Plots Pc And Pj SA1 for the development of the UWTSD Innovation Matrix Building (mixed Business B1 / Education D1 with ancillary A3) for a new education (use class D1) and business (use class B1) building to be constructed to the west of the UWTSD's Faculty of Architecture, Computing and Engineering (FACE) & Technology Building (now known as the IQ Building) and north of the Library (Y Fforwm) facing Kings Road. The two storey Innovation Matrix building will have a floorspace of 3146.50 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>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>SD 1, SD 2, PS 1</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" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Year</th> <th style="width: 50%;">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>AMR No. 4:</b>	No delivery of B1 uses																	
<b>Analysis:</b>																			
Sites have planning consents. By the very nature of employment development, delivery and take up of land will depend on demand from the market which will have been impacted by the COVID19 pandemic. There is not cause for concern in that there is no shortage of a supply of available land of different sizes and location. Nonetheless, delivery has fallen below the cumulative requirement for 2 consecutive years in terms of the indicator trigger and any issues will be addressed as part of the work on the Replacement LDP. This																			

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

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

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

- 3.58 Land and buildings are allocated within Site L for a mixed-use heritage and culture led regeneration site consisting of up to 258 dwellings, employment uses (B1), leisure and community uses, and contributing towards the preservation and enhancement of the area's unique historic and cultural heritage. Policy SD 1 states that the site has capacity for further homes beyond the Plan period with a total capacity of around 370 homes.
- 3.59 Whilst no planning applications were submitted for the wider regeneration of the site, during 2020-21 Listed Building consent was granted for the stabilisation of the Laboratory building (a Grade II Listed Building) on the site, insertion of new floors, staircase and new roof structure as part of placemaking principles for this site to include a mixed use heritage led project including restoration and reuse of historic buildings. It is expected that once renovated the Laboratory can potentially occupy an A3 type restaurant/cafe. The

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

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

<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>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	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>	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>AMR No. 4:</b>	No planning applications permitted contrary to the site policy and masterplan.	
<b>Analysis:</b>				
No planning applications permitted contrary to the site policy and masterplan.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				



<b>LDP Objective(s):</b>	<b>All</b>																				
<b>Key policies:</b>	<b>Policy SD 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 residential development. No completions were forecasted during 2020-21 in the LDP trajectory.																		
		<b>AMR No. 3:</b>	No residential development. 45 units were forecasted during 2021-22 in the LDP trajectory																		
		<b>AMR No. 4:</b>	No residential development. 95 units were forecasted during 2022-23 in the LDP trajectory																		
			Delivery of homes falls below the cumulative target over any 2-year period for 2 consecutive years.																		

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

<b>LDP Objective(s):</b>	All			
<b>Key policies:</b>	Policy SD L	<b>Related policies:</b>		SD 1, SD 2, PS 1
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>68. Key Indicator: Provision of supporting infrastructure on SD L in accordance with the Site Masterplan and Policy.</b>	All development on SDAs to be supported by community facilities and infrastructure.	<b>Adoption:</b>	SDA allocated in the LDP	Delivery of supporting infrastructure not in accordance with appropriate phase as specified in planning permissions
		<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>AMR No. 4:</b>	No relevant planning applications determined.	
<b>Analysis:</b>				

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

<b>LDP Objective(s):</b>	All		
<b>Key policies:</b>	Policy SD L	<b>Related policies:</b>	SD 1, SD 2, PS 1
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>69. Key Indicator: Commercial 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>AMR No. 4:</b>	No relevant planning applications determined.
<b>Analysis:</b>			
No relevant planning applications determined.			
<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	None specified 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>AMR No. 4:</b>	No planning applications of 100+ residential units refused on design / placemaking grounds in 2022-23 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 2022-23. It should be noted that there has been, and continues to be, extensive engagement between Council officers and site promoters on large residential sites at the pre-application stage, including on SDAs, to promote good design and placemaking.			

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

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>	<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>25. Local Indicator: Amount of greenfield land lost not allocated in the Plan (Ha).</b>	No greenfield land lost contrary to the policy framework	<b>Adoption:</b>	SD 2 adopted in the Plan	Planning permission granted for development resulting in the
		<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.	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>AMR No. 4:</b>	No planning consents were granted for the development of 100+ homes on greenfield land contrary to the policy framework in 2022-23.	
<b>Analysis:</b>				
No planning consents were granted for the development of 100+ homes on greenfield land contrary to the policy framework in 2022-23.				
<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>	17, 19 ,20		
<b>Key policies:</b>	SD 2	<b>Related policies:</b>	<b>SD policies</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>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>AMR No. 4:</b>	Sites being progressed in-line with the Site Masterplans and policies in 2022-23.
<b>Analysis:</b>			
Progress has been monitored for each SDA individually in the tables for indicators 2 and 3 and 27-69 above. Sites being progressed in-line with the Site Masterplans and policies in 2022-23.			
<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>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>SD policies</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>AMR No. 4:</b>	Sites being progressed in-line with the Site Masterplans and policies in 2022-23.
<b>Trigger point:</b>	Community facilities and infrastructure not delivered in accordance with the policy framework or within the agreed phased period on an SDA. No community facility and/or infrastructure to be delivered at agreed stage of the development.		
<b>Analysis:</b>			
Progress has been monitored for each SDA individually in the tables for indicators 2 and 3 and 27-69 above. Sites being progressed in-line with the Site Masterplans and policies in 2022-23.			
<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 2022-23.

<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>AMR No. 4:</b>	Several schemes completed and other significant schemes under construction.	
<b>Analysis:</b>	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.			

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

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

3.69 Policy RC 2 of the Plan promotes the Plan’s defined Centres, as the most appropriate and sustainable locations for locating new retail, leisure and supporting commercial development.

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

<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)	An increase in vacancy rates for 2 consecutive years
		<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>	Surveys available were detailed in AMR 3	
		<b>AMR No. 4:</b>	Surveys will inform the evidence base for the Replacement LDP.	

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

## 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: AMR No. 4:</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> <tr><td>2022/23</td><td>1,123 (206)</td></tr> </table>	2017/18	145	2018/19	360 (215)	2019/20	559 (199)	2020/21	768 (209)	2021/22	917 (149)	2022/23	1,123 (206)	The overall number of additional affordable housing built within the Plan area is 10% or more below the cumulative requirement set in the Policy Target for 2 consecutive years
2017/18	250																																	
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2019/20	840																																	
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2020/21	768 (209)																																	
2021/22	917 (149)																																	
2022/23	1,123 (206)																																	

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

<b>LDP Objective(s):</b>	1, 9, 14, 17																																										
<b>Key policies:</b>	H 2	<b>Related policies:</b>	H 3 – H 6																																								
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>																																								
<b>6a ii Key Indicator: Tenure of affordable housing completions built through the planning system.</b>	Consideration of need should have regard to the latest LHMA, which should be used as a starting point for evidence of affordable housing need at a County wide level, alongside relevant local information such as the latest Council and RSL waiting lists and any recently delivered affordable housing units within the area.	<b>Adoption:</b>	Policies adopted in the Plan.																																								
		<b>AMR No. 1:</b> <b>AMR No. 2:</b> <b>AMR No. 3:</b> <b>AMR No. 4:</b>	Affordable housing (AH) completions per year by tenure:																																								
			<table border="1"> <thead> <tr> <th>Year</th> <th>All AH</th> <th>Inter-mediate</th> <th>Social rent</th> </tr> </thead> <tbody> <tr> <td>2017/18</td> <td>145</td> <td>8</td> <td>137</td> </tr> <tr> <td>2018/19</td> <td>215</td> <td>14</td> <td>201</td> </tr> <tr> <td>2019/20</td> <td>199</td> <td>51</td> <td>148</td> </tr> <tr> <td>2020/21</td> <td>209</td> <td>29</td> <td>180</td> </tr> <tr> <td>2021/22</td> <td>149</td> <td>36</td> <td>113</td> </tr> <tr> <td>2022/23</td> <td>206</td> <td>35</td> <td>171</td> </tr> <tr> <td>2023/24</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2024/25</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2025</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Year	All AH	Inter-mediate	Social rent	2017/18	145	8	137	2018/19	215	14	201	2019/20	199	51	148	2020/21	209	29	180	2021/22	149	36	113	2022/23	206	35	171	2023/24				2024/25				2025			
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2025																																											
<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>206 affordable homes were built through the planning system in 2022-23, 171 (83%) social rented and 35 (17%) intermediate tenure.</p> <p>The DPM requires that the indicator should monitor the tenure split (social rented and intermediate) in line with need identified in the LHMA.</p>																																											



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

The tenure split of completions in 2022-23 is fairly close to the LHMA split. It should be noted that each SHPZ has a different level of need, including variations in the tenure split. The LDP notes that the consideration of need should have regard to the latest LHMA, which should be used as a starting point for evidence of affordable housing need at a County wide level, alongside relevant local information such as the latest Council and Registered Social Landlord (RSL) waiting lists and any recently delivered affordable housing units within the area.

**Action:**

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

<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										
		<b>AMR No. 4:</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									
	<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%												

				for two consecutive years.
<b>Analysis:</b>				
The provision of affordable housing on sites with planning consents securing affordable homes in 2022-23 has been reviewed. All decisions were in-line with the LDP policy framework.				
<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.	No permissions implemented within the first 2 years post plan adoption.  Less than 75% of sales achieved to persons with a local connection
	50% of H 5 sites built within 2 years of Plan adoption	<b>AMR No. 1:</b>	Two H 5 sites have full planning consent and are under construction. Planning permission has therefore been implemented.  Confirmation has been received that all H 5 properties occupied to date have been by people with the defined local connection.	
	All H 5 properties to be occupied by persons with local connection (as defined in Policy H 5).	<b>AMR No. 2:</b>	Two H 5 sites have full planning consent and are under construction with one of these sites nearly completed.	

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

**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> 2023.

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

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

H 5.2: Land to the east of Gowerton Road, Three Crosses	Pre planning application	
H 5.3: Land adjoining Tirmynydd Road, Three Crosses	Pre planning application	
H 5.4: Land adjoining Pennard Drive, Pennard	Planning permission granted ref 2018/2580/FUL	Construction has commenced – see Appendix 1
H 5.5: Land at Summerland Lane, Newton	Planning permission granted ref 2017/1948/FUL	Development completed – see Appendix 1
H 5.6: Land at Higher Lane, Langland	Planning application granted ref 2018/2634/FUL	Construction has commenced – see Appendix 1

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.

No additional sales recorded on the Pennard site since the data submitted to the LPA for AMR 3.

**Action:**

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

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

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

<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>	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
		<b>AMR No. 4:</b>	All in accordance with LDP policy framework
<b>Analysis:</b>			
All in accordance with LDP policy framework			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

LDP Objective(s):	1, 9, 14, 17		
Key policies:	H 3 H 4	Related policies:	H 2 H 5-6
Indicator:	Target:	Outcome:	Trigger point:
<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.	The total number of affordable housing contributions secured through planning permissions off-site and via commuted sums exceeds the total number of affordable housing contributions (units) secured on-site in any one year.
		<b>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.  All on-site  None off site	

			1 further planning application involved payment of a commuted sum	
		<b>AMR No. 4:</b>	149 units secured in 2022-23 through planning consents.  All on-site  None off site  1 planning application involved payment of a commuted sum	
<b>Analysis:</b>				
The total number of affordable housing contributions secured through planning permissions off-site and via commuted sums does not exceed the total number of affordable housing contributions (units) secured on-site in 2022-23.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				



<b>LDP Objective(s):</b>	1, 9, 14, 17		
<b>Key policies:</b>	H 2	<b>Related policies:</b>	H 3- H 6
<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>AMR No. 4:</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
			The affordable housing tenure mix secured through planning permissions does not accord with the most up to date evidence of need for two consecutive years, having regard to the most recent LHMA, other local evidence and discussion with the Council's Housing Department.

<b>Analysis:</b>				
The provision of affordable housing on sites with planning consents securing affordable homes in 2022-23 has been reviewed. All were in-line with the LDP policy framework. There are a number of sites exceeding the policy target as they are RSL developments (the S106 agreement secures the minimum policy amount). Of all 149 AH units secured in 2022-23, 128 (86%) were Social Rented Tenure and 21 (14%) were Intermediate Tenure.				
<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>	1, 3			
<b>Key policies:</b>	IO 1	<b>Related policies:</b>		SI 2
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>	
<b>85: Local Indicator: The net change, type and spatial distribution of community facilities.</b>	No loss of community facilities, contrary to policy framework	<b>Adoption:</b>	Policy adopted in the Plan.	
		<b>AMR No. 1:</b>	No loss of community facilities, contrary to policy framework	
		<b>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>AMR No. 4:</b>	No loss of community facilities, contrary to policy framework	
<b>Analysis:</b>				
No loss of community facilities, contrary to 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>	1, 3			
<b>Key policies:</b>	IO 1	<b>Related policies:</b>		
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>86. Local Indicator: The number of residential permissions generating financial contributions in S106 agreements.</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
		<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.	

<p><b>Of those, the average per unit value of contributions (including financial equivalent of any obligation secured).</b></p>		<p><b>AMR No. 2:</b></p>	<p>4 residential permissions generating financial contributions in S106 agreements.</p> <p>The average per unit financial contribution from non-strategic residential sites was £3,722.</p>	<p>than a £5,000 benchmark figure.</p>
		<p><b>AMR No. 3:</b></p>	<p>6 residential permissions generating financial contributions in S106 agreements.</p> <p>The average per unit financial contribution from non-strategic residential sites was £1,052.</p>	
		<p><b>AMR No. 4:</b></p>	<p>6 residential permissions generating financial contributions in S106 agreements.</p> <p>The average per unit financial contribution from non-strategic residential sites was £4,400.</p>	
<p><b>Analysis:</b></p>				
<p>The £5,000 benchmark mentioned in the indicator trigger reflects the assumption for Section 106 costs used in the high level affordable housing viability modelling undertaken by Andrew Golland Associates (AGA) to inform the LDP affordable housing targets. Site specific S106 assumptions and affordable housing contributions were derived for the SDAs which each had their own separate site specific Viability Assessments. Therefore the £5,000 figure does not apply to the SDAs. This indicator has also not included financial contributions towards Affordable Housing because the £5,000 figure relates to other non affordable housing Section 106 costs. This could usefully be clarified in the indicator description when the LDP is reviewed.</p>				

Considering only non-strategic sites, there were 6 residential site permissions granted during 2022-23 which generated financial contributions in S106 Agreements. The average per unit value of contributions has been reviewed. The average per unit financial contribution from non-strategic residential sites in 2022-23 was £4,400, which is below the £5,000 per unit cost included in the high-level affordable housing viability modelling. This is in-line with evidence the Council submitted to the LDP Examination which demonstrated that the £5,000 figure used by AGA was a high-end estimate which provided significant headroom based on the reality of S106 costs that have applied to development in Swansea.

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

**Action:**

**Further research required to inform the Replacement LDP**

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

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

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

3.78 Policy HC 3 aims to safeguard and promote the Welsh language. It states that within the Welsh Language Sensitive Area (WLSA), which is identified on the LDP Proposals Map, the Council may subject the following developments on windfall sites to a Welsh Language Impact Assessment:

- i. Residential development for 10 or more dwellings; and
- ii. Retail, commercial or industrial development with a total floorspace of 1000 sq. m or more.

3.79 Planning applications for the above scale and type of developments on allocated sites within the WLSA will be required to submit a Welsh Language Action Plan. Indicator 88 monitors the number of planning applications permitted in the WLSA accompanied by a Welsh Language Action Plan, and aims to ensure that no applications are permitted within the WLSA without addressing measures to safeguard and encourage the use of the Welsh language in the community.

<b>LDP Objective(s):</b>	<b>1, 18, 23, 24</b>		
<b>Key policies:</b>	<b>HC 1, HC 3</b>	<b>Related policies:</b>	<b>H 1, SD 1</b>
<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>AMR No. 4:</b>	1 relevant planning consent on allocated sites within the WLSA in

			2022-23. The decision was 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.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

### 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,</b>	No developments permitted over the course of the Plan when there is an outstanding objection from statutory heritage advisors.	<b>Adoption:</b> <b>AMR No. 1:</b>	Policy adopted in the Plan  1 application consented with an outstanding objection from statutory heritage advisors. The decision report set out the planning reasons for the decision which were justified in-line with the policy framework.	Further investigation if 1 (or more) planning permissions are given where there is an outstanding objection from statutory heritage



<b>listed buildings and conservations areas.</b>		<b>AMR No. 2:</b>	No planning applications permitted where an outstanding objection from statutory heritage advisors remained.	advisors over any year.
		<b>AMR No. 3:</b>	No planning applications permitted where an outstanding objection from statutory heritage advisors remained.	
		<b>AMR No. 4:</b>	No planning applications permitted contrary to the policy framework.	
<b>Analysis:</b>				
No planning applications permitted contrary to the policy framework.				
<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	Further investigation if 1 (or more) planning permissions are given where there is an outstanding objection from statutory heritage
		<b>AMR No. 1:</b>	9 applications consented in an ASA in 2019-20 had an objection, all were similar applications for replacement windows in the Maritime Quarter. The decision reports set out the planning reasons for the decisions which	

			were justified in-line with the policy framework	advisors over any year.
		<b>AMR No. 2:</b>	No applications permitted where there was an outstanding objection from statutory heritage advisors.	
		<b>AMR No. 3:</b>	No applications permitted where there was an outstanding objection from statutory heritage advisors.	
		<b>AMR No. 4:</b>	No planning applications permitted contrary to the policy framework	
<b>Analysis:</b>				
No planning applications permitted contrary to the policy framework				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

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

3.81 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>Trigger point:</b>
<b>70. Local Indicator: The number of applications permitted on internationally, nationally and regionally designated sites, important for biodiversity, contrary to the policy framework.</b>	No net loss in biodiversity	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	No planning permission granted contrary to the policy framework
		<b>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>AMR No. 4:</b>	No planning permission granted 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>	
<b>No further action required, other than to continue monitoring.</b>	

**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>	1, 19, 20, 21, 24		
<b>Key policies:</b>	ER 2	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>ER 10</b>
<b>71 Local Indicator: The number of applications permitted on regionally designated geodiversity sites.</b>	No loss of important geodiversity in designated sites.	<b>Adoption:</b>	Policy adopted in the Plan
		<b>AMR No. 1:</b>	Decisions in-line with the policy framework
		<b>AMR No. 2:</b>	Decisions in-line with the policy framework
		<b>AMR No. 3:</b>	Decisions in-line with the policy framework
		<b>AMR No. 4:</b>	Decisions in-line with the policy framework
<b>Trigger point:</b>			
A single permission contrary to the policy framework.			
<b>Analysis:</b>			
Decisions 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	
		<b>AMR No. 4:</b>	No applications permitted contrary to the policy framework in 2022-23	
			One planning application permitted contrary to the policy framework.	

<b>Analysis:</b>				
No applications permitted contrary to the policy framework in 2022-23				
<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
		<b>AMR No. 1:</b>	No planning applications permitted in the Green Wedge contrary to the policy framework
		<b>AMR No. 2:</b>	No planning applications permitted in the Green Wedge contrary to the policy framework
		<b>AMR No. 3:</b>	No planning applications permitted in the Green Wedge contrary to the policy framework. 1 planning permission granted as a justified departure to the policies of the plan due to exceptional circumstances which were considered to outweigh the impact on the Green Wedge
			One planning application permitted in the Green Wedge contrary to the policy framework.

		<b>AMR No. 4:</b>	No planning applications permitted in the Green Wedge contrary to the policy framework	
<b>Analysis:</b>				
No planning applications permitted in the Green Wedge contrary to the policy framework				
<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</b>	No planning applications permitted contrary to the policy framework.	<b>Adoption:</b>	Policy adopted in the Plan	One planning application permitted contrary to the policy framework
		<b>AMR No. 1:</b>	No planning applications permitted contrary to the policy framework	
		<b>AMR No. 2:</b>	No planning applications permitted contrary to the policy framework	

<b>contrary to the policy framework.</b>		<b>AMR No. 3:</b>	No planning applications permitted contrary to the policy framework	
		<b>AMR No. 4:</b>	No planning applications permitted contrary to the policy framework	
<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>ER 11</b>
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</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.	One planning application resulting in a net loss of protected trees and woodland.
		<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>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>AMR No. 4:</b>	<p>In the monitoring period, decisions were issued allowing the felling of at least 48 protected trees, plus numerous trees in woodland or group TPOs.</p> <p>Analysis of these cases shows that the Plan policies are being implemented effectively.</p>	
<b>Analysis:</b>				
<p>Overall, 109 applications for works on trees with TPO's were received. 13 applications were refused and 3 were withdrawn. Decisions were issued allowing the felling of a total of at least 48 protected trees (48 specified plus 6 applications approved to remove an unspecified number of trees in woodland or group TPOs). All planning applications to fell protected trees were considered against the appropriate regulations and policy framework. Analysis of these cases shows that the Plan policies are being implemented effectively</p>				
<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>	No planning consents contrary to the policy framework
		<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>AMR No. 4:</b>	No planning consents contrary to the policy framework
<b>Analysis:</b>			
No planning consents contrary to 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>Adoption:</b>	Policies adopted in the Plan

<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>AMR No. 1:</b>	No planning consents issued on areas of open space contrary to the policy framework	One application permitted resulting in the loss of open space contrary to the policy framework.
		<b>AMR No. 2:</b>	No planning consents issued on areas of open space contrary to the policy framework	
		<b>AMR No. 3:</b>	No planning consents issued on areas of open space contrary to the policy framework	
		<b>AMR No. 4:</b>	No planning consents issued on areas of open space contrary to the policy framework	
<b>Analysis:</b>				
No planning consents issued on areas of open space contrary to the policy framework				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

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

3.89 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>	1, 21, 24		
<b>Key policies:</b>	SI 1	<b>Related policies:</b>	T 2, T 7
<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
		<b>AMR No. 3:</b>	There has been no loss in Active Travel routes in Swansea
		<b>AMR No. 4:</b>	There has been no loss in Active Travel routes in Swansea
<b>Analysis:</b>			
There has been no loss in Active Travel routes in Swansea during 2022-23			
<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>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>TR 2 - 13</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>AMR No. 4:</b>	Planning consents resulted in an estimated total of 5,148 bedspaces. None were granted contrary to the policy framework.
<b>Analysis:</b>			
33 planning applications were consented <b>in 2022-2023</b> resulting in approx. 5148 additional bedspaces (seasonal camping/caravan permissions = 104 bedspaces; caravan rallies=4,812 temporary bedspaces); conversion of traditional rural building = 10 new bedspaces; conversion of existing building (not conditioned for C1 use) = 62 bedspaces; new C1 bedspaces = 122; new build holiday accommodation = 38 bedspaces). No bedspaces were lost.			

*Data notes - Planning applications have been reviewed to understand the number of bedspaces which will result from permissions, as opposed to bedrooms (assumed 1 bedroom = 2 bedspaces [one double bed]).*

**Action:**

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

<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>AMR No. 4:</b>	3 planning applications were granted for uses including D1/D2 use, which may include visitor attraction uses. None were
			One planning application permitted for visitor attractions contrary to the policy framework.



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

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

			during 2022-2023. 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 2022-23, 6 planning applications have been permitted relevant to visitor and leisure use (1 for D1; 1 for D1/D2; 3 for C1; 1 for C3 with restricted occupancy). Of interest an additional 7 applications were consented for the change of use from retail or offices to A3 use (food and drink), which also contribute to the leisure offer of the area. All were in line with the policy framework.</p>				
<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.

<b>LDP Objective(s):</b>	6, 7, 17, 21, 24			
<b>Key policies:</b>	ER 1	<b>Related policies:</b>		EU 1-3
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>94.: Local Indicator: The number of planning applications for renewable energy and capacity permitted – electricity and heat.</b>	An increase in the permitted capacity of renewable energy (both electricity and heat) generated within the County from the Plan adoption date.  Delivery of up to 21.8 MW in Solar LSA up to 40.6 MW in Wind SSA over the Plan period	<b>Adoption:</b>	Policy adopted in the Plan	No planning applications permitted for renewable energy by 2020.  No increase in capacity by 2020.
		<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 full planning applications for a RE developments outside a LSA/SSA However, a number of solar panels on buildings were consented, as were air source heat pumps and a Greener Grid Energy Park, so therefore RE capacity is increasing throughout the County.	
		<b>AMR No. 4:</b>	1 RE submitted within a solar LSA.	

<b>Analysis:</b>				
In 2022-23 1 RE submitted within a solar LSA. Throughout the County, an additional application was permitted for solar panels on buildings. So RE/low carbon capacity is increasing throughout the County.				
<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 2022-23.

<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	No increase in capacity by 2020
		<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>AMR No. 4:</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. AMR 3 noted that other indicators have highlighted the need for a 4 year statutory Plan review and further research will be required to inform the evidence base for the Replacement Plan on this subject.				
<b>Action:</b>				
<b>Further research required to inform the Replacement LDP</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>AMR No. 4:</b>	Latest available data is for 2021. 2021: Estimated CO <sub>2</sub> emissions of 4.1 tonnes equivalent per capita (tCO <sub>2</sub> e) (an increase from 3.7 tonnes per capita in 2020 but
			Increase in carbon emissions per capita.

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

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

3.94 The LDP sets out an overarching approach to ensure development is supported by appropriate transport measures and infrastructure, including highways, public transport, pedestrian and cycle measures.

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

3.95 The LDP, in Appendix 5, sets out a schedule of priority highway infrastructure measures to be implemented in association with LDP site allocations. It identifies the measures, the related Plan site allocation references, and cross references to the recommendations in the LDP evidence base contained in the Swansea Strategic Transport Model (SSTM) Study. Indicator 97 monitors the progress in delivery of these measures during 2022-23.

<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
		<b>AMR No. 2:</b>	Progress has been made on delivering several Transport Measures Priority Schemes
		<b>AMR No. 3:</b>	Progress has been made on delivering several Transport Measures Priority Schemes
		<b>AMR No. 4:</b>	Progress has been made on delivering several Transport Measures Priority Schemes
<b>Analysis:</b>	Progress has been made on delivering some Transport Measures Priority Schemes during 2022-23. The required and completed schemes will continue to be monitored and reviewed as part of the Replacement LDP evidence base.		
<b>Action:</b>	No further action required, other than to continue monitoring.		



**Journey Times**

3.96 To help monitor the efficiency of the transport network

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

<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>	Baseline figures.
		<b>AMR No. 1:</b>	Surveys were not possible due to the COVID 19 lockdown, which restricted survey work from taking place and also dramatically reduced traffic levels.
		<b>AMR No. 2:</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>AMR No. 4:</b>	To be completed
<b>Analysis:</b>			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

### **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	If no new PROW network is created in addition to existing network, via new developments for 2 consecutive years
		<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>AMR No. 4:</b>	No survey undertaken in 2022-23	
<b>Analysis:</b>				
The PROW performance survey was not undertaken therefore no data is available for 2022-23.				
<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</b>	Delivery of increased Active Travel opportunities.	<b>Adoption:</b>	Policies adopted in the Plan	If no new cycle network is created

<b>dedicated cycle networks created.</b>		<b>AMR No. 1:</b>	6.75km of new dedicated cycle routes created in 2019-20.	via new developments for 2 consecutive years.
		<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>AMR No. 4:</b>	7km of improved or new dedicated active travel routes created in 2022-23	
<b>Analysis:</b>				
7km of improved or new dedicated active travel routes created in 2022-23.				
<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>	4, 5		
<b>Key policies:</b>	T 1	<b>Related policies:</b>	PS 2, SD 2
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>101. Local Indicator: % of new residential development located within 400m to a public transport stop.</b>	Increase inclusivity and access by public transport.	<b>Adoption:</b>	Policies adopted in the Plan
		<b>AMR No. 1:</b>	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>AMR No. 4:</b>	No planning applications consented contrary to the policy framework
<b>Analysis:</b>			
No planning applications consented contrary to the policy framework			
<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.

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

**Impact on Quiet Areas**

3.100 Indicator 102 below monitors Policy RP 2 which seeks to ensure that development will not be permitted if it would cause, or result in, a significant increase in

<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	One planning application permitted contrary to the policy framework.
		<b>AMR No. 1:</b>	No consents contrary to the policy framework	
		<b>AMR No. 2:</b>	No consents contrary to the policy framework	
		<b>AMR No. 3:</b>	No consents contrary to the policy framework	
		<b>AMR No. 4:</b>	No consents contrary to the policy framework	
<b>Analysis:</b>				
No consents contrary to the policy framework				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

**Impact on Air Quality Management Areas**

<b>LDP Objective(s):</b>	4, 5, 21, 24			
<b>Key policies:</b>	RP 1	<b>Related policies:</b>		RP 3
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</b>
<b>103. Local Indicator: The number of planning applications permitted within the AQMA contrary to the policy framework and should not lead to an increase in the number of people exposed to significant levels of pollution</b>	Development proposals should not lead to a significant increase in pollution levels	<b>Adoption:</b>	Policies adopted in the Plan	One planning application permitted contrary to the policy framework.
		<b>AMR No. 1:</b>	No consents contrary to the policy framework	
		<b>AMR No. 2:</b>	No consents contrary to the policy framework	
		<b>AMR No. 3:</b>	No consents contrary to the policy framework	
		<b>AMR No. 4:</b>	No consents contrary to the policy framework	
<b>Analysis:</b>				
No consents contrary to the policy framework				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

## Nitrogen Dioxide Pollution

<b>LDP Objective(s):</b>	4, 5, 21, 24		
<b>Key policies:</b>	RP 1	<b>Related policies:</b>	
<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.
		<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>AMR No. 4:</b>	No exceedances of the NO <sub>2</sub> AQS objective during 2021, which is the latest data.
			Increase in annual mean concentration exceedances of nitrogen dioxide.



<b>Analysis:</b>				
<p>The latest monitoring data, which is for 2021, showed there were no exceedences of the NO<sub>2</sub> Air Quality Standard (AQS) objective, with the automatic monitoring stations located in Swansea reporting compliance with the annual mean NO<sub>2</sub> AQS objective. From 2020-2021 187 sites recorded increases in NO<sub>2</sub>, likely to be influenced by the results of the Covid-19 pandemic, with traffic levels increasing in 2021 compared to 2020.</p> <p><i>Source: Swansea Council 2022 Air Quality Progress Report, published April 2023</i></p>				
<b>Action:</b>				
<p><b>No further action required, other than to continue monitoring.</b></p>				

### Avoidance of Flood Risk

<b>LDP Objective(s):</b>	21, 24		
<b>Key policies:</b>	RP 1	<b>Related policies:</b>	RP 5
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>105: The number of planning applications permitted within C1 floodplain areas.</b>	No planning applications permitted where there is an outstanding objection from NRW.	<b>AMR No. 1</b>	No applications permitted where there was: an outstanding objection from NRW on flood risk; or contrary advice from NRW.
		<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>AMR No. 4:</b>	No consents contrary to the policy framework
<b>Analysis:</b>			
Continued monitoring of the national policy framework will be required in the context of expected changes to TAN 15.			
<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>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>RP 5</b>
<b>106: The number of planning applications permitted within C2 floodplain areas.</b>	No planning applications permitted where there is an outstanding objection from NRW.	<b>AMR No. 1</b>	No applications permitted where there was: an outstanding objection from NRW on flood risk; or contrary advice from NRW.
		<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>AMR No. 4:</b>	No consents contrary to the policy framework
<b>Trigger point:</b>	One application permitted contrary to the advice of NRW.		
<b>Analysis:</b>			
Continued monitoring of the national policy framework will be required in the context of expected changes to TAN 15.			
<b>Action:</b>			
<b>No further action required, other than to continue monitoring.</b>			

## Water Quality

<b>LDP Objective(s):</b>	17, 19, 20, 24		
<b>Key policies:</b>	RP 1	<b>Related policies:</b>	
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>107. Local Indicator: Percentage of water bodies at good ecological status.</b>	All water bodies to meet WFD objectives.	<b>AMR No. 1</b>	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.

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

## 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 where there was an outstanding objection from DCWW.	
		<b>AMR No. 3:</b>	No applications permitted where there was an outstanding objection from DCWW.	
		<b>AMR No. 4:</b>	No consents contrary to the policy framework	
<b>Analysis:</b>				
No consents contrary to the policy framework				
<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 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 where there was an outstanding objection from NRW	
		<b>AMR No. 3:</b>	No applications permitted where there was an outstanding objection from NRW	
		<b>AMR No. 4:</b>	No consents contrary to the policy framework	
<b>Analysis:</b>				
No consents contrary to the policy framework				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

**Loss of BMV agricultural land**

<b>LDP Objective(s):</b>	15, 17,19		
<b>Key policies:</b>	RP 1	<b>Related policies:</b>	CV 2
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>	<b>Trigger point:</b>
<b>110. Local Indicator: Total % loss of BMV agricultural land.</b>	No loss of BMV agricultural land.	<b>AMR No. 1:</b>	No decisions contrary to the policy framework
		<b>AMR No. 2:</b>	No decisions contrary to the policy framework
		<b>AMR No. 3:</b>	No decisions contrary to the policy framework
		<b>AMR No. 4:</b>	No decisions contrary to the policy framework
<b>Analysis:</b>			
No decisions contrary to the policy framework			
<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>AMR No. 4:</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 2022-23 report, which indicates a predicted regional landfill void capacity of 5.5 years. Critically this is not below the 5 year trigger contained within TAN 21 to seek new landfill sites within the region. The 5.5 year figure is dependent upon several assumptions, including the individual circumstances of the landfills currently operating (e.g. potential contracts coming to an end), new landfills or alternative residual treatment plants becoming operational, the reduction in actual quantities of residual waste produced, and increases in the amount of waste recycled, re-used or composted. The County's only landfill site, Tir John closed as a landfill site in 2022 and residual waste is being taken out of County for disposal in Energy</p>			

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

**Action:**

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

## Mineral Policy

<b>LDP Objective(s):</b>	7, 17, 24			
<b>Key policies:</b>	RP 1	<b>Related policies:</b>		RP 13
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>Trigger point:</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	Review the LDP mineral policy framework when RTS is reviewed.
		<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.	
		<b>AMR No. 4:</b>	No applications in 2022-2023 have been received.	

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

<b>LDP Objective(s):</b>	7, 17, 24			
<b>Key policies:</b>	RP 1	<b>Related policies:</b>		RP 13-14
<b>Indicator:</b>	<b>Target:</b>	<b>Outcome:</b>		<b>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>AMR No. 4:</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>	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>114. Local Indicator:</b> No planning permission for 'sensitive development' permitted within defined buffer zone.	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>AMR No. 4:</b>	No planning applications were approved for additional 'sensitive development' within the buffer zone	
<b>Analysis:</b>				
No planning applications were approved for additional 'sensitive development' within the buffer zone.				
<b>Action:</b>				
<b>No further action required, other than to continue monitoring.</b>				

## SPG Preparation

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

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

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

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

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

**Action:**

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

## Chapter 4. Sustainability Appraisal Indicators

### *Introduction*

4.1 The LDP was subject to Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA) as an iterative process throughout the plan preparation process. Further details are given in the LDP SA documents. The SA incorporated the SEA requirements, and all references to SA in this AMR should be taken to include SEA. The SA appraised the likely social, environmental and economic effects of the plan and its likely impacts in terms of sustainable development.

4.2 The SEA Regulations (Article 17) require that the significant environmental effects of the Plan are monitored in order that any unforeseen adverse effects can be remediated. To avoid duplication between the monitoring carried out for the SA and the LDP, in-line with the WG DPM (which states that opportunities for joint reporting should be maximised), some indicators have been used for both purposes.

4.3 The SA objectives are separated into 14 themes to reflect the topics listed in the SEA Regulations, S2(6) and the interrelationship between them. The themes are:

- Sustainable Development
- Biodiversity (including flora and fauna)
- Population
- Economy
- Human Health
- Soil
- Water
- Water/Soil/Landscape/Population
- Air/Climatic Factors
- Climatic Factors
- Climatic Factors/Material Assets
- Material Assets
- Cultural heritage (including architectural/heritage)
- Landscape

4.4 A total of 22 objectives are identified and monitoring indicators were drafted, developed and refined throughout the evolution of the LDP and SA. In developing the indicators, it was recognised that data availability and context could change over time so the indicators would need to be kept under review.



4.5 Some SA monitoring indicators cannot be monitored anymore because the data is no longer available. A small number of Core LDP Indicators have been deleted and replaced with new ones, as required by the updated WG DPM. The following table highlights how the SA indicators have been amended slightly in this AMR to reflect these issues. Where amendments

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

**Table 6: Notes on SA Indicator Status**

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

	Improvement in prudent and efficient use of energy	Carbon Emissions – total CO2 emissions per capita.	Data refers to CO2e emissions, rather than CO2 emissions. Indicator requires amending at LDP Review stage in order to refer to CO2e.
	Improvement in prudent and efficient use of energy	The amount of energy (MW) from renewable sources generated in the County per year	Latest statistics provide data for 'Low Carbon' energy generation, rather than 'renewable'.
Climatic Factors/Material Assets	Promote the sustainable management of waste in an integrated manner, aiming towards zero waste by 2050	The number of planning applications permitted accompanied by site waste management plans	Site Waste Management Plans are now voluntary in Wales. Indicator no longer monitored.
		The number of waste facilities permitted and refused on employment sites	Replaced by LDP indicator 111.
Cultural Heritage	Protect and enhance the quality of the cultural and historic environment	The amount and type of development permitted within Conservation Areas and other designated sites	Replaced by LDP indicator 89.
		The amount and type of development permitted impacting upon buildings of local importance, architectural or cultural importance	Not currently possible to monitor this indicator.

4.6 Key issues for monitoring will be those areas of the environment where the SA Report indicated the implementation of the LDP will have the most significant likely effect. These include:

- Loss of habitats and species (biodiversity);
- Impact on landscape character, particularly protected landscapes;

- Impact on the cultural and historic environment, particularly the Welsh language and archaeology;
- Air pollution, particularly with regard to increased vehicular emissions;
- Increased development in flood risk areas;
- The provision of affordable housing to meet local needs, particularly in rural areas;

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

### Scoring

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

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

## SA Theme: Sustainable Development

### SA Objective 1: Promotion of Sustainable Development

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

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
<b>Worklessness rate (working age)</b> <i>(contextual indicator)</i>	<b>An increase is recorded for 2 consecutive years</b>	<b>15</b>				
<p><b>Commentary:</b>  Commentary is for 'economically inactive' rather than 'worklessness' as this data was not available. There were 30,500 'economically inactive' people in Swansea in the year to Dec 2022 a decrease of 6,100 (16.7%) on the previous year. The 19.5% rate is lower than Wales (24.4%) and the UK (21.7%).  'Economically inactive' includes 16-64 year olds who are not economically active or in employment.</p>						
<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>				
<p><b>Commentary:</b>  Please see LDP Indicator 99, Chapter 3. The creation of more PROW will have a generally positive impact on health and wellbeing of the population and thus the promotion of sustainable development. The PROW performance survey was not undertaken during this AMR period and therefore no data is available for 2022-23.</p>						
<b>Violence against the person (offences per 1000 population)</b> <i>(contextual indicator)</i>	<b>n/a</b>	<b>n/a</b>	<b>0</b>			
<p>This indicator was amended in AMR 1 to be more precise, in order to reflect available statistics. Latest data available is for 2023 Q1 (12 months ending), which shows a figure of 29.47 (per 1000 population). This is the 5<sup>th</sup> lowest of Welsh local authorities. (source: <a href="https://lginform.local.gov.uk/reports/lgastandard?mod-metric=3812&amp;mod-area=W06000011&amp;mod-group=AllUnitaryLaInCountry_Wales&amp;mod-type=namedComparisonGroup_LG%20Inform%20(local.gov.uk)">https://lginform.local.gov.uk/reports/lgastandard?mod-metric=3812&amp;mod-area=W06000011&amp;mod-group=AllUnitaryLaInCountry_Wales&amp;mod-type=namedComparisonGroup_LG Inform (local.gov.uk)</a>). ONS data. Last update 26/07/23)</p>						

## SA Theme: Biodiversity

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

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

## SA Theme: Population

SA Objective 3: Increase community safety and sense of security

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

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR3	AMR4
<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	AMR 4
The housing land supply, taken from current JHLAS measured in years supply.	The housing land supply falls below 5 years as determined by the JHLAS in any given year.	5				
<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	The number of additional dwellings built within the County falls below the	5b				

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
presented both in numerical and percentage terms (plus/minus x %).	requirement for 2 consecutive years.					
<b>Commentary:</b> See commentary under LDP indicator 5b.						
Number of net additional affordable and general market dwellings built in the County (though the planning system) minus demolitions.	The overall number of additional dwellings built within the County falls below the requirement for 2 consecutive years.	6				
<b>Commentary:</b> See commentary under LDP indicators 5 and 6.						
The number of planning applications for Gypsy and Traveller sites permitted annually		n/a				
<b>Commentary:</b> This indicator is not being monitored for the LDP. Indicator replaced with LDP monitoring indicator 9.						
Provision is made to meet the Gypsy & Traveller needs identified within the GTAA over the periods: 2016-21 – 7 residential pitches at Pant y Blawd Road (planning permission reference 2018/0830). 2021-25 – 6 residential pitches (or the re-assessed need for pitches identified in the new GTAA expected to be published in 2020).	Development of 2018/0830 at Pant y Blawd Road not completed by 2021.  No start on site in year 2023/24 for delivery of 6 pitches to meet residual need (or sufficient pitches to address the re-assessed need).	9	0	0		

<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>		
<b>Commentary:</b> See commentary under LDP indicator 9a				



## SA Theme: Population

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

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
Provision of community facilities and infrastructure on SDA's in accordance with the Masterplan and Policy	Community facilities and infrastructure not delivered in accordance with the policy framework or within the agreed phased period on an SDA.	26				
<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.						

## SA Theme: Population

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

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

<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 2022 and show the median weekly full-time earnings for residents in Swansea at £593.10. Over the latest year period (April 2021 to April 2022), the survey estimates suggest that full-time weekly earnings in Swansea rose by 6.9%, above average increases in Wales (+5.4%) and the UK (+5.0%). The annual change is positive which may impact on society. (source: The Annual Survey of Hours and Earnings; Swansea Economic Profile April 2023). However, a more detailed analysis would be beneficial to examine whether the increase in earnings is equal across all economic sectors of the population, thus contributing to an inclusive and fair society.						

### **SA Theme: Economy**

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

Indicator	LDP Tigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
<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>						

Indicator	LDP Tigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
<p>In addition to the 2.7 ha consented during 2019-2020, 0.8 ha in 2020-21, 2.4 ha in 2021-22, the 0.97 ha consented in 2022-23 equates to a total of 6.9 ha or 11.5% of the overall LDP allocation of 60 ha. It should be noted that the Plan provides a higher level of employment land allocations than the identified employment land requirement of 19 ha. The allocations have been made on a range of sites for different types of investors at sustainable locations across the County, to maximise opportunities for investment and to be flexible to changes in market demand.</p> <p>Therefore, it is also useful to note that the total amount of employment land granted planning consent in 2019-20, 2020-21, 2021-22 and 2022-23 provides 36.3% of the 19 ha LDP employment land requirement. This will have a general positive impact on the development of Swansea as a competitive place and contribute to Swansea's role as a regional economic driver.</p>						
<b>Amount of major retail office and leisure development (sqm) permitted within and outside established town and district centre boundaries</b>	<b>One application permitted contrary to the policy framework</b>	<b>12</b>				
<p><b>Commentary:</b> Please see commentary for LDP indicator 12, Chapter 3, for the amount of development permitted. No applications permitted contrary to the policy framework. This will have a general positive impact on the development of Swansea as a competitive place and contribute to Swansea's role as a regional economic driver. It will help contribute to a prosperous economic outlook and sustainable economy.</p>						
<b>Productivity – GVA per hour worked</b>	<b>A decrease recorded for 2 consecutive years</b>	<b>16</b>				
<p><b>Commentary:</b> Refer to commentary for 'SA Theme: Sustainable Development, SA Objective 1: Promotion Of Sustainable Development'.</p>						

## SA Theme: Economy

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

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

## SA Theme: Economy

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

Indicator	LDP Tigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
<b>Estimated output, value added and employment for the 'Environmental goods and services' sector (ONS Sustainable Development supplementary indicator 10).</b>	<b>none</b>	<b>n/a</b>				
<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 March 2022, with provisional 2019 data. The Environmental Goods and Services Sector (EGSS) continued to grow, resulting in a positive impact on the green economy. Output increased to £87.9 billion in 2019, up 3.5% from 2018. GVA increased to £44.7 million in 2019, up						

Indicator	LDP Tigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
<p>4.7% from 2018. However employment (FTE) in the sector was estimated to be 389,500 full-time equivalent employees in 2019 down 4.4% from 2018. The production of renewable energy had the largest share of total EGSS output and GVA, whilst waste activity had the largest share of total EGSS employment and the second-largest share of total EGSS output in 2019.</p> <p><i>Data source: ONS Dataset 'Estimates of the UKs environmental goods and services sector (EGSS):2019. The EGSS framework, adopted under the UN System of Environmental Economic Accounting, provides a set definition and specification of activities that start to represent the green economy. The EGSS is made up of areas of the economy engaged in producing goods and services for environmental protection purposes, as well as those engaged in conserving and maintaining natural resources.</i></p>						

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

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

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR4
<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> No planning consents issued on areas of open space contrary to 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> 7km of improved or new dedicated active travel routes created in 2022-23, helping to meet the objective of the LDP creating social and physical environments that encourage and support health and well-being.				
<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	AMR 4
Amount of greenfield land lost not allocated in the LDP (ha)	Planning permission granted for development resulting in the loss of greenfield land contrary to the policy framework.	25				
<p><b>Commentary:</b>  No planning consents were granted for the development of 100+ homes on greenfield land contrary to the policy framework, which has resulted in general positive impacts for this objective.</p>						
Total % loss of BMV agricultural land	One application permitted on land classified as BMV	110				
<p><b>Commentary:</b>  There has been no decisions 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	AMR 4
Percentage of water bodies at good ecological status	A water body failing to meet WFD objectives	107	0	0	0	0
<p><b>Commentary:</b>                      The WFD requires no deterioration from 2009 baseline data. The aim is to achieve at least Good status. NRW data shows deterioration in 1 waterbody: 'river Llan Headwaters to tidal limits' whose overall status had deteriorated from 'good' to 'moderate'. NRW no longer show the % of waterbodies at good or above status. (Source: NRW waterwatch).                      The LDP's impact on the quality of inland coastal water and rivers is therefore scored neutral at this time.</p>						

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

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR4
Area where there is unsuitable water abstraction for either surface or ground waters		n/a				
<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	AMR 4
The number of planning applications permitted within C1 floodplain areas	One planning application permitted contrary to the advice of NRW	105				
<b>Commentary:</b> Please see LDP monitoring indicator 105, chapter 3. No consents contrary to the policy framework. This a generally positive outcome and ensures that development has met this objective during the monitoring period. Continued monitoring of the national policy framework will be required in the context of expected changes to TAN 15.						
The number of planning applications permitted within C2 floodplain areas	One planning application permitted contrary to the advice of NRW	106				
<b>Commentary:</b>						

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

**SA Theme: Air/Climatic factors**

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

Indicator	Tigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
The number of planning applications permitted within the AQMA contrary to the policy framework and should not lead to an increase in the number of people exposed to significant levels of pollution	One planning application permitted contrary to the policy framework	103				
<b>Commentary:</b> No consents were granted contrary to the policy framework. The LDP policies are therefore being implemented correctly and should be having a generally positive impact on air quality.						
Annual mean concentration exceedences of nitrogen dioxide (NO <sub>2</sub> )	Increase in annual mean concentration exceedences of nitrogen dioxide	104				
<b>Commentary:</b> The latest monitoring data, which is for 2021, showed there were no exceedences of the NO <sub>2</sub> Air Quality Standard (AQS) objective, with the automatic monitoring stations located in Swansea reporting compliance with the annual mean NO <sub>2</sub> AQS objective.						

Indicator	Tigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
Length of new PROW created as a % of the overall PROW network and % classed as 'easy to use'	If no new PROW network is created in addition to existing network, via new developments for 2 consecutive years.	99				
<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.						
Length of new dedicated cycle networks created	If no new cycle network is created via new developments for 2 consecutive years.	100				
<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.						
No loss in active travel routes	% decrease in Active Travel routes over 2 consecutive year period.	87				
<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.						
% of new residential development located within 400m to a public transport stop	If development is permitted which is not served by public transport, or there are no plans in place to do so.	101				
<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	AMR4
The number of planning applications permitted within C1 floodplain areas	One planning application permitted contrary to the advice of NRW	105				
<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.						
The number of planning applications permitted within C2 floodplain areas	One planning application permitted contrary to the advice of NRW	106				
<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.						
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				
<b>Commentary:</b> In 2022-23 1 RE submitted within a solar LSA. Throughout the County, an additional application was permitted for solar panels on buildings. So the target to increase renewable energy/low carbon capacity is therefore being met, increasing from 55MWe in 2018 to 90MWe in 2020. Source: statswales						

## SA Theme: Climatic Factors

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

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
<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 2021 which shows that the estimated CO<sub>2</sub> emissions of 5.0 tonnes equivalent per capita (tCO<sub>2</sub>e) for Swansea (an increase 4.8 tonnes per capita in 2020 and likely due to recovery from the Covid pandemic, and the figure is less than the 2019 per capita emission of 5.3, showing an overall downward trend since 2005).  <i>Source: Uk government Local Authority Territorial Greenhouse Gas Emissions Data 2005-2021 (ktCO<sub>2</sub>e)</i></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 latest information is for 2020. As for the previous AMR's, the data relates to 'low carbon' energy generation rather than 'renewable', so it is recommended that the indicator is amended at LDP Review to reflect available data.            Low Carbon electrical generation in the County in 2020 = 140,827MWh. This a significant increase from the 2019 figure of 135,621MW and the 2018 figure of 61,572MWh (<i>source: Stats Wales</i>).</p>						

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

Indicator	Tigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
<b>The number of planning applications for renewable energy and capacity permitted – electricity and heat</b>	<b>No planning applications permitted for renewable energy by 2020. No increase in capacity by 2020.</b>	94				
<p><b>Commentary:</b>            See LDP indicator 96 and refer to commentary under SA objective 16: Support adaptation and mitigation measures due to climate change. An increase in the number of renewable energy/low carbon developments permitted and the resultant increase in low carbon electrical generation, together with a decrease in carbon dioxide (CO<sub>2</sub>) emissions per capita, will have a generally positive impact on climatic change, as a result of a decrease in greenhouse gas emissions and an increase in renewable/low carbon energy production.</p>						

<b>The amount of energy from renewable sources generated in the County per year</b>	n/a	n/a				
<p><b>Commentary:</b>            A contextual indicator, not collected for LDP monitoring, but for the SA Report. 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 (CO<sub>2</sub>) emissions per capita, will have a generally positive impact on climatic change, as a result of a decrease in greenhouse gas emissions and an increase in renewable/low carbon energy production.</p>						

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

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

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



**SA Theme: Material Assets**

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

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
The extent of primary land-won aggregates permitted in accordance with the RTS for Aggregates expressed as a % of the total capacity required as identified in the RTS	Review the LDP mineral policy framework when RTS is reviewed	112				

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

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
<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>	113				
Please see LDP monitoring indicator 113, chapter 3. The applications for development permitted in these safeguarded areas have been reviewed and none were contrary to the policy framework.						

**SA Theme: Cultural Heritage**

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

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
<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. One relevant planning consent on allocated sites within the WLSA in 2022-23. The decision was in-line with the policy framework. Measures to safeguard and encourage the use of the Welsh language have been addressed.</p>						
<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> No planning applications permitted contrary to the policy framework. The implementation of LDP policies have therefore had a generally positive impact on the protection and enhancement of the quality of the cultural and historical environment.</p>						

The number of applications permitted within an archaeological sensitive area	Further investigation if 1 (or more) planning permissions are given where there is an outstanding objection from statutory heritage advisors over any year.	90				
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**Commentary:**  
 No planning applications permitted contrary to the policy framework. The implementation of LDP policies have therefore had a generally positive impact on the protection and enhancement of the quality of the cultural and historical environment.

**SA Theme: Landscape**

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

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome			
			AMR 1	AMR 2	AMR 3	AMR 4
The number of applications permitted within the AONB and Special Landscape Areas contrary to the policy framework	One planning application permitted contrary to the policy framework.	72				

**Commentary:**  
 There were no planning applications permitted contrary to the policy framework. The implementation of policy has positive impacts on the SA objective of maintaining and enhancing the quality and distinctiveness of the landscape, townscape and seascape. This is very important in an area of nationally protected landscapes, the character of which attracts significant numbers of visitors, contributing substantially to the county's economy and supporting many jobs and services.

<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>				
<b>Commentary</b> No planning applications permitted in the Green Wedge contrary to the policy framework. The implementation of policy has positive impacts on the SA objective of maintaining and enhancing the quality and distinctiveness of the landscape, townscape and seascape.						
<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>				
<b>Commentary:</b> No decisions permitted contrary to the policy framework. Overall development is being directed towards the most sustainable places within the defined settlement boundaries. The implementation of policy has positive impacts on the SA objective of maintaining and enhancing the quality and distinctiveness of the landscape, townscape and seascape.						

## Summary of Findings

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

- *Loss of habitats and species (biodiversity)*

4.9 LDP policies seek to maintain and enhance the County's biodiversity resource and protected habitats and species, and the monitoring has shown that the policies are being implemented effectively. The adoption of the Biodiversity and Development SPG will further aid the implementation of the policies.

- *Impact on landscape character, particularly protected landscapes*

4.10 Development undoubtedly can have an impact on landscape character. However, the AMR indicates

that there has been no detrimental impact within the County, particularly protected landscapes, during the monitoring period; and the LDP policies are being implemented effectively. The adoption of the Placemaking Guidance for the Gower AONB SPG will further aid the implementation of the policies.

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

4.11 The AMR indicates that there has been no detrimental impact on the County's cultural and historic environment during the monitoring period and the LDP policies are being implemented effectively, including with regard to the Welsh Language.

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

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

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

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

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

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

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

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

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

4.16 The amount of employment land granted planning consent in 2019-20, 2020-21, 2021-22 and 2022-23 provides 36.3% of the 19 ha LDP employment land requirement. This will have a general positive impact on the development of Swansea as a competitive place and contribute to Swansea's role as a regional economic driver. It will help contribute to a prosperous economic outlook and sustainable economy.

## Chapter 5. Conclusions and Recommendations

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

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

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



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

**Table 7: LDP Monitoring Summary for 2022-23**

Assessment	Action	Number of Indicators
Indicators suggest that the Plan policies are being implemented effectively and there is no cause for review	Continue Monitoring (Green)	94
Indicators suggest that the Plan Policies are not being implemented in the intended manner.	Training Required (Blue)	0
Indicators suggest the need for further guidance in addition to those identified in the Plan	SPG required (Purple)	0
Indicators suggest the Plan Policies are not being effective as originally expected.	Further investigation/ research required (Yellow)	5
Indicators suggest that Plan policy/ies are not being implemented.	Policy Review (Orange)	19
Indicators suggest the Plan strategy is not being implemented.	Plan Review (Red)	7

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

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

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

- 5.8 There have been highly exceptional circumstances that have influenced the above outcome over the last 3-4 years. In particular, dwelling completions have been significantly impacted by the COVID 19 crisis affecting site operations (closure of sites and social distancing), while labour supply issues, rising costs of materials and extended lead in times due to supply chain problems are also impacting the housebuilding industry. It is also the case that new national legislation and regulations have affected the housebuilding industry, and its ability to bring forward sites with speed. This is not specific to Swansea and has been experienced across the country.
- 5.9 The impact of sustainable drainage requirements, and associated requirements for achieving biodiversity enhancements at all scales, have posed huge challenges for developers and have had to be incorporated into the masterplanning process on sites. This in turn has impacted on the financial viability of schemes, and in some cases delayed deliverability. The challenges posed by these new requirements have equally needed to be faced by the Council, and has required new ways of working and co-ordination across departments to ensure proposed developments can progress to delivery on site.

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

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

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

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

5.13 Overall, the AMR concludes that the statutory four year full review cycle that has now commenced provides the mechanism to undertake a full review of

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

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

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

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

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

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

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