

Ail Adroddiad Monitro Blynyddol
Cynllun Datblygu Lleol Abertawe – Cyfnod 2020-2021 (AMB2)

Swansea Local Development Plan
2nd Annual Monitoring Report - Period 2020-21 (AMR2)



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Executive Summary

Introduction

1. The Swansea Local Development Plan (LDP) was adopted by Swansea Council on the 28th February 2019 and forms the development plan for the City and County of Swansea under the provisions of Section 38(6) of the Planning Act. As part of the statutory development plan process, following adoption of the LDP, the Council is required to prepare an Annual Monitoring Report (AMR) setting out how the objectives of the plan are being achieved, how the strategy, key policies, allocations and infrastructure requirements are being delivered, and identifying any challenges, opportunities and contextual changes in which the Plan operates. **This document provides the second AMR of the Swansea LDP (AMR 2) and covers the period April 1st 2020 to March 31st 2021.**

Notable Changes to Plan Context

2. The COVID 19 coronavirus pandemic has continued to have a significant impact on societies and economies across the world in 2020-21. The country has experienced lockdown measures to combat rising infection rates which have affected so many aspects of life and at times brought planning and development

activities to a halt. The pandemic has, as a consequence, impacted on the ability to efficiently report on some monitoring indicators for this AMR during 2020-21. The pandemic has had a big impact on the activities being monitored (for example peak traffic patterns have markedly altered due to the increase in home working). The impacts are described at the relevant points throughout this document and may well continue to raise significant issues going forward in 2021-22.

3. In terms of new policy and legislation, various new or updated national planning guidance and Ministerial Letters were published, alongside the publication of new legislation. In combination these served to alter the planning context in which the LDP operates. The most notable of these was Future Wales, the National Development Plan for Wales, published by the Welsh Government in February 2021. While this represented a major change at national level, it should be noted that Future Wales largely reflected the placemaking approach already adopted in the Swansea LDP, which the Council has been at the vanguard of advancing, and the LDP is considered to be in-line with Future Wales.

Summary of LDP Monitoring Findings -

4. The LDP Monitoring Framework is based around the Strategic Policies of the Plan, with indicators to measure the effectiveness of the policies and the progress in delivering allocations and infrastructure. **Overall, the monitoring process has shown that the LDP strategy and Plan policies are largely being implemented effectively. Actions have been highlighted requiring further investigation on some indicators relating to the delivery of sites, but overall, there is no cause for review at this stage.**
5. Good progress is being made in bringing forward development in-line with the Plan strategy and placemaking principles both on SDAs and other allocated sites, along with associated infrastructure and other development requirements. However, some delays are being encountered on the delivery of sites allocated in the Plan), with the COVID 19 crisis being a key determinant.
6. The following factors related to the COVID 19 crisis have been identified as having a particularly noticeable impact on delivery of housing in 2020-21 (source engagement with the HBF and reports in The Planner RTP1 publication in 2020):

Table 1: LDP Monitoring Summary for 2020-21 – AMR 2

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)	101
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)	21
Indicators suggest that Plan policy/ies are not being implemented.	Policy Review (Orange)	0
Indicators suggest the Plan strategy is not being implemented.	Plan Review (Red)	0

- Impacts on the ability of construction sites to be able to be open, and consequent impact on delivery, due to lockdown restrictions.
- Reduced levels of productivity on sites for example due to working arrangements around social distancing.
- Reported supply chain issues.
- General economic and market uncertainty which may have held back developers from progressing sites.

7. In particular, Strategic Development Areas have taken longer than originally anticipated to progress to a stage that will enable delivery of homes on site. The LPA has however continued to engage closely with the relevant site promoters and developers since the LDP was prepared and adopted, and many have been brought forward to detailed planning application stages. This close working has ensured the sites progress 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 2020-21 on key sites.
8. The Reserved Matters (RM) planning application for SD B, Land at Garden Village, was close to determination in April 2021 (the base date of this AMR) and has since been approved in the early part of 2021-22. The hybrid planning application, including RM for the first phase of 184 dwellings, at SD C, Land at Penllergaer, was approved during 2020-21. 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 to commence swiftly. On the basis of discussions with the developers, it is considered likely that required conditions will be discharged enabling work to commence on site in 2021-22 as reflected in the housing forecasts in Appendix 1. Progress is also continuing on bringing forward other Strategic Development sites, with engagement ongoing between the LPA and the developer towards the determination of a RM planning application for SD D, Land at Llangyfelach, and active pre application engagement to bring forward planning applications on SD sites A, E, F and H.
9. In addition to the progress made on Strategic Development sites, good progress has been made on non-strategic allocations. The Council determined a number of Discharge of Condition and S73 Applications relating to existing allocated housing sites already permitted on H1 and H5 sites. As detailed in Appendix 1, delivery was achieved at a number of sites including Upper Bank, Pentrechwyth; Heol Ddu, Birchgrove; Land South of Glebe Road, Loughor; Summerland Lane, Newton and sites in SA1 and in the City Centre.
10. It is also significant that further affordable housing has been delivered by the Council's More Homes programme at Parc yr Helig, Birchgrove and continues to be developed in Penderry, with pre application work ongoing on a number of further More Homes sites in the pipeline.

11. In addition, a number of windfall sites have come forward and delivered housing in the period since the Plan was adopted. This includes large windfall sites that have obtained detailed planning consent, which together contribute in excess of the forecasts included in the LDP for annual windfall delivery. These are expected to be built in the next 2 years. This suggests that the windfall assumptions adopted in the LDP for large windfall sites were conservative and an 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.
12. On the basis of the updated site forecasts, which have been formulated through engagement with developers and site promoters, the updated supply forecasts from 2021-22 onwards show that housing supply is expected to be close to the Average Annual Requirement (AAR) rate in the next 12 months (the indicator required under WG guidance to monitor housing delivery). This is based on the delivery of sites with planning consent, before exceeding the AAR in the subsequent years of the Plan when the Strategic Development allocations will comprehensively get underway to deliver significant numbers of new homes, with more than one outlet on these large sites. Meanwhile, other sites identified in the updated trajectory will also have progressed through the development pipeline to begin delivery of new homes.
13. It is also important to note that the latest evidence suggests the housing requirement backdrop in which the Plan is operating has changed in the last few years since the LDP was adopted. The latest (2018 based) Welsh Government projections published in August 2020 (after the LDP was adopted in 2019) generally suggest a lower rate of growth compared to the previous WG projections which informed the adopted LDP growth targets. Further uncertainty has been introduced since these latest WG projections by the emerging impacts of BREXIT and the COVID-19 pandemic. It will be important for the LPA to monitor emerging demographic evidence over the next 12 months on the impacts on the housing requirement.
14. Overall, development of some plan allocations has not progressed as originally forecasted due to a number of factors including the significant impacts of COVID. However, the sites included in the LDP are considered to be sound and are progressing with two residential led Strategic Development sites due to commence in 2021-22 and others progressing through detailed engagement between the LPA and developers to bring them forward in-line with the placemaking principles of the Development Plan. It is not considered at this stage that a review of the sites in the LDP is necessary. Whilst a delivery lag is being

experienced, there is a good supply of large and small deliverable and viable sites. Significant work has been undertaken by both applicant and LPA to progress a number of complex 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. It is worth highlighting that any new site put forward of such a scale by a speculative developer would need to go through the same level of placemaking and masterplanning which would require significant lead in times and not benefit the short term housing supply. However, resources do need to continue to be focused on bringing the sites in the existing supply forward efficiently. As noted in AMR 1, the Council places significant emphasis on the delivery end of the planning and development process, and is focussed on: proactively helping bring housing sites forward to meet the housing requirement; assisting in the early identification of issues and site requirements; engaging closely with developers to identify general issues experienced in the planning applications process to help improve the efficiency of progressing sites; and working with developers on masterplanning and viability issues to support sites to come forward in an appropriate manner. The Council will, in response to the monitoring indicators flagged as yellow, undertake further investigation of the issues affecting the delivery of sites in order to focus the continuing efforts to proactively work with developers and site

promoters to bring forward the housing supply included in the adopted Plan.

15. In terms of affordable housing, 209 affordable homes were built through the planning system in 2020-21, 180 social rented and 29 intermediate tenure, while planning consent was granted in the 12 month period for a further 273 affordable homes.
16. The proportion of HMOs within the HMO Management Area, as a proportion of the residential properties, has been monitored. Overall, within the HMO Management Area, HMOs were identified as comprising 23.7% of all residential properties. The percentage remains within the +/-2% range identified in the monitoring indicator. The indicator target, to ensure the number of HMOs as a proportion of the total number of residential properties within the HMO Management Area does not significantly exceed the 25% threshold, has again been achieved in 2020-21.
17. Development of new Gypsy and Traveller pitches on the land west of Pant y Blawd Road, which is identified in the Plan will accommodate the 7 pitches needed in the period up to the end of 2021, has not yet commenced as of the base date of the AMR (April 1st 2021). The monitoring indicator highlights that the identified trigger for this indicator is if development has not been completed by the end of 2021. The

indicator is flagged yellow for further investigation and liaison to be undertaken with the Council Departments with responsibility for delivering the pitches in order to facilitate efficient progress to be made in meeting the identified accommodation requirements.

18. In addition to the 2.7ha that was consented during 2019-2020, the 0.8 ha of total employment land granted planning consent in 2020-21 equates to a total of 3.5ha or 6% of the overall LDP allocation of 60 ha. Significant progress continues to be made on the delivery of the mixed use Swansea Central regeneration projects within the City Centre. A number of economic contextual indicators are identified which show positive findings for the County. However, it should be noted that there are some time lags in the available data and monitoring will need to continue to see the emerging impacts of the COVID 19 pandemic.
19. Monitoring of other policies such as design and placemaking, Green Infrastructure, Welsh language, the historic and cultural environment, tourism, transport, and safeguarding public health and natural resources has shown that they are being implemented effectively, delivering placemaking objectives and preventing inappropriate development. A small number of minor amendments and clarifications have

been made (and highlighted in the relevant parts of this AMR) to monitoring indicators to reflect changes in data availability and context; or to clarify what the indicator seeks to record.

20. **Overall, it can be concluded that the LDP strategy and its key policies and targets remain relevant, appropriate and up-to-date and good progress is being made towards achieving them. Further investigation is required with regard to the delivery of housing sites, in particular a number of allocated Strategic Development Areas, which will inform the Council's efforts in continuing to proactively work with developers and site promoters to bring forward the adopted LDP housing supply targets. Fundamentally it has been established that there is currently no cause for Plan review.**
21. Monitoring will continue during 2021-2022. Monitoring will again need to take account of changes in the context in which the Plan operates, in-line with the WG guidance, particularly with regard to the impacts of the COVID 19 pandemic on the activities being monitored.

Chapter 1. Introduction

- 1.1 The Swansea Local Development Plan (LDP) was adopted by Swansea Council on the 28th February 2019 and forms the development plan for the City and County of Swansea under the provisions of Section 38(6) of the Planning Act.
- 1.2 As part of the statutory development plan process, following adoption of the LDP the Council is required to prepare an Annual Monitoring Report (AMR) setting out how the objectives of the Plan are being achieved, how the strategy, key policies, allocations and infrastructure requirements are being delivered, and identifying any challenges, opportunities and contextual changes in which the Plan operates. The Council must publish an AMR and submit it to Welsh Government (WG) by 31st October each year, starting with the first full financial year (April 1st to March 31st following adoption of the Plan.
- 1.3 The Council published its first AMR in 2020 covering the period 2019-20. While, in light of the on-going COVID 19 pandemic, WG had written¹ to all Local Planning Authorities (LPAs) to state that it did not require them to submit AMRs to WG that year, the Council recognised the importance of continuing to monitor the effectiveness of the Plan and published
- AMR 1. In summary the key conclusion from AMR 1 was that ‘overall the monitoring showed that the strategy and LDP policies are being implemented effectively and there is no cause for review’.
- 1.4 This document is the second AMR of the Swansea LDP (to be known as AMR 2) and covers the period April 1st 2020 to March 31st 2021. It is based on the monitoring framework set out in Section 4.2 of the LDP. The AMR has been prepared in-line with Welsh Government (WG) regulations and guidance. As reported in AMR 1, following the publication of the Development Plans Manual Edition 3 (March 2020) additional indicators have been added to the monitoring framework (see paragraph 3.2 and Table 2 of this report). These were added to the monitoring framework used in AMR 1, and have also been used for AMR 2.
- 1.5 The disruption caused by the COVID 19 pandemic has continued to have an impact both on the activities being monitored and the level of information available to undertake effective monitoring to inform this second AMR. The impacts are described at the relevant points throughout this document.

¹ 7th July 2020 Letter to LPAs

1.5 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).

1.6 The remainder of this AMR is structured as follows:

- Chapter 2 – a review of significant changes affecting the context within which the LDP operates, including any changes in relevant legislation, national/regional/local policies/strategies; and socio-economic and environmental factors.

- Chapter 3 – begins with a brief overview of the LDP monitoring framework and highlights the additional indicators required by the updated WG guidance. It then focuses on an analysis of the LDP monitoring indicators, structured under the headings of the Strategic Policies; considering in each section the core/key indicators (required by WG in all LDPs), and the local indicators specifically defined for Swansea.
- Chapter 4 – analysis of the SA indicators and integrated assessment and linkages with the LDP monitoring.
- Chapter 5 – conclusions and recommendations.

Chapter 2. Significant Contextual Changes

Overview

2.1 This chapter provides a summary of the relevant significant changes affecting the context within which the LDP operated during 2020-21, including changes in relevant legislation; national, regional, and local policies and strategies; and social, economic, and environmental factors.

Legislation and National Planning Policy and Guidance

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

2.3 *Local Government Elections (Wales) Act 2021* – This was granted Royal Assent in January 2021 and provides the framework for establishing four Corporate Joint Committees (CJCs) across the whole of Wales. One of the initial functions for the CJCs to exercise is strategic development planning (through the preparation of a Strategic Development Plan (SDP)). This will allow larger than local issues such as the scale of housing growth, jobs and spatial

distribution across a number of LPAs to be planned for in an integrated and strategic way.

2.4 The *South West Wales Corporate Joint Committee Regulations* have been laid and the South West CJC was established on 1 April 2021 comprising Swansea Council along with Neath Port Talbot, Carmarthenshire, Pembrokeshire, Pembrokeshire Coast NPA and Brecon Beacons NPA.

2.5 *The Town and Country Planning (Strategic Development Plan) (Wales) Regulations 2021* - The Welsh Government published these for consultation in October 2021. These set out the policy procedure for SDP's to be prepared across Wales by the CJC's. The consultation responses were published by the Welsh Government in March 2021.

2.6 The CJC establishment regulations for South West Wales are expected to come into force June/July 2022. Regulations setting out the procedure to prepare an SDP will come into force just before this in February 2022. It will take a short time for the CJCs to become operational, for example hold meetings, and employ core staff etc. before they can implement their respective statutory function to prepare an SDP. Technical work on aspects of an SDP can be undertaken within this period, ready to move forward

rapidly when formal stages can be undertaken from 2022 onwards. Working on the basis of SDP preparation taking approximately 5 years in line with the latest WG guidance (SDP Advisory Notes), and accounting for LA elections (May 2022) and the time needed for newly formed Authorities to formally agree the commencement of the process, the earliest an SDP is likely to be adopted is by the end of 2028. This is of course subject to change and a number of unknown factors and will need to be informed by detailed work that will emerge over the next few years.

2.7 *Future Wales – the National Development Plan 2040* was published on 24th February 2021. It is a 20 year plan with an end date of 31st December 2040. The document has full Development Plan status for decision making in accordance with the Planning Act. It now provides the national tier of development plan alongside the Swansea Local Development Plan.

2.8 Future Wales contains policies relating to the matters that Government considers are a national priority and matters which are distinctly spatial and require national leadership. It sets out 11 future outcomes which are overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in PPW. The Future Wales spatial strategy sets out 17 overarching Policy goals which will providing a guiding framework for

where large scale change and nationally important development will be focussed over the next 20 years.

2.9 Swansea is identified within the Swansea Bay and Llanelli National Growth Area which will be the main focus for growth and investment in the South West Region. Planning decisions must be made in accordance with Future Wales as well as the LDP, unless material considerations indicate otherwise.

2.10 *Edition 11 of Planning Policy Wales (February 2021)* – Following the significant revision and restructuring of PPW in 2018 to take account of the Well-being of Future Generations Act and a refocusing on a placemaking approach for planning, a further update to PPW was published in February 2021. Changes were mainly updates to a range of chapters to reflect the publication of Future Wales and previous WG Policy announcements. In summary the main changes to the relevant chapters included:

- Updates to the Achieving Well being through placemaking chapter to refer to the Welsh Governments Building Better Places (see paragraph 2.11 below) which identifies relevant planning priorities and actions to aid the recovery.
- Updates to the Strategic and Spatial choices chapter to include wider links to decarbonisation and energy, strengthening of compulsory purchase powers for LAs to unlock development potential,

and updates to promote the incorporation of drinking fountains or refill stations as part of development in public areas.

- Updates to the Active and Social Places chapter to make it a requirement to put active travel and public transport infrastructure in place early in the development process, ensuring the design of new streets supports the WG's work on making 20mph the default speed limit and preventing pavement parking.
- The Housing delivery section has been updated to reflect the changes reported in AMR1 on the removal of the requirement for local authorities to evidence a 5 –year housing land supply in favour of a policy statement that local authorities will need to use their LDP annual housing trajectory as the basis for monitoring the delivery of development plan housing requirements.
- The Affordable Housing section has been updated to reflect the need as reported in AMR 1 for local authorities to make provision for affordable housing led sites in the review of their LDP's.
- Updated to reflect the renewable energy policies and approach in Future Wales which includes the removal of Strategic Search Areas and the revocation of Technical Advice Note 8.
- Updates have been made to sections on electronic communications, economic development, tourism and rural economy to reflect Future Wales.

- Updates to the distinctive and natural places chapter to reflect the importance of the National Parks in light of the involvement of the National Park authorities in the preparation of Strategic Development Plans.

2.11 *Building Better Places Placemaking and the Covid-19 recovery (July 2020)* - In July 2020, the Welsh Government published Building Better Places setting out the planning policy priorities of the Welsh Government in the post Covid-19 recovery. The document outlines the need for good, high quality developments which are guided by placemaking principles. It acknowledges that delivery of good places at this time require Planners to be creative and dynamic. It recognises the pivotal role that planners play in shaping our society for the future in terms of planning for priorities around placemaking, decarbonisation and well-being. It identifies key issues which bring individual policy areas together to ensure that action is effective. The issues identified are *staying local: creating neighbourhoods; active travel: exercise and rediscovered transport methods; revitalising our town centres; digital places – the lockdown lifeline; changing working practices: our future need for employment land; reawakening Wales tourism and cultural sectors; Green Infrastructure, health and well-being and ecological resilience and improving air quality and soundscapes for better health and well being.*

2.12 *Wales Placemaking Charter (September 2020)* - This is a new charter that puts quality, sustainability and community at the heart of planning which was launched by the Minister for Housing and Local Government in September 2020. This brings together more than 25 organisations who by signing the Placemaking Wales Charter Pledge to *involve the local community in the development of proposals; choose sustainable locations for new development; prioritise walking, cycling and public transport, create well defined, safe and welcoming streets and public spaces, promote a sustainable mix of uses to make places vibrant and value and respect the positive distinctive qualities and identify of existing places.* Swansea Council became a signatory to the Placemaking Charter following a resolution from Members.

2.13 *Compulsory Purchase Powers (October 2020)* - The Welsh Government published a revised national planning policy on use of compulsory purchase powers on 13 October 2020 along with new Circular guidance to make clearer when it would be appropriate to use such powers. The intention of the national policy is to help reduce any barriers to the use of CPO powers by local authorities.

2.14 *Llwybr Newydd - A New Wales Transport Strategy (Consultation document)* - During 2020-21 the Welsh

Government consulted on its new Transport Strategy for Wales. This is a statutory document required by the Transport (Wales) Act 2006. The 20 year strategy is a new approach taking into consideration the changing travel patterns brought about by COVID19 and recognises the role of transport in climate change. The strategy seeks to take forward something positive for the future, that is putting active travel and health at the forefront of travel policy. The 20 year ambition is an accessible, sustainable transport system which is good for the environment, the economy, culture and the Welsh language. Essentially the strategy sets out how transport can contribute to the wider social, environmental, economic and cultural well being of Wales. The strategy sets out the following five year priorities:

- *Planning for better connectivity* – To reduce greenhouse gas emissions by planning ahead for better physical, and digital connectivity, more local services, more home and remote working and more active travel so that fewer people need to use their cars on a daily basis.
- *Public Transport services* – grow public transport use in Wales by providing services that everyone can use, wants to and does use.
- *Safe, accessible, well-maintained and managed transport infrastructure* – that is also future proofed to support sustainable transport choices, especially

walking and cycling, public transport and electrification

- *Making sustainable transport more attractive and affordable* - To more people and businesses, whilst respecting the fact that many people, including those in rural areas or disabled people, may not have options.
- *Support innovations that deliver more sustainable choices* – Supporting digital, technological and operational innovations that help more people and business adopt more sustainable transport choices.

2.15 *Electric Vehicle Charging Strategy for Wales (March 2021)* - The strategy sets out the Welsh Government's vision for electric vehicle charging in Wales. This is 'by 2025 all users of electric cars and vans in Wales are confident that they can assess electric vehicle charging infrastructure when and where they need it'. The strategy indicates that Wales currently has one of the lower levels of electric vehicle ownership in the UK and the strategy aims to increase public confidence in the availability of charging infrastructure. Swansea is identified as one area where there is likely to be a high charging demand for electric chargers of between 18,500-19,300 by 2025 and 55,685 to 57,145 by 2030.

2.16 *Clean Air Plan for Wales: August 2020*. The aim of the WG Clean Air Plan for Wales is to improve air quality and reduce the impacts of air pollution on

human health, biodiversity, the natural environment and economy. The Plan supports delivery of commitments under 'Prosperity for All: the WG national strategy'. In particular, 'reducing emissions and delivering vital improvements in air quality' to support 'healthier communities and better environments'. WG also published in December 2020 a report on the impact of COVID-19 on air quality.

Regional Context

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

templates, in relation to viability assessments to ensure a consistent and robust approach across the region.

2.18 *Swansea Bay City Deal progress* – the City Deal, established in 2017, will part-fund a programme of major transformational projects across Swansea, Carmarthenshire, Neath Port Talbot, and Pembrokeshire over the coming years. The first £18 million of City Deal funding has been released by WG and UK Government, based on the approval of two City Deal projects, one of which is in Swansea - the City and Waterfront Digital District. Construction on the Swansea Central Scheme and indoor arena forming part of the Swansea City and Waterfront Digital District project was continuing at pace during 2020-21. Planning consent was also granted for the digital village on the Kingsway during 2020. Both sites form integral elements of the LDP Strategic Development Area covering the Central Area and Waterfront (SD J) and will deliver on key regeneration and Placemaking objectives for these areas.

2.19 Given the LDP will need to be reviewed at some point in the future and considering the future introduction of a SDP for South West Wales, officers are currently scoping out the potential for working collaboratively with neighbouring authorities on updating and aligning evidence bases across the region. This will inform

future Development Plan work including the future SDP.

Local Context

2.20 During 2020-21 officers progressed work on a number of Draft Supplementary Planning Guidance (SPG). Public consultation on a Draft Placemaking Guidance for the Gower Area of Outstanding Natural Beauty (AONB) and a Trees, Hedgerows and Woodlands SPG was undertaken in Autumn 2020. In addition, following consultation, the Council adopted the Biodiversity and Development SPG which provides guidance to support LDP policies ER6, ER8 and ER9 in respect of the protection and enhancement of biodiversity in development. Additionally, Council approved the Mumbles Conservation Area Review SPG in February 2021. This provides guidance to support LDP policies HC1 and HC2 in respect of development within the Mumbles CA. Both SPG will inform decision making on relevant planning applications.

2.21 In addition, officers have undertaken training in respect of Green Infrastructure and how to facilitate delivery of GI within new developments. This forms a key part of the Council's Placemaking approach. To support delivery of GI the Council's Environment team together with Natural Resources Wales with input from planning produced a new Green Infrastructure

Strategy (Swansea Central Area: Regenerating our city for WellBeing and Wildlife) which is designed to deliver on the aim to bring more GI into the Swansea Central Area. The document was published in February 2021.

2.22 In terms of the economy, in February 2021 the Bank of England reported² that the COVID pandemic continued to have a dramatic and rapidly changing impact on the UK hitting spending, incomes and jobs. It has put a big strain on UK businesses' cash flow, and is threatening the livelihoods of many people. Many households have less money coming in, and some people have lost their jobs. The recent rise in COVID cases and the restrictions put in place to contain its spread will reduce spending. However the report indicates that GDP is projected to recover rapidly towards pre COVID levels over 2021, as the vaccination programme is assumed to lead to an easing of restrictions and people's health concerns. Contextual economic indicators are reported in Chapter 3 of this document.

2.23 The future for the development industry and other commercial sectors continues to be uncertain.

Delivery in the housebuilding sector has been affected for example by working arrangements on social distancing and also ongoing supply issues with key building materials and trades. Nevertheless the second hand housing market is seeing a significant upsurge in demand for properties with people looking for more space and new areas to live as a result of changes to working patterns as a result of the pandemic and the stamp duty holiday.

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

2.25 As with AMR 1, the lockdown continues to impact on the ability to efficiently report on some monitoring indicators for this AMR.

² Bank of England Monetary Policy Committee Report – February 2021

Chapter 3. LDP Key and Local Indicators

Overview

- 3.1 The LDP Monitoring Framework was developed based around the Strategic Policies of the Plan, with indicators to measure the effectiveness of the policies in meeting identified targets and trigger points beyond which remedial action may be required if targets are not met. The monitoring framework was based on the WG guidance extant at that time.
- 3.2 Updated WG guidance identifies the indicators required in all Development Plan monitoring frameworks. The majority of these were already covered by the LDP monitoring framework, but any that were not have been added for the purposes of 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 is not necessarily anticipated that a failure to meet an established target or breaching a trigger will automatically result in a review of the policy. The first course of action will normally include a thorough analysis of the reason(s) for the failure and a broader assessment of the implications as far as the successful implementation of the Plan is concerned. The AMR will identify any policy that is not being implemented in the anticipated manner. It will outline steps that will be taken to address the issues identified.

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

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

DPM Edition 3 Guidance	AMR LDP Indicator Reference
Viability. LPA should monitor trends (positive and negative) in key determinants of market conditions and viability such as, house prices, land values, build costs.	Indicator 81.
The rate of development on key allocations (completions linked to phasing trajectories and infrastructure schemes, where appropriate).	Indicators 7, 11 and 27-69
The delivery of key infrastructure that underpins the plan strategy.	Indicators 2 and 4
<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
Locally Specific and Contextual Indicators	
Local Indicators. Policy/topic specific indicators should be defined by each LPA specific to their area and considered against the importance of monitoring the effectiveness of the plan's strategy.	Numerous indicators.
Contextual Indicators. These should be defined by each LPA and involve the consideration of influences at a strategic level to describe the economic, social and environmental conditions within which the development plan operates.	Numerous indicators.
Linkages to SA/SEA Monitoring	
SA /SEA. The plan will need to consider the linkages between the SEA/SA monitoring process and the LDP monitoring process to avoid duplication. Opportunities for joint reporting should be maximised.	Chapter 4

Table 3: Adopted LDP Monitoring Options

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

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

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 2020-21 structured under the following headings:

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

- Policy RP 1: Safeguarding Public Health and Natural Resources
- Policy HC 1: Historic and Cultural Environment
- SPG preparation

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

3.8 All information presented is up to date as of April 1st 2021.

Policy PS 1: Sustainable Places

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

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

LDP Objective(s):	All		
Key policies:	PS 1	Related policies:	PS 3, PS 4, CV 2
Indicator:	Target:	Outcome:	Trigger point:
1. Local Indicator: Number of planning applications for development permitted outside defined settlement boundaries of the urban area and Key Villages contrary to the LDP Policy Framework.	Development in the countryside to be limited to exceptional circumstances.	Adoption:	Policies adopted in the Plan
		AMR No. 1:	117 planning applications permitted outside defined settlement/key village boundaries in 2019-20. The decisions reflected the LDP policy framework.
		AMR No. 2:	No decisions permitted during 2020-21 contrary to the policy framework
Analysis:			
<p>During the monitoring period 2020-21 the Council permitted a number of planning applications outside identified settlement boundaries and key villages. However, these decisions have largely related to Householder applications, Agricultural buildings, replacement dwellings and tourism related development and the decisions have accorded with the LDP policy framework. Therefore the target is being met.</p> <p><i>*The wording of this indicator has been amended during 2020-21. It is not necessary to monitor the number of applications permitted outside the urban boundary rather only those that have been permitted contrary to the policy framework. This ensures a more efficient use of resources and ensures that the indicator wording is consistent with the wording of the identified target and trigger point.</i></p>			
Action:			
No further action required, other than to continue monitoring.			

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

LDP Objective(s):	All			
Key policies:	PS 1	Related policies:		PS 2, SD policies, IO 1
Indicator:	Target:	Outcome:	Trigger point:	
2. Key Indicator: Provision of community facilities and infrastructure on SDAs in accordance with the Site Masterplan and policy.	All development on SDAs to be supported by community facilities and infrastructure.	Adoption:	Sites adopted in the Plan	
		AMR No. 1:	Sites being progressed in-line with the Site Masterplans and policies.	
		AMR No. 2:	Sites being progressed in-line with the Site Masterplans and policies.	
Analysis:				
<p>Planning permission was granted on some of the SDAs in 2020-21. A commentary is provided on each of these below. Each SDA is considered in more detail later in this report under Indicators 27-69.</p> <p>SD C - Outline planning consent was granted to Bellway Homes in 2020-21 for a hybrid planning application for the whole site of up to 850 dwellings and a detailed element for the first phase of 184 units (2018/2697/OUT). A Section 106 Agreement was signed for the provision of infrastructure and community facilities in January 2021. The Section 106 requires 20% affordable housing across the site; highway improvements (A420 Gorseinon Rd, A48/Pontarddulais Works, A483 and A484 junction works, Brynrhos Crescent), a fully</p>				

serviced mixed use local centre comprising A1, A2, A3 and D1 floorspace, secondary local centre for A1, A2, A3 and D1 use, conversion of part of the existing farm buildings to a local community centre/hub within D1/D2 use class, provision of land for education purposes for provision of primary and nursery provision, active travel routes, allotments, functional open space containing 3 LEAP's, NEAP, 10 LAP's, MUGA, 2 natural play areas, BMX Track, and Playing Fields with a pavilion and car parking. Agreed financial contributions have been secured towards education provision, playing field maintenance, POS commuted sums, active travel, Bridleway gates, community contribution, and air quality improvements. There are also many detailed planning conditions requiring development to conform to the agreed phasing. The proposals for both the Outline and detailed reserved matters application are considered to have followed a robust placemaking approach in line with LDP Placemaking principles.

SD J - Full planning permission was granted during 2020-21 for a key regeneration project within SDJ in terms of the former Oceana building at 71-72 The Kingsway Swansea. The proposal involves a mixed use building to provide flexible office/ workspace (Class B1) with ancillary communal and commercial uses at basement, lower ground floor and ground floor levels (B1/A1/A3/D1 and D2) and public event/meeting space at roof level (B1/A3/D1/D2), pedestrian link through to Oxford St and public realm and GI works (2020/0490/FUL). The development intends to deliver a Digital Village, and is being developed as part of the Swansea Bay City Deal regeneration project with a brief to deliver tech focused flexible office space and amenities. The overall objective is to deliver a flexible digital environment that acts as a catalyst and example for future development. In line with Policy SD J the proposal is intended to act as a catalyst for the regeneration of the Kingsway as a new business district and an area that supports a range of opportunities for city living, working and learning. The proposal will deliver approximately 353 sqm of A1 floorspace, 6216sqm of B1 floorspace, 6303sqm of other floorspace and 716sqm of D2 floorspace of a total of 13588sqm of floorspace. The development is considered to follow a robust placemaking approach in the line with LDP placemaking principles. In addition, further applications (2020/1437/FUL) were granted permission for the conversion of the adjacent building at 69-70 the Kingsway for a mixed use scheme; and 85 The Kingsway for office use on the upper floors, which will also complement the regeneration of this area.

Progress has continued on the Swansea Central regeneration area in-line with the policy framework with construction continuing of the first phase comprising of the arena (south of Oystermouth Road) and a Multi-storey Car Park and residential building (to the north of Oystermouth Road). Within a further part of this regeneration area, planning consent was granted for a new Church Hall, adjacent to the existing Grade II listed St David's Church, to replace the existing facility. The building will all also accommodate a separate, self-contained commercial unit to be used either as a café or a TV and radio broadcasting studio. It will be a high quality and well detailed public building that will enhance the setting of the grade II listed St David's Priory Church, enhance the profile of the church in city regeneration, and create new active frontage to help start establishing the new public space at the centre of Swansea Central north.

SD L – 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 conditions, Non material amendments and S73 applications associated with previous consents for the restoration of other Listed Buildings on the site.

Overall, it is considered that the target is being met and the SDAs were progressed in-line with the Site Masterplans and policies in 2020-21.

Action:

No further action required, other than to continue monitoring.

LDP Objective(s):	All			
Key policies:	PS 1	Related policies:		PS 2, SD policies, IO 1
Indicator:	Target:	Outcome:		Trigger point:
3. Local Indicator: SDAs to be delivered in accordance with the Placemaking principles set out in the site policy and masterplan	All SDAs to be delivered in accordance with Placemaking principles set out in the site policy and masterplan, unless exceptions are justified by evidence.	Adoption:	Sites allocated in the Plan	One planning application permitted not in accordance with the site policy and masterplan without sufficient justification.
		AMR No. 1:	Sites being progressed in-line with the Site Masterplans and policies	
		AMR No. 2:	Sites being progressed in-line with the Site Masterplans and policies	
Analysis:				
Ensuring that developments fully incorporate placemaking principles is considered fundamental to the delivery of sustainable places. The LPA is working closely with all the site promoters of the SDAs and the proposals coming forward are the product of extensive engagement over a number of years at the pre-application stage. Specifically, regarding the planning applications consented in 2020-2021, the LPA has engaged extensively with the developers concerned to ensure the agreed schemes will deliver sustainable places in-line with the Plan's placemaking requirements. As stated under Indicator 2, planning consents were granted in 2020-21 on SD C, SD J and SD L, and it is considered that the sites are progressing in-line with the site masterplans and policies and so the target is being met.				
Action:				
No further action required, other than to continue monitoring.				

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

sites in 2020-21 against the LDP Appendix 3 requirements.

LDP Objective(s):	All		
Key policies:	PS 1	Related policies:	PS 2, IO 1, H 1, H 5, SD policies
Indicator:	Target:	Outcome:	Trigger point:
4. Key Indicator: Number of planning applications permitted which deliver infrastructure measures identified in Appendix 3 of the Plan.	Development addresses the impact on communities through the provision of new or improved infrastructure measures as identified in Appendix 3 of the Plan.	Adoption:	Sites allocated in the LDP
		AMR No. 1:	10 allocated sites granted planning permission in 2019-20. All planning applications permitted in-line with Appendix 3.
		AMR No. 2:	3 allocated sites granted planning permission in 2020-21. All planning applications permitted in-line with Appendix 3.
Analysis:			
<p>Planning permission was granted on the following SDAs in 2020-21. A commentary is provided below for each site in relation to the requirements set out in the LDP.</p> <p>SD C - Outline planning consent was granted to Bellway Homes in July 2020 for a hybrid planning application for the whole site of up to up to 850 dwellings and a detailed element for the first phase of 184 units (2018/2697/OUT). A Section 106 Agreement was signed for the provision of infrastructure and community facilities in January 2021. The Section 106 requires 20% affordable housing across the site; highway improvements (A420 Gorseinon Rd, A48/Pontarddulais Works, A483 and A484 junction works, Brynrhos Crescent), a fully serviced mixed use local centre comprising A1,A2,A3and D1 floorspace, secondary local centre for A1,A2,A3 and D1 use, conversion of part of existing farm buildings to a local community centre/hub within D1/D2 use class, provision of land for education purposes for provision of primary and nursery provision, active travel routes, allotments, functional open space containing 3 LEAP's, NEAP, 10 LAP's, MUGA, 2 natural play areas, BMX Track, and Playing Fields with a pavilion and car parking. Agreed financial contributions have been</p>			

secured towards education provision, playing field maintenance, POS commuted sums, active travel, Bridleway gates, community contribution, air quality improvements. There are also many detailed planning conditions requiring development to conform to the agreed phasing. Whilst only 3 LEAP's were provided officers were satisfied the level of recreation provision across the site was acceptable. The proposals for both the Outline and detailed reserved matters application are considered to have followed a robust placemaking approach generally in line with LDP Placemaking principles.

SD J - Full planning permission was granted during 2020/21 for a key regeneration project within SD J in terms of the former Oceana building at 71/72 the Kingsway Swansea. The proposal involves a mixed use building to provide flexible office/ workspace (Class B1) with ancillary communal and commercial uses at basement, lower ground floor and ground floor levels (B1/A1/A3/D1 and D2) and public event/meeting space at roof level (B1/A3/D1/D2), pedestrian link through to Oxford St and public realm and green infrastructure works (2020/0490/FUL). The development intends to deliver a Digital Village, and is being developed as part of the Swansea Bay City Deal regeneration project with a brief to deliver tech focused flexible office space and amenities. The overall objective is to deliver a flexible digital environment that acts as a catalyst and example for future development. In line with SD J the proposal is intended to act as a catalyst for the regeneration of the Kingsway as a new business district and an area that supports a range of opportunities for city living, working and learning. The development is considered to follow a robust placemaking approach in the line with LDP placemaking principles. In addition, further applications (2020/1437/FUL) were granted permission for the conversion of the adjacent building at 69-70 the Kingsway for a mixed use scheme; and 85 The Kingsway for office use on the upper floors, which will also complement the regeneration of this area. As part of the Swansea Central regeneration area. planning consent was granted for a new Church Hall, adjacent to the existing Grade II listed St David's Church, to replace the existing facility. The building will all also accommodate a separate, self-contained commercial unit to be used either as a café or a TV and radio broadcasting studio. It will be a high quality and well detailed public building that will enhance the setting of the grade II listed St David's Priory Church, enhance the profile of the church in city regeneration, and create new active frontage to help start establishing the new public space at the centre of Swansea Central north.

In terms of non-strategic sites, the following planning consent was granted in 2020-21, and a commentary is provided below for this site:

H1.3 Townhill Campus, Townhill Road, Townhill - Planning consent was granted (ref: 2018/2698/FUL) during 2019-20 in-line with the LDP requirements for a hybrid planning application for the redevelopment of the site to form up to 160 residential units and 1 retail unit. This comprised a full planning permission for the demolition of most buildings, apart from the main part of the 1912 building which is to be converted and extended to create 62 apartments; and outline planning permission for the construction of up to 98 residential units and 1 retail unit with indicative access, layout and scale parameters. During 2020-21 the Council granted a Reserved Matters permission (2019/2903/RES) pursuant to (2018/2698/FUL) for the details of the appearance, layout and scale for the construction of 84 dwellings. The Hybrid / Outline Permission was subject to a Section 106 Planning Obligation which provided for a highway contribution of £140,000 towards the implementation of off-site highway works and active travel requirements to enhance measures towards pedestrian and cycling facilities, and also for a minimum 20% affordable housing requirement. There is also a planning condition in place requiring the provision of enhanced pedestrian links through to the south to Penlan Crescent. The RM consent was approved in line with the policy framework.

Overall, it is considered that the target is being met and the sites are being progressed to meet the required infrastructure provision.

Action:

No further action required, other than to continue monitoring.

Policy PS 3: Sustainable Housing Strategy

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

Monitoring Housing Delivery

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

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

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

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



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

3.17 In accordance with these requirements, the Council has prepared an update to the records for the delivery of all housing sites with the benefit of planning consent, and/or that are allocated in the LDP, in terms of the number of units completed in 2020-21, 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 2021) for i) pre-application / PAC, ii) the time between submission of the planning application until determination, and iii) the time taken from planning consent to the discharge of conditions to enable construction to start. In-line with the DPM, the Council has also applied time lags to the non strategic allocations. This approach is based on the same source evidence as was agreed during the Examination in Public on the Swansea LDP as being a sound basis for delivery trajectories on the allocated SDAs (Chamberlain and Walker: The Role of Land Pipelines in the UK Housebuilding Process). Evidence gathering and discussions with developers on the progress of sites have been used to update the forecasts and are set out in the site schedules at Appendix 1, which follow the structure required in the template Tables 19 and 20 of the DPM. Indicators 5a and 5b are based on these schedules.

3.18 In-line with the DPM, in addition to the close and regular dialogue that the LPA has had with developers and RSLs on sites being promoted and engaging with developers during regular Council facilitated Developer Forum meetings, the LPA also undertook direct consultation with the development sector through the Home Builders Federation (HBF) Wales. This consultation was undertaken between 23rd July and 16th August 2021. Having regard to this engagement process, the draft housing trajectory outputs were largely supported with only a small number of site specific queries raised as follows:

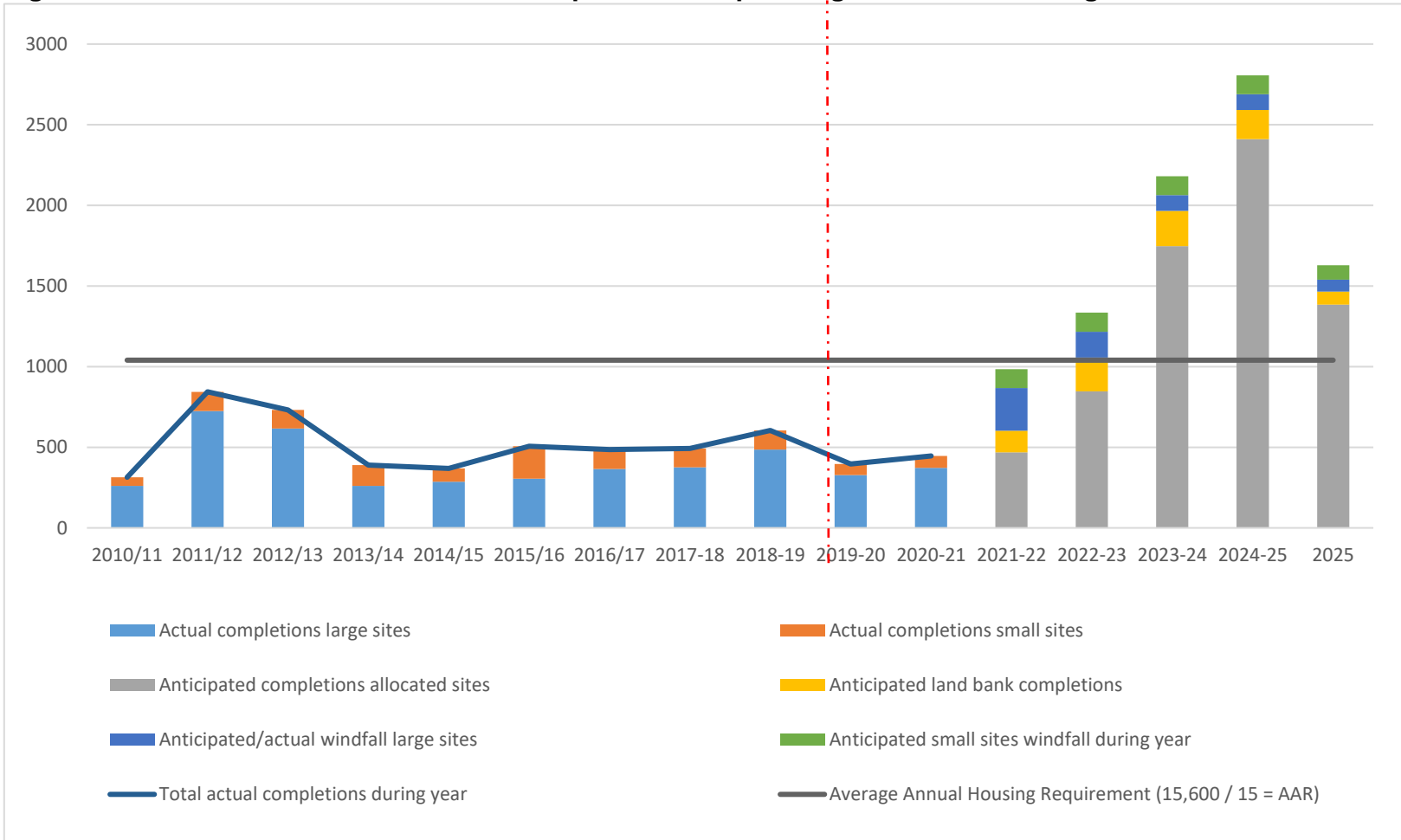
- Further explanation was requested on the windfall figures, the assumed time lags for different stages of the development process, and information on the planning status of every site in the draft schedule.
- It was suggested that the build forecasts for SD 1.E Land North of Clasemont Road, Morriston and SD 1.F Cefn Coed Hospital, Tycnoch both need to be pushed back by 1 year to better reflect the time that should be allowed before construction can commence on site.
- It was suggested regarding SD 1.G Land Northwest of M4 Junction 46, Llangyfelach that while an outline planning application is being determined, the build forecast should be pushed back by 1 year to better reflect the time that should be allowed before construction can commence on site.

3.19 The Council provided comprehensive information to the HBF to resolve the queries listed in the first bullet point (above) on the same day the queries were received on 23rd July, explaining the basis of the windfall figures, the time lags assumed and providing a detailed list of the planning status of every site. Following the above stakeholder engagement, the Council reviewed the anticipated trajectory for the three specific sites queried and has pushed the

forecasts back by the suggested 1 year period for each site in order to reflect the concerns raised by the industry. The LPA considers these revised forecasts to be conservative however, and the aim will be for the Council to continue to be pro-active in facilitating site construction to begin ahead of those forecasts wherever possible. The indicators monitoring housing delivery are set out below.

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

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



--- Red line denotes LDP adoption in February 2019

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	486								
Actual completions, small sites (before LDP adoption)	54	120	114	129	82	201	120	117	119								
Actual/Anticipated completions allocated sites during year (after LDP adoption)											179	241	469	847	1747	2411	1385
Actual/Anticipated land bank completions during year (after LDP adoption)											148	131	134	209	219	180	81
Anticipated windfall during year (after LDP adoption)											0*	0*	265	161	98	98	74
Actual/Anticipated small windfall during year (after LDP adoption)											70	74	117	117	117	117	88
Total actual completions during year	314	844	731	389	368	506	486	492	605		397	446	985	1,334	2,181	2,806	1,628
AAR (15,600 / 15)	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040		1,040	1,040	1,040	1,040	1,040	1,040	1,040

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

The graph shows the completions for the years following LDP adoption (in-line with Regulation 41). It shows that completions have increased in 2020/21 compared to the previous year, however they have again been below the straight AAR line as was the case in 2019-20 which was the first year following adoption of the LDP. Therefore, the overall number of additional dwellings built within the County has fallen below the AAR requirement of 1,040 homes per annum for 2 consecutive years following adoption of the LDP.

There have however been highly exceptional circumstances that have influenced the above outcome. In particular, dwelling completions have been impacted in 2020-21 by the COVID 19 crisis with the following factors identified as having a particularly noticeable impact on delivery of housing (source engagement with the HBF and reports in The Planner RTP1 publication in 2020):

- Impacts on the ability of construction sites to be able to be open, and consequent impact on delivery, due to lockdown restrictions.

- Reduced levels of productivity on sites for example due to working arrangements around social distancing.
- Reported supply chain issues.
- General economic and market uncertainty which may have held back developers from progressing sites.

In addition, some Strategic Development Areas have taken longer than originally anticipated to progress to a stage that will enable delivery of homes on site. The LPA has however continued to engage closely with the relevant site promoters and developers since the LDP was prepared and adopted, and many have been brought forward to detailed planning application stages. This close working has ensured that the sites progress 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 2020-21 on key sites, including the following.

The Reserved Matters (RM) planning application for SD B, Land at Garden Village, was close to determination in April 2021 and has since been approved in the early part of 2021-22. The hybrid planning application, including RM for the first phase of 184 dwellings, at SD C, Land at Penllergaer, was approved during 2020-21. 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 to commence swiftly. On the basis of discussions with the developers, it is considered likely that required conditions will be discharged enabling work to commence on site in 2021-22 as reflected in the housing forecasts in Appendix 1 of the AMR. Progress is also continuing on bringing forward other Strategic Development Area sites, with engagement ongoing between the LPA and the developer towards the determination of a RM planning application for SD D, Land at Llangyfelach, and active pre application engagement to bring forward planning applications on SD sites A, E, F and H.

In addition to the progress made on SD sites, good progress has been made on non-strategic allocations. The Council determined a number of Discharge of Condition and S73 Applications relating to existing allocated housing sites already permitted on H1.5 Land at Upperbank, Pentrechwyth, H1.14 Heol Ddu Farm, Birchgrove, H1.16 Land at Frederick Place Llansamlet, H1.30 Land at Tyrisha Farm, Grovesend, H1.31 Land off Brynafon Rd and Gower View Rd, Penyrheol, H1.32 Townhill Campus, Townhill Rd, Townhill, H1.34 Land adj to 114 Brithwen Rd, Waunarllwydd and H5.04 Land adj Pennard Drive, Gower. As detailed in Appendix 1, delivery was achieved at a number of sites including Upper Bank, Pentrechwyth; Heol Ddu, Birchgrove; Land South of Glebe Road, Loughor; Summerland Lane, Newton and sites in SA1 and in the City Centre.

It is also significant that further affordable housing has been delivered by the Council's More Homes programme at Parc yr Helig, Birchgrove and continues to be developed in Penderry, with pre application work ongoing on a number of further sites in the pipeline.

In addition, a number of windfall sites have come forward and delivered housing in the period since the Plan was adopted. 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 2 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.

On the basis of the updated site forecasts, which have been formulated through engagement with developers and site promoters, the updated supply bars from 2021-22 onwards in Figure 2, show that housing supply is expected to build close to the AAR rate in the next 12 months on the basis of the sites with planning consent (as forecasted in Appendix 1) before exceeding the AAR in the subsequent years of the Plan when the Strategic Development Area allocations will comprehensively get underway to deliver significant numbers of new homes, with more than one outlet on these large sites, while other sites identified in the updated trajectory will have progressed through the development pipeline to begin delivery of new homes.

It is also important to note that the housing requirement backdrop in which the Plan is operating has changed in the last few years since the LDP was adopted. The latest (2018 based) Welsh Government projections published in August 2020 (after the LDP was adopted in 2019) generally suggest a lower rate of growth compared to the previous WG projections which informed the adopted LDP growth targets. Further uncertainty has been introduced since these latest WG projections by the impacts of BREXIT and the COVID-19 pandemic. It will be important for the LPA to monitor emerging demographic evidence over the next 12 months on the impacts on the housing requirement.

Overall, development of some plan allocations has not progressed as originally forecasted due to a number of factors including the significant impacts of COVID. However, the sites included in the LDP are considered to be sound and are progressing, with two residential led Strategic Development Area sites due to commence in 2021-22 and others progressing through detailed engagement between the LPA and developers to bring them forward in-line with the placemaking principles of the Development Plan. It is not considered at this stage that a review of the sites in the LDP is necessary. While a delivery lag is being experienced, there is a good supply of large and small deliverable and viable sites. Significant work has been undertaken by both applicant and LPA to progress a number of complex 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. Any new site put forward of such a scale by a speculative developer would need to go through the same level

of placemaking and masterplanning which would require significant lead in times and not benefit the short term housing supply. However, resources do need to continue to be focused on bringing the sites in the existing supply forward efficiently. As noted in AMR 1, the Council places significant emphasis on the delivery end of the planning and development process, and is focussed on: proactively helping bring housing sites forward to meet the housing requirement; assisting in the early identification of issues and site requirements; engaging closely with developers to identify general issues experienced in the planning applications process to help improve the efficiency of progressing sites; and working with developers on masterplanning and viability issues to support sites to come forward in an appropriate manner. The Council will, in response to the monitoring indicators flagged as yellow, undertake further investigation of the issues affecting the delivery of sites in order to focus the continuing efforts to proactively work with developers and site promoters to bring forward the housing supply included in the adopted Plan.

Further investigation is required with regard to the delivery of key sites in the Plan to inform the Council's efforts in continuing to proactively work with developers and site promoters to bring forward the housing supply.

Action:

Further investigation required, in collaboration with developers, to identify the most appropriate actions to ensure development proposals are delivered on site.

LDP Objective(s):	1,9,14,17		
Key policies:	PS 3	Related policies:	H 1-H 6, H 9
Indicator:	Target:	Outcome:	Trigger point:
5b. Key Indicator: cumulative completions measured against the cumulative average annual housing requirement set out in the Plan presented both in numerical and percentage terms (plus/minus x %).	Cumulative AAR as shown in table 5.	Adoption:	AAR of 1,040 identified
		AMR No. 1:	Cumulative completions by 2019-20 total 5,132 (49% of the cumulative AAR)
		AMR No. 2:	Cumulative completions by 2020-21 total 5,578 (49% of the cumulative AAR)
Analysis:			
<p>The table below shows completions have been below the AAR level in 2019-20 and 2020-21, the first two years following adoption of the LDP. Therefore the overall number of additional dwellings built within the County has fallen below the requirement for 2 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
Total actual completions during year	314	844	731	389	368	506	486	492	605		397	446
Cumulative completions	314	1,158	1,889	2,278	2,646	3,152	3,638	4,130	4,735		5,132	5,578
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

Action: Further investigation required, in collaboration with developers, to identify the most appropriate actions to ensure development proposals are delivered on site.

Net Additional Dwellings

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

LDP Objective(s):	1,9,14,17		
Key policies:	PS 3	Related policies:	H 1-H 6, H 9
Indicator:	Target:	Outcome:	Trigger point:
6. Required Indicator: Number of net additional affordable and general market dwellings built in the County (through the planning system) minus demolitions.	To deliver 15,600 dwellings in total during the Plan period. Annual targets for remainder of Plan period:		Adoption: Housing requirement and site delivery set out in the Plan AMR No. 1: 2019-20: 397 new dwellings built in the first year following adoption of the LDP. AMR No. 2: 2020-21: 446 new dwellings built in the second year following adoption of the LDP.
	2018/19	816	
	LDP adopted		
	2019/20	1,360	
	2020/21	1,654	
	2021/22	1,760	
	2022/23	1,959	
	2023/24	1,436	
	2024/25	1,569	
2025	961		
Analysis:			
<p>446 new dwellings were completed (net*) in 2020-21 comprising:</p> <ul style="list-style-type: none"> • 372 completions recorded on large sites (of 10+ dwellings). • 74 completions recorded on small sites (<10 dwellings). <p>Overall housing completions are below the requirement in 2020-21, for the second consecutive year since the LDP has been in operation. A detailed response to the shortfall in provision is provided under indicator 5a above.</p> <p><i>*Completed replacement dwellings have been excluded since a home was demolished to make way for the new dwelling.</i></p>			
Action:			
Further investigation required, in collaboration with developers, to identify the most appropriate actions to ensure development proposals are delivered on site.			

Additional Dwellings by Strategic Housing Policy Zone (SHPZ)

LDP Objective(s):	1,9,14,17							
Key policies:	PS 3							
Indicator:	Target:							
6b Key Indicator: Number of net additional dwellings built in the County by SHPZ.	To deliver 15,600 dwellings in total during the Plan period, broken down by SHPZ as follows. Annual targets for remainder of Plan period:							
		C	E	GNW	G	GF	N	W
	2018/19	182	199	149	0	0	69	125
	LDP adopted							
	2019/20	187	190	560	0	25	209	179
	2020/21	153	240	703	25	30	430	107
	2021/22	130	412	629	0	40	484	115
	2022/23	533	290	500	0	0	600	117
	2023/24	122	195	550	0	0	491	80
	2024/25	245	240	555	0	0	441	110
2025	203	105	318	0	0	248	71	
Related policies:	H 1-H 6, H 9							
Outcome:	Trigger point:							
Adoption:	Housing requirement and site delivery set out in the Plan							
AMR No. 1:	2019-20 New dwellings by SHPZ (net*):							
		C	E	GNW	G	GF	N	W
	2019/20**	44	88	126	1	2	66	70
AMR No. 2:	2020-21 New dwellings by SHPZ (net*):							
		C	E	GNW	G	GF	N	W
	2020/21	85	151	55	7	18	72	58
Analysis:								
Housing completions are below the requirement in 2020-21, for the second 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>								
Action:								
Further investigation required, in collaboration with developers, to identify the most appropriate actions to ensure development proposals are delivered on site.								

Additional Dwellings on Allocated Sites

LDP Objective(s):	1,9,14,17		
Key policies:	PS 3	Related policies:	SD 1, H 1, H 5
Indicator:	Target:	Outcome:	Trigger point:
7 Key Indicator: Core Indicator: Total housing units built on allocated sites as a % of overall housing provision	To deliver 9,930 dwellings in total during the Plan period on allocated sites. Annual targets for remainder of Plan period:	Adoption:	Housing requirement and site delivery set out in the Plan
	2018/19	240	AMR No. 1:
	LDP adopted		
	2019/20	884	AMR No. 2:
	2020/21	1,469	
	2021/22	1,658	
	2022/23	1,923	
	2023/24	1,333	
	2024/25	1,519	
2025	885		
Analysis:			
241 new homes were delivered on allocated sites in 2020-21. This amounted to 54% of the 446 housing units delivered in the year.			
Housing completions are below the requirement for 2020-21 and also for the second 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.			
Action:			
Further investigation required, in collaboration with developers, to identify the most appropriate actions to ensure development proposals are delivered on site.			

Additional Dwellings on Strategic Development Areas (SDAs)

LDP Objective(s):	1,9,14,17																				
Key policies:	PS 3	Related policies:	SD 1, SD A-L																		
Indicator:	Target:	Outcome:	Trigger point:																		
7a Key Indicator: Total housing units built on allocated sites as a % of overall housing provision	To deliver 7,109 dwellings on SDAs in total during the Plan period. Annual targets for remainder of Plan period:	Adoption:	Housing requirement and site delivery set out in the Plan																		
	<table border="1"> <tr> <td>2018/19</td> <td>100</td> </tr> <tr> <td colspan="2" style="background-color: red; color: white; text-align: center;">LDP adopted</td> </tr> <tr> <td>2019/20</td> <td>349</td> </tr> <tr> <td>2020/21</td> <td>891</td> </tr> <tr> <td>2021/22</td> <td>1,124</td> </tr> <tr> <td>2022/23</td> <td>1,388</td> </tr> <tr> <td>2023/24</td> <td>1,103</td> </tr> <tr> <td>2024/25</td> <td>1,269</td> </tr> <tr> <td>2025</td> <td>885</td> </tr> </table>	2018/19	100	LDP adopted		2019/20	349	2020/21	891	2021/22	1,124	2022/23	1,388	2023/24	1,103	2024/25	1,269	2025	885	AMR No. 1:	2019-20: 19* new dwellings built on SDAs.
	2018/19	100																			
	LDP adopted																				
	2019/20	349																			
	2020/21	891																			
	2021/22	1,124																			
	2022/23	1,388																			
	2023/24	1,103																			
2024/25	1,269																				
2025	885																				
	AMR No. 2:	2020-21: 112 new dwellings built on SDAs.	The overall number of additional dwellings built on SDAs falls below the requirement for 2 consecutive years																		
Analysis:																					
<p>112 new homes were delivered on allocated SDA sites in 2020-21. This amounted to 25% of the 446 housing units delivered in the year. 68 were completed in SD J and 44 in SD K. Housing completions are below the requirement for the second 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.</p> <p>*The figure reported for 2019-20 in AMR 1 has been amended above as it only listed completions on large sites of 10+ dwellings and wrongly omitted some completions on smaller sites.</p>																					
Action:																					
Further investigation required, in collaboration with developers, to identify the most appropriate actions to ensure development proposals are delivered on site.																					

Additional Dwellings on Non-Strategic Allocations under Policy H 1

LDP Objective(s):	1,9,14,17		
Key policies:	PS 3	Related policies:	H 1
Indicator:	Target:	Outcome:	Trigger point:
7b Key Indicator: Total housing units built on allocated sites as a % of overall housing provision	To deliver 2,611 dwellings on H 1 allocations in total during the Plan period. Annual targets for remainder of Plan period:	Adoption:	Housing requirement and site delivery set out in the Plan
	2018/19 100	AMR No. 1:	2019-20: 162 new dwellings built on H 1 sites
	LDP adopted		
	2019/20 460	AMR No. 2:	2020-21: 106 new dwellings built on H 1 sites
	2020/21 523		
	2021/22 494		
	2022/23 535		
	2023/24 230		
	2024/25 250		
2025 0			
Analysis:			
106 new homes were delivered on allocated H 1 sites in 2020-21, 24% of all housing delivery in this year.			
Housing completions on H 1 allocated sites are below the requirement for 2 consecutive years following adoption of the LDP. Please see the Council's commentary on housing delivery set out under Indicator 5a.			
Action:			
Further investigation required, in collaboration with developers, to identify the most appropriate actions to ensure development proposals are delivered on site.			

Additional Dwellings on Policy H 5 Allocations

LDP Objective(s):	1,9,14,17		
Key policies:	PS 3	Related policies:	H 5
Indicator:	Target:	Outcome:	Trigger point:
7c Key Indicator: Total housing units built on allocated sites as a % of overall housing provision	To deliver 210 dwellings on H 5 allocations in total during the Plan period. Annual targets for remainder of Plan period:	Adoption:	Housing requirement and site delivery set out in the Plan
	2018/19 40	AMR No. 1:	2019-20: 17 new dwellings completed on H 5 sites
	LDP adopted		
	2019/20 75	AMR No. 2:	2020-21: 39 new dwellings completed on H 5 sites
	2020/21 55		
	2021/22 40		
	2022/23 0		
	2023/24 0		
	2024/25 0		
2025 0			
Analysis:			
39 new homes were delivered on allocated H 5 sites in 2020-21, 9% of all housing delivery in this year.			
Housing completions are below the requirement in 2020-21, for 2 consecutive years following adoption of the LDP and its new housing land supply. Completions are anticipated to increase from 2021-22 onwards, when more H 5 allocations are scheduled to come forward on site (H5. 4 and H5. 5 are both currently under construction, and a planning application for H5. 6 is being determined by the LPA). Please see the Council's commentary on housing delivery set out under Indicator 5a.			
Action:			
Further investigation required, in collaboration with developers, to identify the most appropriate actions to ensure development proposals are delivered on site.			

Additional Dwellings on Windfall Sites

LDP Objective(s):	1,9,14,17		
Key policies:	PS 3	Related policies:	PS 1, PS 2, H 3-6, 9
Indicator:	Target:	Outcome:	Trigger point:
7d Key Indicator: Total housing units built on windfall sites as a % of overall housing provision	To deliver 1,882 dwellings on windfall sites in total during the Plan period. Annual targets for remainder of Plan period:	Adoption:	Housing requirement and site delivery set out in the Plan
	2018/19	215	AMR No. 1:
	LDP adopted		
	2019/20	215	AMR No. 2:
	2020/21	215	
	2021/22	215	
	2022/23	215	
	2023/24	215	
	2024/25	215	
2025	162	2019-20: 80 new dwellings were completed on windfall sites	The overall number of additional dwellings built on windfall sites falls below the requirement for 2 consecutive years.
		2020-21: 167 new dwellings were completed on windfall sites	
Analysis:			
167 new homes were delivered on windfall sites in 2020-21, 37% of all housing delivery in this year.			
An estimate for windfall development was included in the Plan for approximately 215 units per annum on large and small sites. Housing completions on windfall sites are below the estimated forecast in 2020-21, for the second consecutive year in which the LDP has been in operation. However, a low number of windfall completions on large (10+ unit) sites at this early stage of the Plan being in operation is to be expected and, as noted under indicator 5a above, a further number of large windfall sites which have detailed planning consent, totalling in excess of the forecasts in the LDP for annual windfall delivery, are expected to be built in the next 2 years. 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 sites is not considered to be a concern at this stage.

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

Additional Dwellings in Key Villages

LDP Objective(s):	1,9,14,17																						
Key policies:	PS 3	Related policies:	H 1-H 6, H 9																				
Indicator:	Target:	Outcome:	Trigger point:																				
8. Key Indicator: Number of net additional dwellings built in the County in Key Villages	Build 358 dwellings in Key Villages in total by 2025. (78 built to 1st April 2017). Cumulative completion targets for remainder of Plan period	Adoption:	Housing requirement and site delivery set out in the Plan																				
	<table border="1"> <tr><td>2017/18</td><td>24</td></tr> <tr><td>2018/19</td><td>56</td></tr> <tr style="background-color: #ff0000; color: white;"><td colspan="2" style="text-align: center;">LDP adopted</td></tr> <tr><td>2019/20</td><td>88</td></tr> <tr><td>2020/21</td><td>120</td></tr> <tr><td>2021/22</td><td>152</td></tr> <tr><td>2022/23</td><td>184</td></tr> <tr><td>2023/24</td><td>216</td></tr> <tr><td>2024/25</td><td>248</td></tr> <tr><td>2025</td><td>280</td></tr> </table>	2017/18	24	2018/19	56	LDP adopted		2019/20	88	2020/21	120	2021/22	152	2022/23	184	2023/24	216	2024/25	248	2025	280	AMR No. 1:	2019-20: 1 new dwelling in Key Villages
	2017/18	24																					
	2018/19	56																					
	LDP adopted																						
	2019/20	88																					
	2020/21	120																					
	2021/22	152																					
	2022/23	184																					
	2023/24	216																					
2024/25	248																						
2025	280																						
	AMR No. 2:	2020-21: 2 new dwellings in Key Villages																					
			The overall number of additional housing built within the Plan area is 10% or more below the cumulative requirement set in the Policy Target for 2 consecutive years.																				

Analysis:				
<p>2 new dwellings recorded as built in Key Villages in 2020-21. Housing completions are below the forecast for the second consecutive year in which the LDP has been in operation. However, completions are anticipated to increase from 2021-22 onwards, with 2 significant sites in particular which have planning consent and are currently under construction coming forward at Land at Pennard Drive and Tyrisha Farm, Grovesend. Further sites are expected to deliver homes in Pontlliw. Please see the Council's commentary on housing delivery set out under Indicator 5a.</p>				
Action:				
<p>Further investigation required, in collaboration with developers, to identify the most appropriate actions to ensure development proposals are delivered on site.</p>				

Gypsy and Traveller Sites

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

LDP Objective(s):	1,9,14,17		
Key policies:	Policy PS 3	Related policies:	
Indicator:	Target:	Outcome:	
9. Key Indicator: Provision is made to meet the Gypsy & Traveller needs identified within the GTAA over the periods: 2016-21 – 7 residential pitches at Pant y Blawd Road (planning permission reference 2018/0830). 2021-25 – 6 residential pitches (or the re-assessed need for pitches identified in the new GTAA expected to be published in 2020).	Provision is made to meet the Gypsy & Traveller needs identified within the GTAA over the periods	Adoption:	Identified need for 7 new pitches 2016-21 to be met by development at land west of Pant y Blawd Road.
		AMR No. 1:	Development of new pitches did not commence in 2019-20.
		AMR No. 2:	Development of new pitches did not commence in 2020-21.
Trigger point:			
Development of 2018/0830 at Pant y Blawd Road not completed by 2021. No start on site in year 2023/24 for delivery of 6 pitches to meet residual need (or sufficient pitches to address the re-assessed need).			
Analysis:			
Development of new pitches on the land west of Pant y Blawd Road, which it is identified in the Plan will accommodate the 7 pitches needed in the period up to the end of 2021, had not yet commenced as of April 1 st 2021, the base date of this AMR. Further investigation and liaison is required with all relevant Council Departments responsible for delivering the pitches, in order to facilitate the delivery of the pitches having regard to the trigger that is identified in the monitoring framework for the end of 2021. This indicator is yellow to reflect the reduced time window within which to deliver the pitches and meet the identified trigger point date.			

Action:	
Further investigation and liaison is required with all relevant Council Departments responsible for delivering the pitches, in order to facilitate the delivery of the pitches having regard to the trigger that is identified in the monitoring framework for the end of 2021	

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

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

LDP Objective(s):	1,9,14,17		
Key policies:	Policy PS 3	Related policies:	H 7
Indicator:	Target:	Outcome:	Trigger point:
9a Key Indicator: Newly arising need for pitches in addition to that identified in the GTAA evidence on which the LDP is based		Adoption:	A forecast for newly arising need over the Plan period was included in the GTAA on which the LDP was based
		AMR No. 1:	No further newly arising need recorded in 2019-20
		AMR No. 2:	No further newly arising need recorded in 2020-21
Analysis:			
It should be noted that the current GTAA, which forms the LDP evidence base for Gypsy and Traveller accommodation needs, included a forecast for newly arising need over the Plan period, and the Council has not identified any additional newly arising need in 2020-21.			
Action:			
No further action required, other than to continue monitoring.			

Houses in Multiple Occupation

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

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

LDP Objective(s):	1,9,14,17		
Key policies:	Policy PS 3	Related policies:	
Indicator:	Target:	Outcome:	H 9
10 Local Indicator: The proportion of HMOs within Castle and Uplands Wards, having regard to the overall numbers of registered HMO properties as a proportion of the residential properties.	To ensure the number of HMOs as a proportion of the total number of residential properties within the HMO Management Area does not significantly exceed the 25% threshold.	Adoption:	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%.
		AMR No. 1:	
		AMR No. 2:	
Analysis:			
Overall, within the HMO Management Area, HMOs were identified as comprising 23.7% of all residential properties. The percentage remains within the +/-2% range identified in the monitoring indicator trigger point. The indicator target, to ensure the number of HMOs as a proportion of the total number of residential properties within the HMO Management Area does not significantly exceed the 25% threshold, has been achieved in 2020-21.			

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

Policy PS 4: Sustainable Employment Strategy

3.24 This section provides an analysis of the monitoring indicators for the plan's Strategic Employment Strategy, which is set out in Policy PS 4. The WG guidance³ requires LPAs to monitor employment land take-up against allocations, and class B job growth in line with the Plan strategy. These requirements are fulfilled by the indicators in this section.

Contextual Indicators

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

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

LDP Objective(s):	2, 10, 11, 12, 13, 15, 16		
Key policies:	Policy PS 4	Related policies:	Policies RC 1-13
Indicator:	Target:	Outcome:	Trigger point:
14. Contextual Indicator: Average full-time weekly earnings	An increase in average wage levels.	Adoption:	Average earnings for Swansea were £563.90 per week (April 2019)
		AMR No. 1:	Latest data on annual change shows earnings estimates increased by 5.5% over the most recent period of available data (2018-19).
		AMR No. 2:	Latest data on annual change shows earnings estimates decreased by 4.6% over the most recent period of available data (2019-20).
Analysis:			
<p>The latest available estimates on earnings is for April 2020. Full time employee gross median weekly earnings estimates saw an annual decrease of -4.6% between April 2019 to 2020 having increased by 5.5% in the previous 12 months recorded in AMR 1. The median weekly gross earnings estimate figure for Swansea in April 2020 was £538.00, which was just below the Wales average of £541.70.</p> <p>It is also interesting to note that the above figure is based on Swansea residents (i.e. the average earnings of adults living within the area). The equivalent figures for Swansea workplace earnings estimates increased by +2.5% in 2019-20.</p> <p><i>Data source: Office for National Statistics (ONS)' Annual Survey of Hours and Earnings (ASHE), for April 2020.</i></p>			
Action:			
No further action required, other than to continue monitoring.			

LDP Objective(s):	2, 10, 11, 12, 13, 15, 16		
Key policies:	Policy PS 4	Related policies:	Policies RC 1-13
Indicator:	Target:	Outcome:	Trigger point:
15. Contextual Indicator: Worklessness rate (working age).	A reduction in the worklessness rate.	Adoption:	51,900 people of working age (Jan-Dec 2018)
		AMR No. 1:	46,900 people of working age (Jan-Dec 2019) Annual reduction of -9.6%
		AMR No. 2:	43,900 people of working age (Jan-Dec 2020) Annual reduction of -6.4%
Analysis:			
<p>Worklessness is defined by the ONS data as where people aged 16-64 years are not in employment. They may be unemployed or economically inactive (unavailable to work because of family commitments, retirement or study, or sickness or disability).</p> <p>The latest worklessness figure for working age people in Swansea is for January to December 2020, and the figure is 43,900 which equates to 28.5% of the working age population. This represents a 3,000 reduction (-6.4%) on the same time in 2019. Over the same period across Wales the number economically inactive increased slightly by 0.5%.</p> <p>Annual change recorded is positive with a decrease in worklessness rates for Swansea observed.</p> <p><i>Data source: ONS Annual Population Survey (APS), which is a sample survey of households living at private addresses in the UK.</i></p>			
Action:			
No further action required, other than to continue monitoring.			

LDP Objective(s):	2, 10, 11, 12, 13, 15, 16		
Key policies:	Policy PS 4	Related policies:	Policies RC 1-13
Indicator:	Target:	Outcome:	Trigger point:
16. Contextual Indicator: Productivity – GVA (Gross Value Added) per hour worked.	An increase in productivity	Adoption:	Latest available index figure (for 2017) 101.0
		AMR No. 1:	Latest available index figure (for 2018) 101.1. Annual increase recorded
		AMR No. 2:	No updated data available
Analysis:			
<p>ONS data on Gross Value Added (GVA) per hour worked provides a measure of economic output and productivity. The latest published data for Swansea is still for 2018, which was released in February 2020. No further data has been released by the Office for National Statistics. The data included in AMR 1 is retained below.</p> <p>The ONS provide several different types of analysis which have been reviewed for the most appropriate measure to be used for this indicator. The data selected is unsmoothed and based on constant prices (described by the ONS as “real terms” which exclude the effects of inflation) which the ONS advise are the most appropriate for considering time series trends. This data allows an understanding of whether there has been any increase in volumes of goods and services, with the effects of changes in prices removed. By contrast, when using nominal current price data, it is not possible to differentiate between the effects of price changes and quantity changes.</p> <p>The data is presented in the table below as an index from the base year 2016 (=100) identified by ONS in their analysis. The latest GVA figure available for Swansea which is for 2018 is 101.1, which shows a small increase on the previous 2 years, 2017 (101.0, which was the most recent data at the time the Plan was adopted) and 2016 (100.0). In comparison, Wales as a whole saw a slight decrease between 2017-18 following a small increase in 2016-17.</p>			

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

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

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

Data source: ONS Subregional Productivity February 2020 release

Action:

No further action required, other than to continue monitoring.

Monitoring the Strategic Employment Strategy

Job Growth

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

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

LDP Objective(s):	2, 10, 11, 12, 13, 15, 16		
Key policies:	PS 4	Related policies:	SD G –K; RC 1-13
Indicator:	Target:	Outcome:	Trigger point:
16a Key indicator: job growth	An increase in the number of jobs	Adoption:	Latest data available (September 2017): 111,000 jobs
		AMR No. 1:	Latest data available estimates (September 2018): 112,000 jobs An estimated annual increase of 1,000 jobs
		AMR No. 2:	Latest data available estimates (September 2019): 112,000 jobs No estimated change
Analysis:			
<p>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 2019.</p> <p>The estimates for September 2019 are shown in the table below, broken down by employment sector, and are compared to the corresponding estimates for 2017 and 2018. Overall, the latest estimates indicate that the number of jobs in Swansea has remained stable with no overall estimated change.</p>			

The Swansea economy has a proportionately large share of jobs in the public administration, health, education, financial services and retail sectors. Of the 112,000 people in employment within Swansea (2019), an estimated 88.4% (99,000) are employed in the service sectors. There was an increase in some business sectors and decreases in some, with a large proportion remaining stable. The estimates suggest that total service sector employment (SICs G-U) in Swansea was unchanged over the year, with estimated growth in some sectors (e.g. Wholesale; Public administration) offset by falls in others (e.g. Professional, scientific & technical; Health). Manufacturing employment also fell. Other sectors remained unchanged, including Retail; Education; Accommodation & food, Business administration; Financial & insurance and Construction.

Employment Estimates by Broad Industry Sector for Swansea 2018-19

	2019	2018	2017
1: Agriculture, forestry & fishing (industry section A)	900	400	300
2: Mining, quarrying & utilities (B, D and E)	1250	1000	900
3: Manufacturing (C)	5000	6000	6000
4: Construction (F)	5000	5000	4500
5: Motor trades (Part G)	3000	2500	2250
6: Wholesale (Part G)	3500	2250	2500
7: Retail (Part G)	11000	11000	11000
8: Transport & storage (inc postal) (H)	3000	3000	2500
9: Accommodation & food services (I)	9000	9000	8000
10: Information & communication (J)	2500	2500	5000
11: Financial & insurance (K)	5000	5000	4500
12: Property (L)	1500	1750	1500
13: Professional, scientific & technical (M)	4500	6000	5000
14: Business administration & support services (N)	9000	9000	8000
15: Public administration & defence (O)	13000	12000	12000
16: Education (P)	11000	11000	11000

17: Health (Q)	19000	20000	19000
18: Arts, entertainment, recreation & other services (R-U)	4000	4500	6000
Total	112,000	112,000	111,000

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

Action:

No further action required, other than to continue monitoring.

Employment Land Permitted on Allocated Sites 2020-21

- 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 2020-21 in order to monitor delivery of this element of the sustainable employment strategy.

LDP Objective(s):	2, 10, 11, 12, 13, 15, 16		
Key policies:	PS 4	Related policies:	SD G – K
Indicator:	Target:	Outcome:	Trigger point:
11. Key Indicator: Employment land permitted (Ha) on allocated sites as a % of all employment allocations.	None specified in the LDP	Adoption:	Mixed use SDAs allocated in the LDP
		AMR No. 1:	Employment land permitted in 2019-20 on allocated sites = up to a maximum of 2.7 ha This is 5% of the 60 ha allocated on SDAs in the LDP
		AMR No. 2:	Employment land permitted in 2020-21 on allocated sites = 0.8ha This is 1.3% of the 60 ha allocated on SDAs in the LDP
Analysis:			
<p>SD G: Land north of M4 Junction 46 (14 Ha allocated): Outline planning application submitted, but no planning applications for employment development consented in 2020-21.</p> <p>SD H: Land north of Waunarlwydd/Fforestfach (26 Ha allocated): Site is at pre-application stage. No planning applications for employment development consented in 2020-21.</p> <p>SD I: Swansea Vale (4 Ha allocated): Site at pre-application stage. No employment planning applications consented 2020-21.</p> <p>SD J: Swansea Central Area (4 Ha allocated): Full planning permission granted for a major mixed use digital village at 71/72 Kingsway to provide flexible office/workspace (Class B1) with ancillary communal and commercial uses at basement, lower ground floor and ground floor levels (B1/A1/A3/D1 and D2) and public event/meeting space at roof level (B1/A3/D1/D2), pedestrian link through to Oxford St and public realm and green infrastructure works (2020/0490/FUL). The consented scheme will deliver 353 sqm of A1 uses, 6216sqm of B1 uses, 6303sqm of Other Uses and 716sqm of D2 uses. Further schemes consented at 4 Abernethy Square, Maritime Quarter (2020/1512/FUL) for COU of estate agents to approx 40sqm of B1 use, 85 The Kingsway, Swansea for COU of upper floors to B1</p>			

business use of approx 1338sqm B1 use, St Davids Priory, St Davids Place Swansea (2020/1240/FUL) incorporating a flexible commercial unit for A3 or B1 use of approximately 114sqm. This totals up to a maximum of 7708 sqm (0.8 ha) of B1 uses consented in SD J during 2020-21.

SD K: Fabian Way Corridor (12 Ha allocated); No employment development permitted in 2020-21.

In addition to the 2.7ha consented during 2019-2020 the 0.8 ha of total employment land granted planning consent in 2020-21 equates to a total of 3.5ha or 6% of the overall LDP allocation of 60 ha. It should be noted that the Plan provides a higher level of employment land allocations than the identified employment land requirement of 19 ha. The allocations have been made on a range of sites for different types of investors at sustainable locations across the County, to maximise opportunities for investment and to be flexible to changes in market demand.

Therefore it is also useful to note that the amount of employment land granted planning consent in 2019-20 and 2020-21 provides 18.4% of the 19 ha LDP employment land requirement.

Action:

No further action required, other than to continue monitoring.

Employment Land Delivered on Allocated Sites 2020-21

- 3.28 Indicator 19 analyses the amount of employment floorspace delivered on the mixed use SDAs in 2020-21 to monitor delivery of this element of the sustainable employment strategy.

LDP Objective(s):	2, 10, 11, 12, 13, 15, 16					
Key policies:	RC 10		Related policies:		PS 4; SD G-K	
Indicator:	Target:		Outcome:	Trigger point:		
19 Local Indicator: Amount of employment development on allocated SDAs	To deliver up to 19 ha of employment generating development at allocated mixed use SDAs. Annual targets (Ha) for remainder of the Plan period:					
		SD G	SD H	SD I*	SD J	SD K
	2019/20	1	0	0	0	0
	2020/21	0	0	2	1	2
	2021/22	1	0	1	0	0
	2022/23	0	0	0	3	2
	2023/24	1	0	1	0	0
	2024/25	0	10	0	0	2
	2025	1	11	0	0	0
	AMR No. 1:		1 Ha of B8 use completed at SD G in 2019-20 Delivery is in-line with the LDP monitoring trajectory			
	AMR No. 2:		0 ha of B use completed on allocated sites during 2020-21 Delivery behind LDP trajectory of 6ha of employment development forecast to be completed by 2020-21.			
			The amount of floorspace built falls below the cumulative requirement for 2 consecutive years			

Analysis:				
<ul style="list-style-type: none"> • SD G: Land north of M4 Junction 46 (14 Ha allocated): Delivery of the DPD, B8 use class, depot at Units 17-19 of Felindre Business Park completed in 2019-20, 1 ha of B8 use. No further delivery in 2020-21. No economic development was forecasted to take place in the LDP trajectory during 2020-21. • SD H: Land north of Waunarlwydd/Fforestfach (26 Ha allocated): No employment development completed in 2020-21. No economic development was forecasted to take place in the LDP trajectory during 2020-21. • SD I: Swansea Vale (4 Ha allocated): No employment development completed in 2020-21. 2ha was forecasted to take place in the LDP trajectory during 2020-21. However cumulative employment development has not fallen below the target amount for 2 consecutive years so no trigger has been breached. • SD J: Swansea Central Area (4 Ha allocated): The outline planning consent for Swansea Central comprises a minimum of 1,900 sq m and maximum of 24,800 sq m of B1 / D1 uses. Development commenced in 2019-20 and is progressing. Other schemes in the pipeline include a state-of-the-art office development at the former Oceana nightclub site at 71-72 The Kingsway, and development at Picton Yard 242-246 Oxford Street. 1 ha was forecast to be completed in the LDP trajectory during 2020-21. No employment development completed in 2020-21 but several significant schemes are in the pipeline and so this is not a cause for concern and cumulative employment development has not fallen below the target amount for 2 consecutive years so no trigger has been breached. • SD K: Fabian Way Corridor (12 Ha allocated); 2ha of employment development forecast this year in the LDP trajectory. No employment development completed in 2020-2021. This is not a cause for concern and cumulative employment development has not fallen below the target amount for 2 consecutive years so no trigger has been breached. While not specifically B1 use, significant development providing employment has come forward with the completion of the Santa Maria private hospital (Class C2) on Plots A15 & A16 in February 2021. <p>Overall, delivery of employment development on the SDA's is behind schedule, with approximately 1ha delivered against the target of 6ha by 2021. Nevertheless the significant development at SDJ is progressing at pace and will deliver in the next few years. 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. Accordingly there is not cause for concern currently.</p>				
Action:				
No further action required, other than to continue monitoring.				

Employment Development Permitted Outside of Existing Employment Areas 2020-21

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

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

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

		AMR No. 2:	No planning consents contrary to the policy framework in 2020-21	
Analysis:				
Planning consents for B uses issued in 2020-21 have been reviewed. There were no planning consents for employment B uses permitted on land outside SDAs or existing employment or industrial areas contrary to the policy framework.				
Action:				
No further action required, other than to continue monitoring.				

Monitoring Loss of the Existing Employment Land Bank 2020-21

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

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

LDP Objective(s):	2, 10, 11, 12, 13, 15, 16		
Key policies:	RC 11	Related policies:	PS 4; RC 10
Indicator:	Target:	Outcome:	Trigger point:
21. Local Indicator: Loss of the existing employment land bank.	Protect existing and permitted industrial and commercial use premises and land (both occupied and vacant) that make a valued contribution to the range and choice of land and premises for future business uses.	Adoption:	Policies adopted in the LDP
		AMR No. 1:	A small number of changes of use from an existing B use to a non B use were consented in 2019-20. The decisions were in-line with the LDP policy framework.
		AMR No. 2:	A small number of changes of use from an existing B use to a non B use were consented in 2020-21. The decisions were in-line with the LDP policy framework.
Analysis:			
A small number of planning applications for a change of use from an existing B use to a non B use were consented in 2020-21. 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 all of these decisions were in-line with the LDP policy framework.			
Action:			
No further action required, other than to continue monitoring.			

Monitoring the Retail, Leisure and Office Development Policies

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

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

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

LDP Objective(s):	2, 10, 11, 12, 13, 15, 16		
Key policies:	RC 2; RC 12	Related policies:	PS 4; RC 1; RC 3-11; RC 13
Indicator:	Target:	Outcome:	Trigger point:
12. Core Indicator: Amount of major retail, office and leisure development (sq.) permitted within established town and District Centre boundaries and outside established town and District Centre boundaries.	No applications permitted contrary to the policy framework.	Adoption:	Policies adopted in the Plan
		AMR No. 1:	No applications permitted contrary to the policy framework.
		AMR No. 2:	No applications permitted contrary to the policy framework.
Analysis:			
<p>Inside Centres</p> <p>The Table below lists the relevant planning applications of major retail and leisure uses granted consent in 2020-21 inside the Central Area Retail Centre and the designated District Centres; and major office uses consented within the Central Area. Overall there were 3 relevant planning consents located in the Central Area.</p>			

Major retail, leisure and office development consented inside relevant Centres 2020-21:

Ref	Location	Description	Centre
2020/0936/FUL	85 The Kingsway	Change of use of vacant first and second floors (previous D2 use) to 1,338 sq m of Offices / Business Use (Class B1) with retention of Public House (Class A3) on Ground Floor	Central Area
2020/0490/FUL	71 - 72 The Kingsway	Construction of a mixed use five storey building (above ground level) to provide flexible office / workspace (Class B1) with ancillary communal and commercial uses at basement, lower ground floor and ground floor levels (Classes B1/ A1 / A3 / D1 & D2). Including 6,216 sq m of B1 use	Central Area
2020/1966/FUL	Palace Theatre, Prince Of Wales Road	Refurbishment and conversion of the existing Grade II listed theatre building to Classes A2/B1 commercial office space of 1,200 sq m.	Central Area

Outside Centres

An analysis has been undertaken for relevant planning applications granted consent in 2020-21 for significant retail, office and leisure development outside of these defined Centres. 1 application has been identified and reviewed and was in-line with the policy framework.

Major retail, leisure and office development consented outside relevant Centres 2020-21:

Ref	Location	Description
2020/1229/FUL	Unit 1 Parc Tawe Retail Park, Quay Parade	It is proposed to carry out external alterations to facilitate sub-division of Unit 1 to form two retail units. The sub-division of the unit would create a store measuring 1,931 sq. m. (GIA) for Aldi and also another retail unit. The decision report correctly concludes that the existing planning permission for the Parc Tawe retail park would allow the opening of a retail food store in this former Toy R Us unit and the proposed sub-division is acceptable.
Action:		
No further action required, other than to continue monitoring.		

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

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

LDP Objective(s):	2, 10, 11, 13, 15, 16			
Key policies:	PS 4	Related policies:		CV 2, CV 5, TR 1, TR 5, TR 6, TR 8, TR 10, TR 11
Indicator:	Target:	Outcome:	Trigger point:	
13. Local Indicator: Number of rural enterprise planning applications permitted.	An increase in the number of rural enterprises permitted.	AMR No. 1	45 relevant applications determined in 2019-20. 43 permitted / prior approval not required. AMR 2 will provide the first opportunity to monitor annual change under the LDP.	No increase in the number of rural enterprise planning applications permitted over a 2 year period.
		AMR No. 2	59 relevant applications determined 2020-21, 47 of which were permitted/prior approval not required. 1 approved subject to a S106 agreement	
Analysis:				
<p>Definition of Rural Enterprises: <i>'land related businesses, including agriculture, forestry and other activities that obtain their primary inputs from the site'</i>.</p> <p>A total of 43 related planning applications for rural enterprises were permitted in 2019-20 (they were either permitted, determined that prior notification of agricultural development was not required or that development was considered lawful).</p> <p>2019-20 was the first year that the Plan has been in operation. AMR 2 provides the first opportunity to monitor annual change in the number of planning applications permitted under the LDP with regard to the trigger point identified in the monitoring framework.</p>				

With regard to the identified trigger and monitoring changes in numbers over time, it should be noted that the majority of applications for rural enterprises are for holiday/visitor accommodation, which can be divided into caravan rallies, temporary permissions for seasonal caravan sites (for 5 or less caravans), and use of existing buildings as holiday let accommodation and festival camping. The number of planning applications for caravan rallies can vary each year, which may influence the target of a 2 year annual increase in the number of planning applications permitted. Similarly, the majority of planning applications for seasonal caravan/camping sites seek temporary permission for 2 years. Therefore, for example, those permitted in 2019-20 will mostly also cover the 2020-21 season and will not require a further planning application next year.

A total of 47 related planning applications for rural enterprises were permitted in 2020-21 (they were either permitted, determined that prior notification of agricultural development was not required or that development was considered lawful). 13 of the applications were for developments in association with existing rural enterprises.

Therefore, there has been no increase in the number of rural enterprise planning applications permitted, the trigger has not been reached, and no further action is required other than to continue monitoring.

Action:

No further action required, other than to continue monitoring.

Policy SD 1: Strategic Development Sites

This requirement is fulfilled by the indicators in this section.

3.35 This section provides an analysis of the monitoring indicators for the Strategic Development Areas (SDAs) allocated in the LDP under policy SD 1; and the individual site policies SD A to SD L, which set out the placemaking principles and development requirements for each site. The WG guidance⁴ requires LPAs to monitor the rate of development on key allocations (linked to phasing trajectories, placemaking principles and infrastructure schemes).

⁴ Edition 3 of the Development Plans Manual (DPM), March 2020

**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 application discussions are taking place between the LPA and developer to bring a planning application forward. An EIA Screening opinion was submitted to the Council for consideration and a decision issued on 12 May 2020 advising EIA not required.

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

Analysis:				
Detailed pre application discussions taking place between the LPA and developer to bring a planning application forward. EIA Screening Opinion (2020/0605/SCR) submitted 20/3/20. Council issued decision that EIA not required 12/5/20. No detailed planning applications have been determined in 2020-21.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	All																			
Key policies:	Policy SD A	Related policies:		SD 1, SD 2, PS 1																
Indicator:	Target:	Outcome:		Trigger point:																
28. Key Indicator: Delivery of new homes on SD A in accordance with site masterplan and policy.	Delivery of 486 homes by end of Plan period.	Adoption:	SD A allocated in the LDP	Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.																
	Annual targets for remainder of Plan period:	AMR No. 1:	Development has not started.																	
			No completions were forecasted in the LDP during this monitoring year.																	
		AMR No. 2	No completions were delivered 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			
Year	Units																			
2019-2020	0																			
2020-2021	58																			
2021-2022	90																			
2022-2023	90																			
2023-2024	90																			
2024-2025	90																			
2025	68																			

Analysis:				
Detailed pre application discussions taking place between the LPA and developer to bring a planning application forward. EIA request for Hybrid application submitted and decision issued in 2020-21.				
This is the first year where dwellings were forecast for delivery on site so whilst there have been no completions in 2020-21 the delivery of homes has not fallen below the cumulative target over any two year period for two consecutive years. Therefore the trigger has not been breached. The Council will though need to continue to facilitate the detailed pre application work with the developer to bring forward this site to a planning application as soon as possible.				
Action:				
Further investigation required, in collaboration with the developer, to identify the most appropriate actions to ensure development proposals are delivered on site				

LDP Objective(s):	All			
Key policies:	Policy SD A	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:	Trigger point:	
29. Key Indicator: Commercial development (sq m) permitted on Strategic Development Site SD A	No target specified in the LDP	Adoption:	SD A allocated in the LDP	
		AMR No. 1:	Site is at pre-application stage.	
		AMR No. 2	Detailed pre application discussions taking place between the LPA and developer to bring a planning application forward in 2021-22.	
			No trigger specified in the LDP	

Analysis:				
Site is at pre-application stage. No commercial development permitted at this stage.				
Action:				
No further action required, other than to continue monitoring.				

SD B: Land North of Garden Village

- 3.38 Site B is allocated for a comprehensive, residential led, development of circa 700 homes during the Plan period, incorporating a Primary School, leisure and recreation facilities, public open space and flexible units for local facilities and commercial uses. Policy SD 1 states that the site has capacity for further homes beyond the Plan period with a total capacity of around 750 homes.
- 3.39 Outline planning consent was granted to Persimmon Homes in December 2019 (ref: 2016/1478) for up to 750 homes to be developed in phases, provision of a 2.5 form entry Primary school; circa 280 square metres (sq m) of flexible A1-A3 / D1 floorspace; open space including parks; natural and semi natural green space; amenity green spaces; facilities for children and young people; outdoor sports provision including playing pitches; associated services, infrastructure and engineering works including new vehicular accesses, improvement works to the existing highway network, new roads, footpaths/cycleways; landscaping works (including sustainable drainage

systems), ecological mitigation works and ancillary works. As of the AMR 2 base date, detailed Reserved Matters planning applications (references: 2019/2905/RES and 2019/2906/RES) were being considered by the Authority for the whole site. The Council approved the RM planning application (ref: 2019/2905/RES and 2019/2906/RES) in July 2021. 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.

LDP Objective(s):	All			
Key policies:	Policy SD B	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:	Trigger point:	
30. Key Indicator: Delivery of SD B and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan, unless exceptions are justified by evidence.	Adoption:	SD B allocated in the LDP	
		AMR No. 1:	Outline planning consent granted in-line with the LDP site policy and masterplan in 2019-20.	
		AMR No. 2	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 (subsequently approved in July 2021).	
Analysis:				
Outline planning consent was granted to Persimmon Homes in December 2019, in-line with the LDP site policy and masterplan. A Section 106 was signed for 20% affordable housing provision, agreed phased financial contributions towards highway improvements, active travel measures, bus services, local environmental enhancement, open space maintenance, recreation facilities, and school provision (or contributions towards the building of a school). The outline consent comprises over 50 detailed planning conditions including the requirement for a detailed phasing plan. Detailed discussions have been ongoing between the Council and the developer regarding				

the Reserved Matters application and was close to determination as of 01/04/2021. The determination of these applications in July 2021 will be reported in AMR 3.

Action:

No further action required, other than to continue monitoring.

LDP Objective(s):	All																			
Key policies:	Policy SD B	Related policies:		SD 1, SD 2, PS 1																
Indicator:	Target:	Outcome:		Trigger point:																
31. Key Indicator: Delivery of new homes on SD B in accordance with site policy and masterplan.	Delivery of 700 homes by end of Plan period.	Adoption:	SD B allocated in the LDP	Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.																
	<table border="1"> <thead> <tr> <th>Year</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>125</td> </tr> <tr> <td>2020-2021</td> <td>100</td> </tr> <tr> <td>2021-2022</td> <td>100</td> </tr> <tr> <td>2022-2023</td> <td>100</td> </tr> <tr> <td>2023-2024</td> <td>100</td> </tr> <tr> <td>2024-2025</td> <td>100</td> </tr> <tr> <td>2025</td> <td>75</td> </tr> </tbody> </table>		Year		Units	2019-2020	125	2020-2021	100	2021-2022	100	2022-2023	100	2023-2024	100	2024-2025	100	2025	75	AMR No. 1:
	Year	Units																		
	2019-2020	125																		
	2020-2021	100																		
	2021-2022	100																		
	2022-2023	100																		
	2023-2024	100																		
2024-2025	100																			
2025	75																			
	AMR No. 2:	Delivery has not commenced																		
Analysis:																				
225 units were forecasted to be delivered by the end of 2020-21 by the LDP trajectory. There have been no completions to date. However it should be noted that at the latter end of the monitoring period the detailed reserved matters planning applications were close to determination and have since been permitted in July 2021. The Council is in discussions with the developer with regard to discharging relevant conditions and it is expected that delivery of units will commence and get well underway in 2021-22. The site is therefore																				

expected to deliver dwelling completions in 2021-22 in the amended trajectory presented in this AMR 2 document. Whilst delivery has now fallen below the cumulative target for the 2 year period and a trigger has been reached, given the above it is expected that delivery of units will commence at pace in the coming years.

Action: Further investigation required, in collaboration with the developer, to identify the most appropriate actions to ensure development proposals are delivered on site

LDP Objective(s):	All		
Key policies:	Policy SD B	Related policies:	
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1
32. Key Indicator: Commercial development (sq m) permitted on Strategic Development Site SD B	None specified in the LDP	Adoption:	SD B allocated in the LDP
		AMR No. 1:	Outline planning consent granted in 2019-20 including for 280 – 370 sq m of flexible A1-A3 / D1 use class floorspace.
		AMR No. 2	Outline planning consent granted in 2019-20 including for 280 – 370 sq m of flexible A1-A3 / D1 use class floorspace.
Analysis:			Trigger point:
None specified in the LDP			
The Plan allocates the site for uses which include “flexible units for local facilities and commercial uses”. Outline planning consent was granted in December 2019 to Persimmon which includes consent for 280 – 370 sq m of flexible A1-A3 / D1 use class floorspace. RM application awaiting determination as of 01/04/2021.			
Action:			
No further action required, other than to continue monitoring.			

SD C: Land South of the A4240, Penllergaer

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

3.41 As of the base date of AMR 2, a hybrid planning application, part outline for the whole site, and part detailed for 184 of the homes (ref 2018/2697/OUT), was approved by the Council subject to a Section 106 Agreement in 2020-21. The S106 Agreement was signed on 18 January 2021. The Council is currently in the process of determining a number of Discharge of Condition applications for this permission. Development of the site is expected to commence and get well underway in 2021-22.

LDP Objective(s):	All			
Key policies:	Policy SD C	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:		Trigger point:
33. Key Indicator: Delivery of SD C and supporting infrastructure in accordance with the <i>Placemaking</i> principles set out in Policy SD 2 and the site policy and masterplan.	All SDAs to be delivered in accordance with <i>Placemaking</i> principles set out in Policy SD 2 and the site policy and masterplan unless exceptions are justified by evidence.	Adoption:	SD C allocated in the LDP	One planning application permitted not in accordance with the site policy and masterplan, unless exceptions are justified by evidence.
		AMR No. 1:	No planning applications determined in 2019-20.	
		AMR No. 2	Outline planning consent for 850 homes granted in 2020-21 with detailed consent for 184 dwellings	

Analysis:				
<p>Outline planning consent was granted to Bellway Homes in 2020-21 for a hybrid planning application for the whole site of up to up to 850 dwellings and a detailed element for the first phase of 184 units. A Section 106 Agreement was signed for the provision of infrastructure and community facilities following detailed viability assessments. The Section 106 requires 20% affordable housing across the site; highway improvements (A420 Gorseinon Rd, A48/Pontarddulais Works, A483 and A484 junction works, Brynrhos Crescent), a fully serviced mixed use local centre comprising A1,A2,A3and D1 floorspace, secondary local centre for A1,A2,A3 and D1 use, conversion of part of existing farm buildings to a local community centre/hub within D1/D2 use class, provision of land for education purposes for provision of primary and nursery provision, active travel routes, allotments, functional open space containing 3 LEAP's, NEAP, 10 LAP's, MUGA, 2 natural play areas, BMX Track, Playing Fields with a pavilion and car parking. Agreed financial contributions have been secured towards education provision, playing field maintenance, POS commuted sums, active travel, Bridleway gates, community contribution, air quality improvements. There are also many detailed planning conditions requiring development to conform to the agreed phasing. The proposals for both the Outline and detailed reserved matters application is considered to have followed a robust placemaking approach in line with LDP Placemaking principles.</p>				
Action:				
<p>No further action required, other than to continue monitoring.</p>				

LDP Objective(s):	All																	
Key policies:	Policy SD C	Related policies:																
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1															
34. Key Indicator: Delivery of new homes on SD C in accordance with site policy and masterplan.	Delivery of 644 homes by end of Plan period.	Adoption:	SD C allocated in the LDP															
	Annual targets for remainder of Plan period:	AMR No. 1:	A very small number (4) of residential completions were forecasted by the LDP trajectory to commence in 2019-20. Delivery has not yet commenced.															
	<table border="1"> <thead> <tr> <th>Year</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>4</td> </tr> <tr> <td>2020-2021</td> <td>100</td> </tr> <tr> <td>2021-2022</td> <td>100</td> </tr> <tr> <td>2022-2023</td> <td>110</td> </tr> <tr> <td>2023-2024</td> <td>120</td> </tr> <tr> <td>2024-2025</td> <td>120</td> </tr> <tr> <td>2025</td> <td>90</td> </tr> </tbody> </table>	Year	Units	2019-2020	4	2020-2021	100	2021-2022	100	2022-2023	110	2023-2024	120	2024-2025	120	2025	90	AMR No. 2
Year	Units																	
2019-2020	4																	
2020-2021	100																	
2021-2022	100																	
2022-2023	110																	
2023-2024	120																	
2024-2025	120																	
2025	90																	
			Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.															

Analysis:				
104 dwellings were forecast for delivery by the end of 2020-21 in the LDP trajectory. Whilst delivery has not yet commenced significant progress has been made with the approval of the Hybrid planning application during 2020-21. The detailed element for the first phase of 184 units is expected to commence and get well underway in 2020-21. The site is therefore expected to deliver dwelling completions in 2021-22 in the amended trajectory presented in this AMR 2 document. Whilst delivery has now fallen below the cumulative target for the 2 year period and a trigger has been reached, given the above it is expected that delivery of units will commence at pace in the coming years.				
Action:				
Further investigation required, in collaboration with the developer, to identify the most appropriate actions to ensure development proposals are delivered on site				

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

SD D: West of Llangyfelach Road, Penderry

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

comprising up to 470 homes (ref: 2019/2881/RES). Outline planning consent (ref: 2017/1822/OUT) was granted to Llanmoor Homes in October 2019 for the whole site, comprising consent for up to 1,950 dwellings to be built in phases (1,160 within the LDP Plan period), creation of a link road, local centre, provision of a primary school, community facilities, public open space including facilities for children, and areas of landscaping (including sustainable drainage systems), outdoor sports provision including playing pitches, associated services, infrastructure and engineering works including new vehicular access, improvements to the existing highway network, new roads, footpaths / cycleways, and ancillary works.

LDP Objective(s):	All			
Key policies:	Policy SD D	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:	Trigger point:	
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	All SDAs to be delivered in accordance with <i>Placemaking</i> principles set out in Policy SD 2 and the site policy and masterplan, unless exceptions are justified by evidence.	Adoption:	SD D allocated in the LDP One planning application permitted not in accordance with the site policy and masterplan, unless exceptions are	
		AMR No. 1:		

the site policy and masterplan.		AMR No. 2	Outline planning consent granted in 2019-20 in-line with the policy framework. Detailed RM application for 470 dwellings currently being determined.	justified by evidence.
Analysis:				
Outline planning consent was granted to Llanmoor Homes in October 2019. A Section 106 Agreement was signed for the provision of infrastructure and community facilities following detailed viability assessments. Decision is in-line with the policy framework. During 2020-21 a detailed Reserved Matters application for 470 dwellings is currently being determined.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	All															
Key policies:	Policy SD D	Related policies:		SD 1, SD 2, PS 1												
Indicator:	Target:	Outcome:		Trigger point:												
37. Key Indicator: Delivery of new homes on SD D in accordance with site policy and masterplan.	Delivery of 1,088 homes by end of Plan period.	Adoption:	SD D allocated in the LDP	Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.												
	Annual targets for remainder of Plan period:	AMR No. 1:	Residential completions were forecasted by the LDP trajectory to commence in 2019-20. Delivery has not yet commenced.													
	<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> </tbody> </table>				Year	Units	2019-2020	120	2020-2021	160	2021-2022	170	2022-2023	170	2023-2024	170
	Year				Units											
	2019-2020				120											
	2020-2021				160											
	2021-2022				170											
2022-2023	170															
2023-2024	170															

	2024-2025	170	AMR No. 2	280 units were forecast to be completed in the LDP trajectory by the end of 2020-21. Delivery has not yet commenced.	
	2025	128			
Analysis:					
280 residential completions were forecasted in the LDP trajectory to be completed by the end of 2020-21. Delivery has not yet commenced. At the latter end of the monitoring period detailed discussions were ongoing with regard the detailed reserved matters planning application which is expected to be determined in 2021-22. Delivery of the site is behind schedule and further engagement work is required between the LPA and developer to bring the RM planning application to determination and facilitate timely discharge of conditions to enable development to commence. Whilst delivery has now fallen below the cumulative target for the 2 year period and a trigger has been reached, it is expected that delivery of units will commence in 2021-22 and go forward at pace in the coming years.					
Action:					
Further investigation required, in collaboration with the developer, to identify the most appropriate actions to ensure development proposals are delivered on site					

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

Analysis:				
The Plan allocates the site for uses which include “a new local centre with commercial units”. Outline planning consent was granted in October 2019 to Llanmoor Homes which includes consent for a local centre and community facilities. The floorspace for each element is restricted as follows: 1,000 sq m of A1 floor space; 560 sq m of A3 floor space; 250 sq m of D1 floor space in the commercial centre. No further detailed RM applications determined during 2020-21.				
Action:				
No further action required, other than to continue monitoring.				

SD E: Land North of Clasemont Road, Morriston

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

appropriate community facilities and commercial uses. Policy SD 1 states that the site has capacity for further homes beyond the Plan period with a total capacity of around 600 homes. Detailed pre-application engagement is taking place between the developer and LPA.

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

Policy SD 2 and the site policy and masterplan.		AMR No. 2	Site is at pre-application stage.	justified by evidence.
Analysis:				
Site is at pre-application stage.				
Action:				
No further action required, other than to continue monitoring.				

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

Analysis:				
Detailed pre-application engagement is taking place between the developer and LPA with a planning application expected during 2021-2022. The site was forecast to deliver 72 dwellings during 2020-21. Delivery has not commenced. 2020-21 is the first year where dwellings were forecast for delivery on site so whilst there have been no completions this year the delivery of homes has not fallen below the cumulative target over any two year period for two consecutive years. Therefore no trigger has been breached. However, given there is no planning permission in place, delivery of units in 2021-22 is unlikely and delivery will be behind schedule. Therefore the Council will need to continue to facilitate pre application engagement with the developer to bring forward this site.				
Action:				
Further investigation required, in collaboration with the developer, to identify the most appropriate actions to ensure development proposals are delivered on site				

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

SDF: Cefn Coed Hospital, Cockett

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

while an initial phase of the development, comprising 73 units, has been completed in 2020-21. This latter part of the site with planning consent (ref: 2014/0969), which was granted in 2015 under the Unitary Development Plan (UDP), is shown as a commitment in the LDP and does not form part of the LDP allocation. Overall, there is total scope for 500 homes at the combined site. The allocated area is at the pre-application stage.

LDP Objective(s):	All		
Key policies:	Policy SD F	Related policies:	
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1
42. Key Indicator: Delivery of SD F and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan.	Adoption:	SD F allocated in the LDP
		AMR No. 1:	The area comprising the LDP allocation is at the pre-application stage.
		AMR No. 2	The area comprising the LDP allocation is at the pre-application stage.
Analysis:			
The area of the site that has been 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-application stage. Detailed pre-application engagement has been taking place between the developer and LPA to facilitate a planning application to come forward			
Action:			
No further action required, other than to continue monitoring.			

LDP Objective(s):	All		
Key policies:	Policy SD F	Related policies:	SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:	Trigger point:
43. Key Indicator: Delivery of new homes on SD F in accordance with site policy and masterplan.	Delivery of 371 homes by end of Plan period.	Adoption:	SD F allocated in the LDP
	Annual targets for remainder of Plan period:	AMR No. 1:	No completions were forecasted in the LDP trajectory during this monitoring year for the allocated area.
		AMR No. 2	52 dwellings were forecast during 2020-2021. Delivery has not commenced.
Analysis:	Site is at pre-application stage with detailed engagement taking place between the developer and LPA to bring a planning application forward. 52 completions were forecast during 2020-21 but delivery has not yet commenced. This is the first year where dwellings were forecast for delivery on site so whilst there has been no completions this year the delivery of homes has not fallen below the cumulative target over any two year period for two consecutive years. Therefore no trigger has been breached. However, given there is no planning permission in place, delivery of units in 2021-22 is unlikely and delivery will be behind schedule. Therefore the Council will need to continue to facilitate engagement work with the developer to bring forward this site.		
Action:	Further investigation required, in collaboration with the developer, to identify the most appropriate actions to ensure development proposals are delivered on site		

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

SD G: Land Northwest of M4 Junction 46, Llangyfelach

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

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.

around 800 homes.

3.47 An outline planning application was submitted by WG for the whole site (ref: 2018/1618/OUT) in July 2018 for mixed-use development comprising residential development (up to 800 dwellings, including affordable housing), primary school, local centre

(village hall (Class D1) and retail space (Class A1) with flats above), recreational facilities including sports pavilion (Class D2), open space, improvements to existing road bridges, habitat enhancement and management, and all associated building and engineering operations and landscaping.

LDP Objective(s):	All		
Key policies:	Policy SD G	Related policies:	
Indicator:	Target:	Outcome:	
45. Key Indicator: Delivery of SD G and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan.	Adoption:	SD G allocated in the LDP
		AMR No. 1:	No planning applications determined in 2019-20.
		AMR No. 2	No planning applications determined in 2020-21.
Trigger point:			
One planning application permitted not in accordance with the site policy and masterplan.			
Analysis:			
Welsh Government have submitted an outline planning application for the whole site which is being considered by the Authority.			
Action:			
No further action required, other than to continue monitoring.			

LDP Objective(s):	All																
Key policies:	Policy SD G	Related policies:															
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1														
46. Key Indicator: Delivery of new homes on SD G in accordance with site policy and masterplan.	Delivery of 565 homes by end of Plan period.	Adoption:	SD G allocated in the LDP														
	Annual targets for remainder of Plan period	AMR No. 1:	No completions were forecasted in the LDP trajectory during this monitoring year.														
	<table border="1"> <thead> <tr> <th>Year</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>0</td> </tr> <tr> <td>2020-2021</td> <td>90</td> </tr> <tr> <td>2021-2022</td> <td>100</td> </tr> <tr> <td>2022-2023</td> <td>100</td> </tr> <tr> <td>2023-2024</td> <td>100</td> </tr> <tr> <td>2024-2025</td> <td>100</td> </tr> <tr> <td>2025</td> <td>75</td> </tr> </tbody> </table>			Year	Units	2019-2020	0	2020-2021	90	2021-2022	100	2022-2023	100	2023-2024	100	2024-2025	100
	Year	Units															
	2019-2020	0															
	2020-2021	90															
	2021-2022	100															
	2022-2023	100															
2023-2024	100																
2024-2025	100																
2025	75																
	AMR No. 2	90 completions were forecast during 2020-21. Delivery has not commenced.															
Analysis:	90 completions were forecast during 2020-21 but delivery has not yet commenced. An outline planning application for the site is currently in the process of being assessed by the LPA. This is the first year where dwellings were forecast for delivery on site so whilst there has been no completions this year the delivery of homes has not fallen below the cumulative target over any two year period for two consecutive years. Therefore no trigger has been breached. However, given the Outline application has not yet been approved and allowing for the time needed for the future Reserved Matters application to be submitted and approved, delivery of units in 2021-22 is unlikely. Delivery of the site is therefore behind schedule. The LPA needs to continue to work with Welsh Government to bring the planning application to determination.																
Action:	Further investigation required, in collaboration with the site promoter/developer, to identify the most appropriate actions to ensure development proposals are delivered on site																

LDP Objective(s):	All			
Key policies:	Policy SD G	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:		Trigger point:
47 Local Indicator: Commercial development (sq m) permitted on Strategic Development Site SD G	No applications permitted contrary to the policy framework	Adoption:	SD G allocated in the LDP	One application permitted contrary to the policy framework.
		AMR No. 1:	No planning applications determined in 2019-20.	
		AMR No. 2	No planning applications determined in 2020-21.	
Analysis:				
Outline planning application under consideration. No commercial development permitted in 2020-21.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	All																
Key policies:	Policy SD G	Related policies:															
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1														
48. Key Indicator: Amount of employment development delivered on SD G	To deliver up to 14 Ha of potential employment generating development at SD G.	Adoption:	SD G allocated in the LDP														
	Annual targets for remainder of Plan period	AMR No. 1:	Delivery of 1 Ha of B8 use class development completed.														
	<table border="1"> <thead> <tr> <th>Year</th> <th>Ha</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>1</td> </tr> <tr> <td>2020-2021</td> <td>0</td> </tr> <tr> <td>2021-2022</td> <td>1</td> </tr> <tr> <td>2022-2023</td> <td>0</td> </tr> <tr> <td>2023-2024</td> <td>1</td> </tr> <tr> <td>2024-2025</td> <td>0</td> </tr> <tr> <td>2025</td> <td>1</td> </tr> </tbody> </table>			Year	Ha	2019-2020	1	2020-2021	0	2021-2022	1	2022-2023	0	2023-2024	1	2024-2025	0
	Year	Ha															
	2019-2020	1															
	2020-2021	0															
	2021-2022	1															
	2022-2023	0															
2023-2024	1																
2024-2025	0																
2025	1																
	AMR No. 2	No delivery of employment land forecast during 2020-2021.															
Analysis:	Delivery of the DPD, 1 ha of B8 use class, depot at Units 17-19 of Felindre Business Park was completed in 2019-20. No further development during 2020-2021 and none was forecasted in the LDP trajectory.																
Action:																	
No further action required, other than to continue monitoring.																	

SD H: North of Waunarlwydd/Fforestfach

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

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

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

LDP Objective(s):	All																			
Key policies:	Policy SD H	Related policies:		SD 1, SD 2, PS 1																
Indicator:	Target:	Outcome:		Trigger point:																
50. Key Indicator: Delivery of new homes on SD H in accordance with site policy and masterplan.	Delivery of 716 homes by end of Plan period.	Adoption:	SD H allocated in the LDP	Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.																
	Annual targets for remainder of Plan period:																			
	<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	AMR No. 1:	No completions were forecasted during this monitoring year in the LDP trajectory.
	Year	Units																		
	2019-2020	0																		
	2020-2021	126																		
	2021-2022	149																		
	2022-2023	160																		
2023-2024	133																			
2024-2025	96																			
2025	52																			
	AMR No. 2	126 dwellings were forecast during 2020-2021. Delivery has not commenced.																		
Analysis:																				
126 completions were forecast during 2020-21 but delivery has not yet commenced. Site is currently at pre-application stage with detailed discussions taking place between the developer and LPA. 2020-21 is the first year where dwellings were forecast for delivery on site so whilst there has been no completions this year the delivery of homes has not fallen below the cumulative target over any two year period for two consecutive years. Therefore no trigger has been breached. However, given there is no planning permission in place delivery of units next year is unlikely and delivery will be behind schedule. Therefore the Council will need to continue to facilitate pre application work with the developer to bring forward this site forward.																				
Action:																				
Further investigation required, in collaboration with the developer, to identify the most appropriate actions to ensure development proposals are delivered on site																				

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

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

	Annual targets for remainder of Plan period	AMR No. 1:	No employment generating development forecasted in the LDP during this monitoring year.	SD sites for 2 consecutive years.														
	<table border="1"> <thead> <tr> <th>Year</th> <th>Ha</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>0</td> </tr> <tr> <td>2020-2021</td> <td>0</td> </tr> <tr> <td>2021-2022</td> <td>0</td> </tr> <tr> <td>2022-2023</td> <td>0</td> </tr> <tr> <td>2023-2024</td> <td>0</td> </tr> <tr> <td>2024-2025</td> <td>10</td> </tr> <tr> <td>2025</td> <td>11</td> </tr> </tbody> </table>				Year	Ha	2019-2020	0	2020-2021	0	2021-2022	0	2022-2023	0	2023-2024	0	2024-2025	10
	Year	Ha																
2019-2020	0																	
2020-2021	0																	
2021-2022	0																	
2022-2023	0																	
2023-2024	0																	
2024-2025	10																	
2025	11																	
AMR No. 2	No employment generating development forecasted in the LDP during this monitoring year.																	
Analysis:																		
Site is at pre-application stage. No economic development was forecasted to take place in the LDP trajectory during 2020-21.																		
Action:																		
No further action required, other than to continue monitoring.																		

SD I: Swansea Vale

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

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

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

LDP Objective(s):	All		
Key policies:	Policy SD I	Related policies:	SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:	Trigger point:
54. Key Indicator: Delivery of new homes on SD I in accordance with site policy and masterplan.	Delivery of 410 homes by end of Plan period.	Adoption:	SD I allocated in the LDP
		AMR No. 1:	No completions were forecasted during this monitoring year in the LDP trajectory.
		AMR No. 2	A small number (10) of completions were forecast during this monitoring period. Delivery has not yet commenced.
Analysis:	A small number (10) of completions were forecasted to take place in the LDP trajectory during 2020-21 but delivery has not yet commenced and site is currently at pre-application stage. This is the first year where dwellings were forecast for delivery on site so whilst there has been no completions this year the delivery of homes has not fallen below the cumulative target over any two year period for two consecutive years. Therefore no trigger has been breached. However, given there is no planning application submitted, delivery of units in 2021-22 is unlikely and delivery will be behind schedule. Therefore the LPA will need to continue to facilitate engagement within the Council to bring this site forward.		
Action:	Further investigation required, in collaboration with the site promoter/developer, to identify the most appropriate actions to ensure development proposals are delivered on site		

LDP Objective(s):	All			
Key policies:	Policy SD I	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:		Trigger point:
55. Key Indicator: Commercial development (sq m) permitted on Strategic Development Site SD I	No target specified in the LDP	Adoption:	SD I allocated in the LDP	No trigger specified in the LDP
		AMR No. 1:	No planning applications have been determined.	
		AMR No. 2	No planning applications have been determined.	
Analysis:				
No commercial development permitted in 2020-21.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	All																		
Key policies:	Policy SD I	Related policies:																	
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1																
56. Key Indicator: Amount of employment development delivered on SD I	To deliver up to 4 Ha employment generating development at SD I.	Adoption:	SD I allocated in the LDP																
	Annual targets for remainder of Plan period	AMR No. 1:	No employment generating development forecasted in the LDP trajectory during this monitoring year.																
	<table border="1"> <thead> <tr> <th>Year</th> <th>Ha</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>0</td> </tr> <tr> <td>2020-2021</td> <td>2</td> </tr> <tr> <td>2021-2022</td> <td>1</td> </tr> <tr> <td>2022-2023</td> <td>0</td> </tr> <tr> <td>2023-2024</td> <td>1</td> </tr> <tr> <td>2024-2025</td> <td>0</td> </tr> <tr> <td>2025</td> <td>0</td> </tr> </tbody> </table>			Year	Ha	2019-2020	0	2020-2021	2	2021-2022	1	2022-2023	0	2023-2024	1	2024-2025	0	2025	0
	Year			Ha															
2019-2020	0																		
2020-2021	2																		
2021-2022	1																		
2022-2023	0																		
2023-2024	1																		
2024-2025	0																		
2025	0																		
		AMR No. 2	2ha of employment development forecast during the year. No employment development has occurred																
Analysis:																			
<p>No employment development delivered during 2020-21. However cumulative employment development has not fallen below the target amount for 2 consecutive years so no trigger has been breached.</p> <p>A planning application (ref 2021/2116/FUL) is under determination for commercial development in the form of a car sales dealership and associated works on one of the sites identified in the Plan.</p>																			
Action:																			
No further action required, other than to continue monitoring.																			

SD J: Central Area and Waterfront

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

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

4.53 Outline consent was approved for an amended Swansea Central proposal (ref: 2019/0980/S73) in

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

4.54 Reserved matters were also approved (ref: 2019/1373/RES) during 2019-20 for Phase 1 of the northern part of the scheme. Reserved matters for the southern part of the site (2018/1648/RES), including the arena, were approved before adoption of the LDP in 2018.

4.55 Full planning permission was granted during 2020-21 for a key regeneration project within SD J in terms of the former Oceana building at 71-72 the Kingsway Swansea. The proposal involves a mixed use building to provide flexible office/ workspace (Class B1) with ancillary communal and commercial uses at basement, lower ground floor and ground floor levels (B1/A1/A3/D1 and D2) and public event/meeting space at roof level (B1/A3/D1/D2), pedestrian link through to Oxford St and public realm and green infrastructure works (2020/0490/FUL). The development intends to deliver a Digital Village, and is being developed as part of the Swansea Bay City Deal regeneration project with a brief to deliver tech focused flexible office space and amenities. The overall objective is to deliver a flexible digital environment that acts as a catalyst and example for

future development. In line with SD J the proposal is intended to act as a catalyst for the regeneration of the Kingsway as a new business district and an area that supports a range of opportunities for city living, working and learning. In addition, a further application (2020/1437/FUL) was granted for the conversion of the adjacent building at 69/70 for a mixed use scheme which will complement the regeneration of this area. In addition planning permission was granted subject to a S106 (2020/0097/FUL) for a 328 bed high rise purpose built student accommodation at Land north of Jockey St Swansea. Whilst not with SD J it lies immediately adjacent to the northern boundary of the SDA.

LDP Objective(s):	All			
Key policies:	Policy SD J	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:		Trigger point:
57. Key Indicator: Delivery of SD J and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan, unless exceptions are justified by evidence.	Adoption:	SD J allocated in the LDP	One planning application permitted not in accordance with the site policy and masterplan , unless exceptions are justified by evidence.
		AMR No. 1:	Amended outline and reserved matters consent granted in 2019-20 in-line with the site policy and masterplan for the Swansea Central regeneration site.	
		AMR No. 2	Planning consents permitted in accordance with the site policy and masterplan.	
Analysis:				
<p>The Swansea Central scheme is in accordance with the LDP site policy and masterplan. The consented scheme provides a comprehensive retail and leisure-led mixed-use place of a quality, scale and critical mass appropriate for a Regional Centre properly integrating and complementing the existing Retail Centre. The development will create new streets and spaces with active edges and an urban scale including a high quality built edge and active frontages to Oystermouth Road. It includes a high quality bridge crossing over Oystermouth Road at St Davids/LC2 site, high quality pedestrian/cycle connection between the Waterfront/Civic Centre site and St Davids/Retail Centre, green infrastructure.</p> <p>Full planning permission was granted during 2020-21 for a key regeneration project within SDJ in terms of the former Oceana building at 71-72 The Kingsway Swansea. The proposal involves a mixed use building to provide flexible office/ workspace (Class B1) with ancillary communal and commercial uses at basement, lower ground floor and ground floor levels (B1/A1/A3/D1 and D2) and public event/meeting space at roof level (B1/A3/D1/D2), pedestrian link through to Oxford St and public realm and GI works (2020/0490/FUL). The</p>				

development intends to deliver a Digital Village, and is being developed as part of the Swansea Bay City Deal regeneration project with a brief to deliver tech focused flexible office space and amenities. The overall objective is to deliver a flexible digital environment that acts as a catalyst and example for future development. In line with Policy SD J the proposal is intended to act as a catalyst for the regeneration of the Kingsway as a new business district and an area that supports a range of opportunities for city living, working and learning. The proposal will deliver approximately 353 sqm of A1 floorspace, 6216sqm of B1 floorspace, 6303sqm of other floorspace and 716sqm of D2 floorspace of a total of 13588sqm of floorspace. The development is considered to follow a robust placemaking approach in the line with LDP placemaking principles. In addition, further applications (2020/1437/FUL) were granted permission for the conversion of the adjacent building at 69-70 the Kingsway for a mixed use scheme; and 85 The Kingsway for office use on the upper floors, which will also complement the regeneration of this area.

Progress has continued on the Swansea Central regeneration area in-line with the policy framework with construction continuing of the first phase comprising of the arena (south of Oystermouth Road) and a Multi-storey Car Park and residential building (to the north of Oystermouth Road). Within a further part of this regeneration area, planning consent was granted for a new Church Hall, adjacent to the existing Grade II listed St David's Church, to replace the existing facility. The building will all also accommodate a separate, self-contained commercial unit to be used either as a café or a TV and radio broadcasting studio. It will be a high quality and well detailed public building that will enhance the setting of the grade II listed St David's Priory Church, enhance the profile of the church in city regeneration, and create new active frontage to help start establishing the new public space at the centre of Swansea Central north.

Action:

No further action required, other than to continue monitoring.

LDP Objective(s):	All																			
Key policies:	Policy SD J	Related policies:		SD 1, SD 2, PS 1																
Indicator:	Target:	Outcome:		Trigger point:																
58. Key Indicator: Delivery of new homes on SD J in accordance with site policy and masterplan.	Delivery of 856 homes by end of Plan period.	Adoption:	SD J allocated in the LDP	Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.																
	Annual targets for remainder of Plan period:	AMR No. 1:	3 units recorded as completed in SD J on sites regarded as forming the site capacity (ie they were not commitments in the LDP)* 52 apartments in the Orchard House scheme and 33 in the Swansea Central Scheme Phase 1 were under construction																	
	<table border="1"> <thead> <tr> <th>Year</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>50</td> </tr> <tr> <td>2020-2021</td> <td>73</td> </tr> <tr> <td>2021-2022</td> <td>50</td> </tr> <tr> <td>2022-2023</td> <td>258</td> </tr> <tr> <td>2023-2024</td> <td>50</td> </tr> <tr> <td>2024-2025</td> <td>175</td> </tr> <tr> <td>2025</td> <td>150</td> </tr> </tbody> </table>	Year	Units		2019-2020	50	2020-2021	73	2021-2022	50	2022-2023	258	2023-2024	50	2024-2025	175	2025	150	AMR No. 2	68 new homes were completed in SD J including the 52 at Orchard House. Development has continued on other schemes including the Swansea Central Scheme Phase 1 for 33 residential units
	Year	Units																		
2019-2020	50																			
2020-2021	73																			
2021-2022	50																			
2022-2023	258																			
2023-2024	50																			
2024-2025	175																			
2025	150																			
Analysis:																				
123 units were forecasted to be completed in the LDP trajectory by the end of 2020-21. 71 new dwellings have been delivered in the SD J area, while other developments are under construction including 33 units in the Swansea Central Scheme Phase 1. Further sites regarded as commitments in the LDP have also been completed including 30 units at 229-233 High Street in 2019-20. There are also																				

other consents in the development pipeline with planning consent such as 12-14 College Street (2018/0268/FUL for 28 units), Biophilic Living Picton Yard 242-246 Oxford Street (2019/2846/FUL for 50 units), while the Swansea Central development has scope for significant further residential development (up to 338 units in total) within the outline consent. Whilst the total delivery falls below the cumulative target over two years the rate of development is considered to be close to the forecasted trajectory and developments are coming forward.

*The data presented under this indicator for 2019-20 in the AMR 1 report only presented the completions delivered on sites of 10+ units, and has been amended above to be consistent with the data for all sites within the SD J capacity that was previously presented in AMR 1 under indicator 17.

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

LDP Objective(s):	All			
Key policies:	Policy SD J	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:	Trigger point:	
59. Key Indicator: Commercial development (sq m) permitted on Strategic Development Site SD J	No target specified in the LDP	Adoption:	SD J allocated in the LDP	
		AMR No. 1:	Outline planning consent for the Swansea Central scheme comprises a minimum of 40,425 sq m of additional commercial floorspace in the Central Area and maximum of 85,750 sq m. In addition, on other sites, 4,262 sq m of commercial development was given planning consent in 2019-20.	

		AMR No. 2	<p>Full planning consent granted for Digital Village on the former Oceana building on the Kingsway comprises a total of 13588 sq m of commercial floorspace</p> <p>In addition, on other sites, 1,482sqm sq m of commercial development was given planning consent in 2020-21.</p>	
Analysis:				
<p>Full planning permission was granted during 2020-21 for a key regeneration project within SD J in terms of the permitted scheme at the former Oceana building on the Kingsway for the Digital Village will deliver approximately 353 sqm of A1 floorspace, 6216sqm of B1 floorspace, 6303sqm of other floorspace and 716sqm of D2 floorspace equating to 13588sqm of new commercial floorspace. In addition, a further application (2020/1437/FUL) was granted for the conversion of the adjacent building at 69/70 The Kingsway for a mixed use scheme which will complement the regeneration of this area.</p> <p>Further schemes consented at 4 Abernethy Square, Maritime Quarter (2020/1512/FUL) for COU of estate agents to approximately 40sqm of B1 use, 85 The Kingsway, Swansea for COU of upper floors to B1 business use of approximately 1338sqm B1 use, St Davids Priory, St Davids Place Swansea (2020/1240/FUL) incorporating a flexible commercial unit for A3 or B1 use of approximately 114sqm of B1 floorspace. This totals up to an additional 1482 sqm of B1 uses consented in SD J during 2020-21. However it should be noted that as some of these were changes of use, this is not additional commercial floorspace but has resulted in changes in the amount of floorspace permitted for certain commercial use classes.</p>				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	All		
Key policies:	Policy SD J	Related policies:	
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1
60. Key Indicator: Amount of employment development delivered on SD J	To deliver up to 4 Ha of B1 uses at SD J:	Adoption:	SD J allocated in the LDP
		AMR No. 1:	Development of Swansea Central has commenced.
		AMR No. 2	1 ha of B1 uses forecast to be delivered in 2020-21. Development of Swansea Central has commenced.
Analysis:			
1ha of B1 uses forecast during 2020-21. Whilst there was no completed B1 floorspace there is significant B1 development underway in the Swansea Central Area, while other schemes in the pipeline include a state-of-the-art office development at the former Oceana			

nightclub site at 71-72 The Kingsway, and development at Picton Yard 242-246 Oxford Street . The amount of floorspace delivered has not fallen below the cumulative target for 2 consecutive years so no trigger has been breached.

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

SD K: Fabian Way Corridor

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

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.

LDP Objective(s):	All			
Key policies:	Policy SD K	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:		Trigger point:
61. Key Indicator: Delivery of SD K and supporting infrastructure in accordance with the Placemaking principles set out in Policy SD 2 and the site policy and masterplan.	All SDAs to be delivered in accordance with Placemaking principles set out in Policy SD 2 and the site policy and masterplan, unless exceptions are justified by evidence.	Adoption:	SD K allocated in the LDP.	One planning application permitted not in accordance with the site policy and masterplan, unless exceptions are justified by evidence.
		AMR No. 1:	Planning application permitted in accordance with the site policy and masterplan.	

		AMR No. 2	No relevant planning applications permitted during 2020-21.	
Analysis:				
No relevant planning applications determined during 2020-21.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	All			
Key policies:	Policy SD K	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:	Trigger point:	
62. Key Indicator: Delivery of new homes on SD K in accordance with site policy and masterplan.	Delivery of 525 homes by end of Plan period.	Adoption:	SD K allocated in the LDP	
	Annual targets for remainder of Plan period:	AMR No. 1:	16 units completed in 2019-20 on sites within the SD K boundary.	
		AMR No. 2	44 units completed in 2020-21 on sites within the SD K boundary.	

Year	Units
2019-2020	50
2020-2021	50
2021-2022	80
2022-2023	80
2023-2024	80
2024-2025	80
2025	55

Analysis:				
44 units completed in 2020-21. 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 therefore this is not a cause for concern at this stage. Further work needed to engage with developers on sites coming forward in the pipeline to bring them forward for development.				
Action:				
Further investigation required, in collaboration with the developers, to identify the most appropriate actions to ensure development proposals are delivered on site				

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

LDP Objective(s):	All			
Key policies:	Policy SD K	Related policies:		SD 1, SD 2, PS 1
Indicator:	Target:	Outcome:		Trigger point:
64. Key Indicator: Amount of Commercial development (sq m) permitted on Strategic Development Site SD K in accordance with site policy and masterplan.	No target specified in the LDP	Adoption:	SD K allocated in the LDP	No trigger specified in the LDP
		AMR No. 1:	No commercial development permitted in 2019-20.	
		AMR No. 2	No commercial development permitted in 2020-21.	
Analysis:				
No commercial development permitted in 2020-21.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	All																		
Key policies:	Policy SD K	Related policies:	SD 1, SD 2, PS 1																
Indicator:	Target:	Outcome:	Trigger point:																
65. Key Indicator: Amount of employment development delivered on SD K	To deliver up to 12 Ha of B1 uses at SD K.	Adoption:	SD K allocated in the LDP																
	Annual targets for remainder of Plan period:	AMR No. 1:	No delivery forecasted in the LDP trajectory in 2019-20.																
	<table border="1"> <thead> <tr> <th>Year</th> <th>Ha</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>0</td> </tr> <tr> <td>2020-2021</td> <td>1</td> </tr> <tr> <td>2021-2022</td> <td>0</td> </tr> <tr> <td>2022-2023</td> <td>3</td> </tr> <tr> <td>2023-2024</td> <td>0</td> </tr> <tr> <td>2024-2025</td> <td>0</td> </tr> <tr> <td>2025</td> <td>0</td> </tr> </tbody> </table>	Year	Ha	2019-2020	0	2020-2021	1	2021-2022	0	2022-2023	3	2023-2024	0	2024-2025	0	2025	0	AMR No. 2	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																		
			The amount of floorspace built falls below the cumulative requirement for all SD sites for 2 consecutive years.																
Analysis:																			
No employment B use class development in 2020-21. 1 ha of B1 floorspace forecasted in the LDP trajectory. Whilst this hasn't been delivered total delivery has not fallen below the cumulative requirement for 2 consecutive years so no trigger has been breached. While not specifically B1 use, significant development providing employment has come forward with the completion of the Santa Maria private hospital (Class C2) on Plots A15 & A16 in Febraury 2021.																			
Action:																			
No further action required, other than to continue monitoring.																			

SD L: Tawe Riverside Corridor and Hafod Morfa Copperworks

- 3.56 Land and buildings are allocated within Site L for a mixed use heritage and culture led regeneration site consisting of up to 258 dwellings, employment uses (B1), leisure and community uses, and contributing towards the preservation and enhancement of the area's unique historic and cultural heritage. Policy SD 1 states that the site has capacity for further homes beyond the Plan period with a total capacity of around 370 homes.
- 3.57 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.

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

LDP Objective(s):	All																				
Key policies:	Policy SD L	Related policies:	SD 1, SD 2, PS 1																		
Indicator:	Target:	Outcome:	Trigger point:																		
67. Key Indicator: Delivery of new homes on SD L in accordance with site policy and masterplan.	Delivery of 258 homes by end of Plan period.	Adoption:	SDA allocated in the LDP																		
	<table border="1"> <thead> <tr> <th>Year</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>2018-2019</td> <td>0</td> </tr> <tr> <td>2019-2020</td> <td>0</td> </tr> <tr> <td>2020-2021</td> <td>0</td> </tr> <tr> <td>2021-2022</td> <td>45</td> </tr> <tr> <td>2022-2023</td> <td>50</td> </tr> <tr> <td>2023-2024</td> <td>40</td> </tr> <tr> <td>2024-2025</td> <td>70</td> </tr> <tr> <td>2025</td> <td>53</td> </tr> </tbody> </table>	Year	Units	2018-2019	0	2019-2020	0	2020-2021	0	2021-2022	45	2022-2023	50	2023-2024	40	2024-2025	70	2025	53	AMR No. 1:	No completions were forecasted during 2019-20 in the LDP trajectory.
	Year	Units																			
	2018-2019	0																			
2019-2020	0																				
2020-2021	0																				
2021-2022	45																				
2022-2023	50																				
2023-2024	40																				
2024-2025	70																				
2025	53																				
		AMR No. 2:	No completions were forecasted during 2020-21 in the LDP trajectory																		
			Delivery of homes falls below the cumulative target over any 2 year period for 2 consecutive years.																		
Analysis:																					
No residential development in 2020-21. No completions were forecasted during this monitoring year in the LDP trajectory.																					
Action:																					
No further action required, other than to continue monitoring.																					

LDP Objective(s):	All		
Key policies:	Policy SD L	Related policies:	
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1
68. Key Indicator: Provision of supporting infrastructure on SD L in accordance with the Site Masterplan and Policy.	All development on SDAs to be supported by community facilities and infrastructure.	Adoption:	SDA allocated in the LDP
		AMR No. 1:	No planning applications determined in 2019-20.
		AMR No. 2	Listed Building Consent application approved for Grade II Listed Laboratory.
Trigger point:	Delivery of supporting infrastructure not in accordance with appropriate phase as specified in planning permissions		
Analysis:	Listed Building Consent approved for the restoration of the Grade II Listed Laboratory building to allow for its future reuse. This is considered to contribute to the wider mixed use heritage led project for the regeneration of this SDA.		
Action:	No further action required, other than to continue monitoring.		

LDP Objective(s):	All		
Key policies:	Policy SD L	Related policies:	
Indicator:	Target:	Outcome:	SD 1, SD 2, PS 1
69. Key Indicator: Commercial development (sq m) permitted on SD L	No target specified in the LDP	Adoption:	SDA allocated in the LDP
		AMR No. 1:	No planning applications determined in 2019-20.
Trigger point:	No trigger specified in the LDP		

		AMR No. 2	Listed Building Consent application approved for Grade II Listed Laboratory.	
Analysis:				
Listed Building Consent approved for the restoration of the Grade II Listed Laboratory building to allow for its future reuse. This is considered to contribute to the wider mixed use heritage led project for the regeneration of this SDA.				
Action:				
No further action required, other than to continue monitoring.				

Policy SD 2: Masterplanning Principles

3.57 The Plan presents an unprecedented opportunity for the Council to deliver new places and neighbourhoods across the County on a scale capable of creating exemplars of sustainable living consistent with the WG’s vision of healthy, cohesive communities set out in the Wellbeing of Future Generations Act.

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

3.59 The policy requires all sites where there is capacity for 100 homes or more, to deliver a comprehensively planned, sustainable neighbourhood with a distinct sense of place, and sets out design and placemaking criteria for such developments, and further specific criteria for SDAs.

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

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

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

LDP Objective(s):	17, 19 ,20		
Key policies:	SD 2	Related policies:	
Indicator:	Target:	Outcome:	Trigger point:
24. Local Indicator: The number of planning applications permitted below 35 dwellings per hectare on sites of 100 dwellings or more.	No planning applications permitted contrary to the policy framework.	Adoption:	SD 2 adopted in the Plan.
		AMR No. 1:	No planning applications of 100 dwellings or more approved contrary to the LDP policy framework in 2019-20 with regards to residential density.
		AMR No. 2	No planning applications of 100 dwellings or more approved contrary to the LDP policy framework in 2020-21 with regards to residential density.
Analysis:			
<p>During the course of this AMR period one application was approved for 100+ residential units, details of the application are included below. Outline consents are excluded from this indicator as the final details of residential areas will be subject to further reserved matters applications which will need to be monitored in future years. However, it should be noted that the application below is a hybrid application seeking outline consent for 850 residential dwellings and a full application for 184 dwellings.</p> <p>SDA C Land South Of The A4240, Penllergaer – Full planning consent was granted (2018/2697/OUT) in 2020-21 for the erection of 184 dwellings and associated works as part of phase 1a of the development. The net residential density exceeded 35 dwellings per hectare.</p> <p>Therefore, no planning applications of 100 dwellings or more were approved contrary to the LDP policy framework in 2020-21 with regards to density.</p>			
Action:			
No further action required, other than to continue monitoring.			

3.61 The Plan’s sustainable development strategy seeks to direct development to the most sustainable locations within the defined settlement boundaries of the urban area and Key Villages, and maximise the use of previously developed land.

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

LDP Objective(s):	17, 19 ,20		
Key policies:	SD 2	Related policies:	
Indicator:	Target:	Outcome:	Trigger point:
25. Local Indicator: Amount of greenfield land lost not allocated in the Plan (Ha).	No greenfield land lost contrary to the policy framework	Adoption:	SD 2 adopted in the Plan
		AMR No. 1:	No planning consents were granted for the development of 100+ homes on greenfield land contrary to the policy framework in 2019-20.
		AMR No. 2	No planning consents were granted for the development of 100+ homes on greenfield land contrary to the policy framework in 2020-21.
Analysis:			
No planning consents were granted for the development of 100+ homes on greenfield land contrary to the policy framework in 2020-21.			
Action:			
No further action required, other than to continue monitoring.			

3.62 Indicators 23 and 26 bring together the analysis of individual SDAs detailed in the earlier section on these strategic sites to monitor the provision of

community facilities and infrastructure, and delivery of the placemaking principles on SDAs in accordance with the Site Masterplans and policies.

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

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

Policy RC 1: Swansea Central Area Regeneration

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

New Development in the Central Area

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

LDP Objective(s):	2, 10, 12, 13, 16		
Key policies:	Policy RC 1	Related policies:	
Indicator:	Target:	Outcome:	RC 2-12
17. Local Indicator: The amount and type of new development built within the Swansea Central Area: <ul style="list-style-type: none"> • Retail • Office • Residential • Student accommodation • Education facilities • Visitor attractions / facilities 	A net increase in the amount of quality office space, city living, student accommodation, education facilities and a wider range of visitor attractions and facilities.	Adoption:	Policies adopted in the Plan
		AMR No. 1:	Several significant schemes completed and others under construction.
		AMR No. 2	Several schemes completed and other significant schemes under construction.
Trigger point:	A net decrease is recorded for 2 consecutive years.		
Analysis:			
The indicator focuses on new development rather than changes of use. Key developments are reviewed below: <ul style="list-style-type: none"> • Retail - The outline planning consent for Swansea Central comprises a minimum of 15,950 sq m and maximum of 36,150 sq m of A1/A2/A3 uses with Phase 1 under construction. Coppergate, 17-18 The Kingsway commercial unit completed. Mariner Street several 			

commercial units under construction and expected for completion in 2021-22. Refurbishment of 12-14 College Street ground floor units is being undertaken.

- **Office** - The outline planning consent for Swansea Central comprises a minimum of 1,900 sq m and maximum of 24,800 sq m of B1 / D1 uses. Development has commenced of the Phase 1 scheme. Other schemes in the pipeline include a state-of-the-art office development at the former Oceana nightclub site at 71-72 The Kingsway, development at Picton Yard 242-246 Oxford Street and change of use of the upper floors to offices at 85 The Kingsway.
- **Residential** - 68 new homes were completed in the SD J area in 2020-21, while development has continued on other schemes including the Swansea Central Scheme Phase 1 which will include 33 residential units.
- **Student accommodation** – Mariner Street 780 bedspaces under construction.
- **Education facilities** – no development. Oriel Science pop up exhibition centre in vacant Castle Street unit.
- **Visitor attractions and facilities** - The outline planning consent for Swansea Central comprises a minimum of 11,275 sq m and maximum of 13,500 sq m of D2 cinema and arena uses; and 11,300 sq m hotel C1 use. Development has commenced of the scheme and the arena heads towards completion in the autumn of 2021.

Several schemes completed and significant projects under construction showing that good progress is being made particularly with the key regeneration projects. No further action required, other than to continue monitoring.

Action:

No further action required, other than to continue monitoring.

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

3.65 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.

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

LDP Objective(s):	2, 10, 12, 13, 16		
Key policies:	Policy RC 1	Related policies:	RC 2-6
Indicator:	Target:	Outcome:	
18. Local Indicator: % of ground floor vacant retail units in the City Centre, District and Local Centres.	To maintain the viability and vitality of City, district and local centres	Adoption:	City Centre Retail Centre- vacancy rate = 13.7% (April 2019)
		AMR No. 1:	No surveys possible due to COVID 19 restrictions.
		AMR No. 2	No surveys undertaken in April 2021 due to COVID 19 restrictions.
Trigger point:			
An increase in vacancy rates for 2 consecutive years			
Analysis:			
No surveys were undertaken in April due to continuing COVID 19 restrictions. For example, as of the 1 st April 2021, non- essential retail premises and also cafes, pubs and restaurants remained closed.			
Action:			
No further action required, other than to continue monitoring.			

Policy H 2: Affordable Housing Strategy

3.68 This section analyses indicators relating to affordable housing delivery.

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

LDP Objective(s):	1, 9, 14, 17																										
Key policies:	H 2	Related policies:																									
Indicator:	Target:	Outcome:	H 3 – H 6																								
6ai Key Indicator: Number of net additional affordable dwellings built in the County (through the planning system) minus demolitions.	Build 3,310 affordable dwellings in total by 2025. (690 built to 1 st April 2017). Cumulative completion targets for remainder of Plan period (2017-18-2025).	Adoption:	Policies adopted in the Plan.																								
		AMR No. 1 AMR No. 2	Cumulative affordable housing completions through planning system (completions during each year in brackets):																								
<table border="1"> <tr><td>2017/18</td><td>250</td></tr> <tr><td>2018/19</td><td>545</td></tr> <tr><td>2019/20</td><td>840</td></tr> <tr><td>2020/21</td><td>1135</td></tr> <tr><td>2021/22</td><td>1430</td></tr> <tr><td>2022/23</td><td>1725</td></tr> <tr><td>2023/24</td><td>2020</td></tr> <tr><td>2024/25</td><td>2315</td></tr> <tr><td>2025</td><td>2620</td></tr> </table>	2017/18		250	2018/19	545	2019/20	840	2020/21	1135	2021/22	1430	2022/23	1725	2023/24	2020	2024/25	2315	2025	2620	<table border="1"> <tr><td>2017/18</td><td>145</td></tr> <tr><td>2018/19</td><td>360 (215)</td></tr> <tr><td>2019/20</td><td>559 (199)</td></tr> <tr><td>2020/21</td><td>768 (209)</td></tr> </table>	2017/18	145	2018/19	360 (215)	2019/20	559 (199)	2020/21
2017/18	250																										
2018/19	545																										
2019/20	840																										
2020/21	1135																										
2021/22	1430																										
2022/23	1725																										
2023/24	2020																										
2024/25	2315																										
2025	2620																										
2017/18	145																										
2018/19	360 (215)																										
2019/20	559 (199)																										
2020/21	768 (209)																										
			The overall number of additional affordable housing built within the Plan area is 10% or more below the cumulative requirement set in the Policy Target for 2 consecutive years																								

Analysis:				
<p>209 affordable homes were built through the planning system in 2020-21. The number of additional affordable homes has been below the requirement for a second consecutive year following adoption of the LDP and its affordable housing policies and allocations.</p> <p>Affordable housing completions are anticipated to increase from 2021-22 onwards on H 5 allocations (H5. 4 was consented in 2019-20 and is likely to be largely built in 2021-22, H5. 5 is expected to be finished in 2020-21, a planning application for H5. 6 is being determined by the LPA, and pre application work is being undertaken on other H5 sites). The Council is also moving forward with its More Homes Council housebuilding programme. A number of RSL affordable housing schemes with planning consent will move forward in 2021-22.</p>				
Action:				
<p>Further investigation required, in collaboration with the developers and RSLs, to identify the most appropriate actions to ensure development proposals are delivered on site</p>				

LDP Objective(s):	1, 9, 14, 17					
Key policies:	H 2	Related policies:	H 3 – H 6			
Indicator:	Target:	Outcome:	Trigger point:			
6a ii Key Indicator: Tenure of affordable housing completions built through the planning system.	Consideration of need should have regard to the latest LHMA, which should be used as a starting point for evidence of affordable housing need at a County wide level, alongside relevant local information such as the latest Council and RSL waiting lists and any recently delivered affordable housing units within the area.	Adoption:	Policies adopted in the Plan.			
		AMR No. 1: AMR No. 2:	Affordable housing (AH) completions per year by tenure:			
			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			
			2022/23			
			2023/24			
2024/25						
2025						
Analysis:						
<p>This indicator has been added to the LDP monitoring framework in-line with the new WG guidance in the DPM.</p> <p>209 affordable homes were built through the planning system in 2020-21, 180 (86%) social rented and 29 (14%) 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 2020-21 is close to the LHMA split. It should be noted that each SHPZ has a different level of need, including variations in the tenure split. The LDP notes that the consideration of need should have regard to the latest LHMA, which should be used as a starting point for evidence of affordable housing need at a County wide level, alongside relevant local information such as the latest Council and Registered Social Landlord (RSL) waiting lists and any recently delivered affordable housing units within the area.

Action:

No further action required, other than to continue monitoring.

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

Analysis:	
The provision of affordable housing on sites with planning consents securing affordable homes in 2020-21 has been reviewed. All decisions were in-line with the LDP policy framework. The majority of the sites exceeded the policy target as they are RSL or Council developments (the S106 agreement secures the minimum policy target amount).	
Action:	
No further action required, other than to continue monitoring.	

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

			Confirmation has been received that Percentages in excess of the 75% trigger on the 2 sites under construction have been occupied/reserved by people with the defined local connection.	
Analysis:				

Planning and Construction Status of the Sites

To monitor the implementation of planning consents on the H 5 sites, their planning and construction status is set out below, as of April 1st 2021.

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 application	
H 5.2: Land to the east of Gowerton Road, Three Crosses	No planning application	
H 5.3: Land adjoining Tirmynydd Road, Three Crosses	Pre 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	Construction has commenced – see Appendix 1
H 5.6: Land at Higher Lane, Langland	Planning application being determined ref 2018/2634/FUL	

Of the six allocated H 5 sites, two have full planning consent and construction has commenced, with build progress detailed in appendix 1. 55 of the 61 units at Summerland Lane have been completed and the remainder of the site is very close to completion, while the Pennard

site is fully under construction. Therefore construction has commenced on 60% of the total units anticipated to be delivered across the 6 sites.

Furthermore, a full planning application is under determination by the LPA for a third site and pre application work is being undertaken by the Council to progress the Land at Monksland Road, Scurlage as part of the Council's More Homes programme; and pre application engagement is being undertaken with the developer on Land adjoining Tirmynydd Road, Three Crosses. Therefore, with regard to the trigger identified in the indicator, 2 permissions have been implemented within the first 2 years of the Plan's adoption. While the target of 50% of H 5 sites to be built within 2 years of Plan adoption has not yet been achieved, good progress is being made and the trigger of no permissions being implemented within the first 2 years post plan adoption has been avoided. Therefore, no action is required at this stage other than to continue to engage with developers to bring forward the remaining sites and monitor progress.

On the Summerland Lane site, the developer/RSL has provided information confirming that 80% of the market and intermediate sales have been made to "persons with a local connection". On the Pennard site, the developer has confirmed that 97% of the market and intermediate units so far reserved have been to "persons with a local connection". Both are in excess of the trigger identified in the monitoring indicator, therefore no further action is required other than to continue monitoring.

Action:

No further action required, other than to continue monitoring.

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

LDP Objective(s):	1, 9, 14, 17		
Key policies:	H 2	Related policies:	H 3 - 6
Indicator:	Target:	Outcome:	Trigger point:
81. Key Indicator: Changes in house prices across the SHPZs which affects the affordability of housing and	The delivery of the maximum level of affordable housing that is viable.	Adoption:	Policy adopted in the Plan.
		AMR No. 1	Increases in house prices in most SHPZs but not considered sufficient justification to review the LDP affordable housing provision targets
An increase or decrease of 5% of house prices and/or build costs in any SHPZ in one year			

developers' build costs		AMR No. 2	Increases in house prices in most SHPZs but not considered sufficient justification to review the LDP affordable housing provision targets	against the base date of the Plan
Analysis:				

House Prices

The latest ONS/Land Registry average house price data for Swansea Wards has been aggregated to SHPZs. It should be noted that, due to publication time lags, the latest annual data available from ONS for financial year periods is for the 12 month period ending March 2020. All but one SHPZ showed an increase in house prices paid between 2019-20, with the greatest increases in West (+£19,402), Gower Fringe (+£14,675 following a decrease in the previous 12 month period) and the Greater North West (+£11,694). These Zones showed a small increase above 5% in 2019-20 against the base date of the Plan (2010). Average house prices fell in Gower having increased over the previous 12 months (note: very small sample sizes).

SHPZ	Mean price paid					Number of recorded sales		
	Y/e Mar 2010	Y/e Mar 2019	Y/e Mar 2020	2019-20 change	Change 2019-20 against Plan base date (2010)	Y/e Mar 2010	Y/e Mar 2019	Y/e Mar 2020
GNW	£137,518	£161,216	£172,910	£11,694	8.50%	473	670	633
North	£105,805	£120,488	£125,929	£5,441	5.14%	439	641	594
East	£130,328	£141,354	£147,929	£6,575	5.05%	553	541	491
West	£222,267	£248,526	£267,928	£19,402	8.73%	543	652	648
Central	£142,913	£137,401	£140,027	£2,626	1.84%	559	505	450
Gower Fringe	£225,442	£261,178	£275,853	£14,675	6.51%	159	205	174
Gower	£320,569	£392,252	£355,615	-£36,637	-11.43%	36	41	34

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

Build Costs

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

It is not considered that the information above provides justification to consider reviewing the LDP affordable housing targets.

Action:

No further action required, other than to continue monitoring.

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

				contribution permitted in lower than the relevant target set under Policy H 3 not in accordance with Policy H 3 in any one year.
Analysis:				
There were no planning consents contrary to the LDP policy framework - see indicator 78.				
Action:				
No further action required, other than to continue monitoring.				

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

		AMR No. 2	273 units secured in 2020-21 through planning consents. All on-site None off site 1 further planning application involved payment of a commuted sum	exceeds the total number of affordable housing contributions (units) secured on-site in any one year.
Analysis:				
<p>From the sites with planning consents securing affordable homes (also reviewed under indicator 78), there were:</p> <ul style="list-style-type: none"> • 273 affordable housing units secured in 2020-21 through planning consents. • All of the above were on-site • 1 further planning application involved payment of a commuted sum <p>Therefore, the total number of affordable housing contributions secured through planning permissions off-site and via commuted sums does not exceed the total number of affordable housing contributions (units) secured on-site in 2020-21.</p>				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	1, 9, 14, 17		
Key policies:	H 2	Related policies:	H 3- H 6
Indicator:	Target:	Outcome:	Trigger point:
84. Local Indicator: Number of Social Rented and Intermediate Housing units secured as a % of all affordable housing units secured through planning permissions.	To ensure that residential developments deliver affordable housing having regard to the evidence of housing need in the most recent Local Housing Market Assessment (LHMA), in association with RSL waiting lists and other relevant information available at the time and in the context of financial viability .	Adoption:	Policies adopted in the Plan.
		AMR No. 1	% intermediate and social rent have been secured having regard to the most recent LHMA, and the latest local information provided by the Housing Enabling Team, in-line with the LDP policy framework
		AMR No. 2	% intermediate and social rent have been secured having regard to the most recent LHMA, and the latest local information provided by the Housing Enabling Team, in-line with the LDP policy framework
Analysis:			
The provision of affordable housing on sites with planning consents securing affordable homes in 2020-21 has been reviewed. All were in-line with the LDP policy framework. There are a number of sites exceeding the policy target as they are RSL developments (the S106 agreement secures the minimum policy amount).			
Action:			
No further action required, other than to continue monitoring.			

Policy IO 1: Supporting Infrastructure and Planning Obligations

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

addressing any identified deficiencies in provision or capacity directly related to the proposal.

3.71 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.

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

LDP Objective(s):	1, 3		
Key policies:	IO 1	Related policies:	
Indicator:	Target:	Outcome:	
85: Local Indicator: The net change, type and spatial distribution of community facilities.	No loss of community facilities, contrary to policy framework	Adoption:	Policy adopted in the Plan.
		AMR No. 1	No loss of community facilities, contrary to policy framework
		AMR No. 2	No loss of community facilities, contrary to policy framework
Trigger point:			
Loss of community facilities as recorded over a 2 year period.			
Analysis:			
14 planning applications were approved in 2020-21, which related to the provision or loss of community facilities. The 14 approved planning applications resulted in the loss of 3 community facilities; a gain of 4 new community facilities; and 7 instances where an existing facility was replaced by another community use.			

The indicator target is for there to be no loss of community facilities contrary to the LDP policy framework, which under Policy SI 2 seeks to protect community facilities of local value. Therefore, the 3 planning applications resulting in a loss of community facilities have been examined further. The planning consents are not considered to be contrary to the policy framework.

Action:

No further action required, other than to continue monitoring.

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

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

			The average per unit financial contribution from non-strategic residential sites was £3,722.	
Analysis:				
<p>The £5,000 benchmark mentioned in the indicator trigger reflects the assumption for Section 106 costs used in the high level affordable housing viability modelling undertaken by Andrew Golland Associates (AGA) to inform the LDP affordable housing targets. Site specific S106 assumptions and affordable housing contributions were derived for the SDAs which each had their own separate site specific Viability Assessments. Therefore the £5,000 figure does not apply to the SDAs. This indicator has also not included financial contributions towards Affordable Housing because the £5,000 figure relates to other non affordable housing Section 106 costs. This could usefully be clarified in the indicator description when the LDP is reviewed.</p> <p>Considering only non-strategic sites, there were 4 residential site permissions granted during 2020-21 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 2020-21 was £3,722, which is well below the £5,000 per unit cost included in the high level affordable housing viability modelling. This is in-line with evidence the Council submitted to the LDP Examination which demonstrated that the £5,000 figure used by AGA was a high end estimate which provided significant headroom based on the reality of S106 costs that have applied to development in Swansea.</p>				
Action:				
No further action required, other than to continue monitoring.				

Policy HC 1: Historic and Cultural Environment

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

Development in the Welsh Language Sensitive Area

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

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

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

LDP Objective(s):	1, 18, 23, 24		
Key policies:	HC 1, HC 3	Related policies:	H 1, SD 1
Indicator:	Target:	Outcome:	Trigger point:
88. Local Indicator: The number of applications permitted in the WLSA accompanied by a Welsh Language Action Plan.	No applications permitted within the WLSA without addressing measures to safeguard and encourage the use of the Welsh language in the community.	Adoption:	Policy adopted in the Plan
		AMR No. 1:	3 planning applications on allocated sites in the WLSA were consented in 2019-20. All were accompanied by a Welsh Language Action Plan setting out the measures to be taken to protect, promote and enhance the Welsh language
		AMR No. 2	1 relevant planning consent on allocated sites within the WLSA in 2020-21. This was accompanied by a Welsh Language Action Plan setting out the measures to be taken to protect, promote and enhance the Welsh language.
Analysis:			
This indicator monitors the number of planning applications permitted in the WLSA that were accompanied by a Welsh Language Action Plan. It should be noted that Welsh Language Action Plans are required by Policy HC 3 to be submitted with planning applications on allocated sites in the WLSA for residential development of 10+ units or retail, commercial or industrial development of 1,000+ sq m floorspace. This could usefully be clarified in the indicator description when the LDP is reviewed.			

A review has been undertaken and there was 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.

Action:

No further action required, other than to continue monitoring.

Historic and Cultural Environment

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

LDP Objective(s):	1, 18, 23, 24		
Key policies:	HC 1	Related policies:	HC 2
Indicator:	Target:	Outcome:	Trigger point:
89. Local Indicator: The number of applications permitted that will adversely affect Scheduled Ancient Monuments, registered historic parks and gardens, listed buildings and conservations areas.	No developments permitted over the course of the Plan when there is an outstanding objection from statutory heritage advisors.	Adoption:	Policy adopted in the Plan
		AMR No. 1:	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 advisors over any year.

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

LDP Objective(s):	1, 18, 23, 24			
Key policies:	HC 1	Related policies:		HC 2
Indicator:	Target:	Outcome:		Trigger point:
90: The number of applications permitted that will adversely affect an Archaeological Sensitive Area (ASA).	No developments permitted over the course of the Plan when there is an outstanding objection from statutory heritage advisors.	Adoption:	Policy adopted in the Plan	Further investigation if 1 (or more) planning permissions are given where there is an outstanding objection from statutory heritage advisors over any year.
		AMR No. 1:	9 applications consented in an ASA in 2019-20 had an objection, all were similar applications for replacement windows in the Maritime Quarter. The decision reports set out the planning reasons for the decisions which were justified in-line with the policy framework	
		AMR No. 2	No applications permitted in 2020-21 where there was an outstanding objection from statutory heritage advisors.	

Analysis:	
No applications permitted in 2020-21 where there was an outstanding objection from statutory heritage advisors.	
Action:	
No further action required, other than to continue monitoring.	

Policy ER 2: Strategic Green Infrastructure Network

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

International, National and Regional Designated Sites

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

LDP Objective(s):	1, 19, 20, 21, 24		
Key policies:	ER 6	Related policies:	ER 1, 3, 8 and 9
Indicator:	Target:	Outcome:	Trigger point:
70. Local Indicator: The number of applications permitted on internationally, nationally and regionally designated sites, important for biodiversity, contrary to the policy framework.	No net loss in biodiversity	Adoption:	Policies adopted in the Plan
		AMR No. 1:	No planning permission granted contrary to the policy framework
		AMR No. 2	No planning permission granted contrary to the policy framework
Analysis:			
4 planning applications located on internationally, nationally and regionally designated sites important for biodiversity were consented in 2020-21. These decisions have been reviewed and no planning applications were permitted contrary to the LDP policy framework on designated sites of international, national or regional ecological importance.			
Action:			
No further action required, other than to continue monitoring.			

Regionally Designated Geodiversity Sites

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

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

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

Gower AONB and Special Landscape Areas

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

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

LDP Objective(s):	1, 19, 20, 21, 24		
Key policies:	ER 2	Related policies:	ER 4, ER 5
Indicator:	Target:	Outcome:	Trigger point:
72. Local Indicator: The number of planning applications permitted within the AONB and Special Landscape Areas contrary to the policy framework.	No planning applications permitted contrary to the policy framework.	Adoption:	Policies adopted in the Plan
		AMR No. 1:	No applications permitted contrary to the policy framework in 2019-20
		AMR No. 2	No applications permitted contrary to the policy framework in 2020-21
Analysis:			
An analysis has been undertaken of the planning applications permitted for development in the AONB and SLAs. There were no planning applications permitted contrary to the policy framework.			
Action:			
No further action required, other than to continue monitoring.			

Green Wedges

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

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

LDP Objective(s):	1, 19, 20, 21, 24		
Key policies:	ER 2	Related policies:	ER 3
Indicator:	Target:	Outcome:	Trigger point:
73. Local Indicator: Number of planning applications for development permitted in the Green Wedge.	The openness of the Green Wedge to be safeguarded and protected.	Adoption:	Policy adopted in the Plan
		AMR No. 1:	3 planning applications permitted on land designated as Green Wedge in 2019-20. Further investigation of these cases has shown that none would affect the openness of the green wedge contrary to the policy framework.
		AMR No. 2	1 planning application permitted on land designated as Green Wedge in 2020-21. Further investigation has shown this would not affect the openness of the green wedge contrary to the policy framework.
Analysis:			
1 planning application permitted on land designated as a Green Wedge in 2020-21. However, this related to a householder application for an extension to the existing property, which would not affect the openness of the green wedge contrary to the policy framework.			
Action:			
No further action required, other than to continue monitoring.			

Undeveloped Coast

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

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

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

Trees, Hedgerows and Development

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

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

LDP Objective(s):	1, 19, 20, 21, 24			
Key policies:	ER 2	Related policies:		ER 11
Indicator:	Target:	Outcome:		Trigger point:
75: Local Indicator: The number or amount of (Ha) of protected trees and woodland lost to development.	No net loss of protected trees and woodland contrary to policy framework.	AMR No. 1	In 2019, decisions were issued allowing the felling of a total of 89 protected trees. Analysis of these cases shows that the Plan policies are being implemented effectively.	One planning application resulting in a net loss of protected trees and woodland.
		AMR No. 2	In the monitoring period, decisions were issued allowing the felling of a total of 100 protected trees. Analysis of these cases shows that the Plan policies are being implemented effectively.	

Analysis:	
Overall, decisions were issued allowing the felling of a total of 100 protected trees (a further 45 applications were refused). Further investigation of these cases has been undertaken. For all sites, replacement trees were sought where feasible and practicable. All planning applications to fell protected trees were considered against the appropriate regulations and policy framework. Eight new TPOs were issued in this monitoring period (covering both individual trees and woodlands). Analysis of these cases shows that the Plan policies are being implemented effectively.	
Action:	
No further action required, other than to continue monitoring.	

Open Space

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

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

LDP Objective(s):	1, 19, 20, 21, 24		
Key policies:	ER 2	Related policies:	
Indicator:	Target:	Outcome:	SI 5, SI 6
76: Local Indicator: The number of applications permitted for housing development in areas of Open Space deficiency that do not contribute to remedying the deficiency.	To ensure there is no deficiency of open space as a result of new development.	Adoption:	Policies adopted in the Plan
		AMR No. 1:	9 planning applications consented in 2019-20 in FIT deficient areas and 6 in ANGS deficient areas. None of these planning applications were permitted contrary to the policy framework.
		AMR No. 2	4 planning applications consented in 2020-21 in FIT deficient areas and 5 in ANGS deficient areas. None of these planning
			Trigger point: A single permission not contributing to meeting the open space needs of occupiers.

			applications were permitted contrary to the policy framework.	
Analysis:				
An analysis has been undertaken of the identified planning approvals in 2020-21 of housing developments that were within or close to areas of Open Space deficiency (defined as having insufficient access to either a Fields in Trust provision (FIT) or Accessible Natural Greenspace (ANGS) facility within 300 metres). Overall it has been concluded that these planning applications were permitted in-line with the policy framework.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	1, 19, 20, 21, 24			
Key policies:	ER 2	Related policies:		SI 5, SI 6
Indicator:	Target:	Outcome:		Trigger point:
77 Local Indicator: The number of existing open spaces lost to development contrary to the Open Space Assessment	To ensure there is no deficiency of open space as a result of new development.	Adoption:	Policies adopted in the Plan	One application permitted resulting in the loss of open space contrary to the policy framework.
		AMR No. 1:	No planning consents issued in 2019-20 on areas of open space were contrary to the policy framework	
		AMR No. 2	No planning consents issued in 2020-21 on areas of open space were contrary to the policy framework	

Analysis:

Eight planning approvals were granted in 2020-21 that impacted on Fields in Trust (FIT) or Accessible Natural Greenspace (ANGS) provision as defined by Policy SI 5 and the Open Space Assessment (OSA). An analysis of these planning consents has shown that they were permitted in-line with the policy framework.

Action:

No further action required, other than to continue monitoring.

Policy SI 1: Health and Well-being

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

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

Policy TR 1: Tourism and Recreation Development

3.87 Strategic policy TR 1, Tourism, Recreation and Leisure Development, sets out an overarching approach to encourage tourism, recreation and leisure proposals that can help bring about increased investment, wider opportunities for residents and visitors, and help enhance natural heritage settings.

LDP Objective(s):	12, 15, 16, 18, 19		
Key policies:	TR 1	Related policies:	TR 2 - 13
Indicator:	Target:	Outcome:	Trigger point:
91: Local Indicator: To increase the number of visitor bed spaces in the County without having a detrimental impact on the natural environment	No visitor accommodation proposals to be permitted contrary to the policy framework	Adoption:	Policies adopted in the Plan
		AMR No. 1:	Planning consents resulted in an estimated total of 3,214 visitor bedspaces. None were granted contrary to the policy framework
		AMR No. 2	Planning consents resulted in an estimated total of 3,070 visitor bedspaces. None were granted contrary to the policy framework
Analysis:			
<p>36 planning applications were consented in 2019-20 which resulted in an estimated total of 3,214 visitor bedspaces in the County. These planning applications have been reviewed and none were granted contrary to the policy framework.</p> <p>28 planning applications were consented in 2020-21 which resulted in an estimated 3,070 visitor bedspaces in the County. These applications were reviewed and none were granted contrary to the policy framework.</p> <p><i>Data notes - Planning applications have been reviewed to understand the number of bedspaces which will result from permissions, as opposed to bedrooms (assumed 1 bedroom = 2 bedspaces [one double bed]).</i></p>			
Action:			
No further action required, other than to continue monitoring.			

LDP Objective(s):	12, 15, 16, 18, 19		
Key policies:	TR 1	Related policies:	TR 2 - 13
Indicator:	Target:	Outcome:	Trigger point:
92. Local Indicator: To increase the range of visitor attractions throughout the County	No visitor attractions permitted contrary to the policy framework	Adoption:	Policies adopted in the Plan
		AMR No. 1:	8 planning applications were permitted for visitor attractions in 2019-20. None were granted contrary to the policy framework.
		AMR No. 2	4 planning applications were permitted for visitor attractions in 2020-21. None were granted contrary to the policy framework
Analysis:			
8 planning applications relating to visitor attractions were determined during 2019-20, and all were approved. These planning applications have been reviewed and none were granted contrary to the policy framework.			
4 planning applications relating to visitor attractions were determined during 2020-21, and all were approved. These planning applications have been reviewed and none were granted contrary to the policy framework.			
Action:			
No further action required, other than to continue monitoring.			

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

Policy ER 1: Climate Change

3.88 A core function of the Plan is to ensure that all development in the County is sustainable, taking full account of the implications of reducing resource use and addressing climate change. Policy ER 1 provides a framework for sustainable growth by promoting development that mitigates the causes of climate change and which is able to adapt to its likely effects.

LDP Objective(s):	6, 7, 17, 21, 24		
Key policies:	ER 1	Related policies:	EU 1-3
Indicator:	Target:	Outcome:	Trigger point:
94: Local Indicator: The number of planning applications for renewable energy and capacity permitted – electricity and heat.	An increase in the permitted capacity of renewable energy (both electricity and heat) generated within the County from the Plan adoption date. Delivery of up to 21.8 MW in Solar LSA up to 40.6 MW in Wind SSA over the Plan period	Adoption:	Policy adopted in the Plan
		AMR No. 1:	No RE planning applications submitted for sites located in Solar LSA or Wind SSA. However, there were other consents in 2019-20 therefore RE capacity increasing.
		AMR No. 2	1 RE submitted within a solar LSA. 1 RE submitted outside a LSA/SSA
			No planning applications permitted for renewable energy by 2020. No increase in capacity by 2020.

Analysis:				
<p>In AMR 1 it was reported that there was an increase in capacity throughout the County in 2019-20 via relatively small scale installations on existing buildings and domestic ground source heat pumps, summarised below.</p> <ul style="list-style-type: none"> • 3 Certificates of Proposed Lawful Development have been approved: 2 solar roof panels; 1 ground source heat pumps. No indication of electricity/heat generation was recorded as part of the application process. • 1 Certificate of Lawfulness approved: a solar thermal roof system generating 45KW. • 1 planning application for roof solar voltaic roof system (500,000KWh annually/500-650KwP) <p>The overall target to increase renewable energy capacity was being met. No planning applications were submitted in 2019-20 for sites located within the LDP designated Solar LSA or Wind SSA.</p> <p>In 2020-21, two full planning applications were consented for solar parks. 1 solar park is located within a LSA with a capacity of 9MW; 1 outside a LSA with a capacity of 9.9MW. No planning applications were consented for wind farms, though discharge of condition and non-material amendments were permitted, they did not increase the capacity of that consented in previous AMR periods. .</p> <p>The target to increase renewable energy capacity is therefore being met.</p>				
Action:				
No further action required, other than to continue monitoring.				

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

proposed District Heating and Cooling Networks. Indicator 95 monitors planning consents issued for District Heating Networks in 2020-21.

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

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

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

LDP Objective(s):	6, 7, 17, 21, 24		
Key policies:	ER 1	Related policies:	EU 2, EU 3
Indicator:	Target:	Outcome:	
96: Contextual Indicator: Carbon emissions – total CO₂ emissions per capita.	No increase in carbon emissions per capita.	Adoption:	Policies adopted in the Plan
		AMR No. 1:	Latest available data is for 2018. 2018: Estimated CO ₂ emissions of 4.3 (revised) tonnes per capita. A decrease on the 2017 figure of 4.56 tonnes per capita.
		AMR No. 2	Latest available data is for 2019. 2019: Estimated CO ₂ emissions of 4.2 tonnes per capita (a decrease from 4.3 tonnes in 2018 (revised)).
Analysis:			
<p>The latest available data is for 2019 which shows 4.2 tonnes of CO₂ emissions per capita for Swansea, a decrease on the 2018 (revised) figure of 4.3 tonnes per capita. Therefore no increase has been identified in carbon emissions per capita for Swansea. In comparison, emissions for Wales were also estimated to have decreased from 7.7 tonnes per capita in 2018 to 7.6 in 2019.</p> <p><i>Data notes: Latest data available is for 2019. Source: UK local authority and regional carbon dioxide emissions national statistics 2005-2019. Published by National Statistics 24th June 2021. This dataset replaces the 2018 dataset reported in AMR1 and has slightly different data figures.</i></p>			
Action:			
No further action required, other than to continue monitoring.			

Policy T 1: Transport Measures and Infrastructure

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

Delivery of Priority Transport Measures

3.92 The LDP, in Appendix 5, sets out a schedule of priority highway infrastructure measures to be implemented in association with LDP site allocations. It identifies the measures, the related Plan site allocation references, and cross references to the recommendations in the LDP evidence base contained in the Swansea Strategic Transport Model (SSTM) Study. Indicator 97 monitors the progress in delivery of these measures during 2020-21.

LDP Objective(s):	4, 5			
Key policies:	T 1	Related policies:		T 2 – T 9
Indicator:	Target:	Outcome:		Trigger point:
97. Local Indicator: Delivery of priority transport schemes and measures as identified within the Transport Measures Priority Schedule (LDP Appendix 5).	Delivery of priority schemes and measures.	Adoption:	Transport Measures Priority Schedule included in the LDP.	Failure to deliver priority schemes and measures as identified within the Transport Measures Priority Schedule (Appendix 5).
		AMR No. 1:	Progress has been made on delivering several Transport Measures Priority Schemes during 2019-20.	
		AMR No. 2	Progress has been made on delivering several Transport Measures Priority Schemes during 2020-21.	

Analysis:

Progress has been made on delivering several Transport Measures Priority Schemes during 2020-21. The table below lists the schemes which have been delivered.

Delivery of the Transport Measures Priority Schedule – Highways

LDP Appendix 5 ref	Details	Progress
RM13	Tycoch Roundabout improvements. Tycoch Road/Glanmor Road/Vivian Road improvements using a signal controlled one-way system.	Largely delivered in 2019-20 and completed in 2020-21.
RM28	Swansea Central Area: The Kingsway - Reduce traffic levels and review network arrangements	Largely delivered.
RM 2	A484/Victoria Road Junction. Possible signal control and any necessary improvements to Mill Street/Gorwydd Road junction signal control	Delivered in part in 2018-19

Park and Ride Priority Measures**DELIVERED**

Ref	Name	Description	
PR1	Gowerton	Rail based Park and Ride facility by Gowerton Railway Station. Bus linkages to rail station.	Ongoing.
PR3	West	Bus based Park & Ride for the west of the City Centre, as specified in the Local Transport Plan (2015-2020). Location not yet mapped.	Ongoing.

Delivery of the Transport Measures Priority Schedule – Active Travel

LDP Appendix 5 ref	Name	Details	Progress during 2019-20 and 2020-21
AT2	Pontarddulais Link	A new route for walking and cycling between Grovesend and Pontarddulais, facilitating links (via the Kingsbridge Link) to NCN4.	Ongoing
AT7	Kingsbridge Link	The provision of an off-road walking and cycling link between Gowerton & Kingsbridge across Stafford Common.	Largely delivered in 2019-20 and 2020-21 and will be completed within next few months.
AT8	Clyne Valley Phase 2 Shared Use Path	A new walking and cycling link, providing connectivity from Sketty to the Foreshore Path and NCN4.	Delivered in 2020-21
AT18	A48 Link	Shared use path provision adjacent to the carriageway	Largely delivered in 2019-20 and completed in 2020-21.
AT19	Penllergaer Woods Link	A shared use path to provide access to public amenity and providing a link to the Llangyfelach strategic housing site.	Ongoing
AT27	A48 Link	Shared use path provision adjacent to the carriageway and forming an important part of the strategic network for northern Swansea.	Delivered in 2020-21
AT29	Ynystawe Link	A shared use path adjacent to the existing carriageway to provide an off-road route for pedestrians and cyclists to NCN43.	Delivered in 2020-21
AT39	Cwm Level Link	A new route to promote walking and cycling linkage to NCN43 at Liberty Stadium.	Delivered in 2020-21
AT41	Orchard Street Shared Use Path	Shared use path provision to serve large student residential development and to deliver a strategic network provision for cyclists through the city centre.	Delivered in 2019-20

Action:

No further action required, other than to continue monitoring.

Journey Times

3.93 To help monitor the efficiency of the transport network

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

LDP Objective(s):	4, 5		
Key policies:	T 1	Related policies:	T 2–T 4, T 7
Indicator:	Target:	Outcome:	
98. Local Indicator: Monitor relevant key journey times identified in the Transportation Annual Network Report.	Delivery of transport infrastructure and improvement measures to mitigate the impact of development.	Adoption:	Baseline figures.
		AMR No. 1:	Surveys were not possible due to the COVID 19 lockdown, which restricted survey work from taking place and also dramatically reduced traffic levels.
		AMR No. 2	Meaningful comparisons to baseline figures of identified key journey times not possible due to the continued impacts of the COVID pandemic.
Trigger point:			
No unacceptable increase in key journey times by 2020.			
Analysis:			
The impact of the COVID pandemic has continued to impact travel patterns throughout 2020-21 due to lockdown restrictions, which affected significant periods of the year, and changes in travel behaviour resulting from the pandemic. It is estimated that traffic levels fell to around 20% of typically recorded levels in April 2020 and remained below typical pre-pandemic 24 hour levels up until September 2020. Further lockdown measures were introduced moving into the winter which again reduced traffic levels. Stay at home restrictions eased towards the end of 2020-21, with for example the phased return of some primary school pupils to schools in February 2021 and stay at home restrictions were replaced by a stay local rule in March 2021.			

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

Action:

No further action required, other than to continue monitoring.

Delivery of Active Travel Measures

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

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

LDP Objective(s):	4, 5		
Key policies:	T 1	Related policies:	T 2, T 7, PS 2, SD 2
Indicator:	Target:	Outcome:	Trigger point:
99. Local Indicator: Length of new PROW route created as a % of the overall PROW network and %	Delivery of increased PROW network to increase Active Travel opportunities.	Adoption:	Policies adopted in the Plan
		AMR No. 1:	237 m of new PROW created.
			If no new PROW network is created in addition to existing network, via new

classed as 'easy to use'.		AMR No. 2	No survey undertaken in 2020-21	developments for 2 consecutive years
Analysis:				
The PROW performance survey was not undertaken therefore no data is available for 2020-21.				
Action:				
No further action required, other than to continue monitoring.				

LDP Objective(s):	4, 5			
Key policies:	T 1	Related policies:		T 2, PS 2, SD 2
Indicator:	Target:	Outcome:		Trigger point:
100. Local Indicator: Length of new dedicated cycle networks created.	Delivery of increased Active Travel opportunities.	Adoption:	Policies adopted in the Plan	
		AMR No. 1:	6.75km of new dedicated cycle routes created in 2019-20.	
		AMR No. 2	8.4km of new dedicated cycle routes created in 2020-21.	
Analysis:				
8.4km of new dedicated cycle routes created in 2020-21				
Action:				
No further action required, other than to continue monitoring.				

Public Transport Access

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

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

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

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

LDP Objective(s):	4, 5		
Key policies:	T 1	Related policies:	
Indicator:	Target:	Outcome:	PS 2, SD 2
101. Local Indicator: % of new residential development located within 400m to a public transport stop.	Increase inclusivity and access by public transport.	Adoption:	Policies adopted in the Plan
		AMR No. 1:	All consented residential applications in 2019-20 within 400m of a public transport stop.
		AMR No. 2	No planning applications consented contrary to the policy framework
Trigger point:	If development is permitted which is not served by public transport, or there are no plans in place to do so.		
Analysis:	Supporting text paragraph 2.12.4 states that residential development within the Urban Settlement Boundary of the Proposals Map, this includes Villages, should normally be within a walkable 400 metres from a public transport access point. 165 approved applications for residential development of 1 or more units were identified in this AMR period within these areas. Of those 165, further analysis has shown that 163 were located within 400 metres of a public transport stop. The two applications that were not within 400m of a public transport stop were located in Pennard. Pennard is designated a 'Key Village' in the LDP and are considered as being suitable for accommodating appropriate small scale development, including new housing. These villages have been selected following an assessment of their size, facilities, structure and accessibility. Therefore, despite the access to the nearest public transport stop being greater than 400 metres, it is considered that the new dwellings have sufficient access to the nearest public transport stop which is within reasonable walking distance for a village location. This is also in-line with national policy which recognises that in most rural areas the opportunities for use of public		

transport are more limited than in urban areas and development should be located in settlements with relatively good accessibility by non car means when compared to the rural area as a whole.

Action:

No further action required, other than to continue monitoring.

Policy RP 1: Safeguarding Public Health and Natural Resources

3.96 The LDP sets out that development will not be permitted that would result in significant risk to: life; human health and wellbeing; property; controlled waters; or the natural and historic environment. This relates particularly to the effect of development on air, noise, light and water quality and also the potential risks to human health associated with development in flood risk areas and the redevelopment or remediation of contaminated/unstable land, or development within the statutory consultation zones stipulated by HSE for hazardous installations.

Impact on Quiet Areas

3.97 Indicator 102 below monitors Policy RP 2 which seeks to ensure that development will not be permitted if it would cause, or result in, a significant increase in levels of environmental noise in an identified Noise Action Planning Priority Area (NAPPA), or would have unacceptable impacts on an identified Quiet Area or the characteristics of tranquillity that led to the designation of a Quiet Area.

LDP Objective(s):	23, 24		
Key policies:	RP 1	Related policies:	RP 2
Indicator:	Target:	Outcome:	Trigger point:
102. Local Indicator: The number of planning applications permitted within designated Quiet Areas.	No planning applications permitted contrary to the policy framework	Adoption:	Policies adopted in the Plan
		AMR No. 1:	4 planning applications consented during 2019-20 within QAs. None were contrary to the policy framework
		AMR No. 2	5 planning applications consented during 2020-21 within QAs. None were contrary to the policy framework.
Analysis:			
Five relevant planning applications were consented during 2020-21 for development within designated Quiet Areas. Two were located within and one adjacent to the Clyne Valley Country Park QA. One in the Singleton Park QA and one adjacent to the Swansea Urban Woodland QA. Further analysis of these cases has shown that none of these decisions were contrary to the overall policy framework.			
Action:			
No further action required, other than to continue monitoring.			

Impact on Air Quality Management Areas

LDP Objective(s):	4, 5, 21, 24		
Key policies:	RP 1	Related policies:	RP 3
Indicator:	Target:	Outcome:	Trigger point:
103. Local Indicator: The number of planning applications permitted within the AQMA contrary to the policy framework and should not lead to an increase in the number of people exposed to significant levels of pollution	Development proposals should not lead to a significant increase in pollution levels	Adoption:	Policies adopted in the Plan
		AMR No. 1:	34 relevant planning consents granted in 2019-20, none were granted contrary to the policy framework
		AMR No. 2	11 relevant planning consents granted in 2020-21, none were granted contrary to the policy framework
Analysis:			
11 relevant permissions granted (all of which were in Hafod AQMA), and further analysis of these cases has shown that none were granted contrary to the policy framework.			
Action:			
No further action required, other than to continue monitoring.			

Nitrogen Dioxide Pollution

LDP Objective(s):	4, 5, 21, 24		
Key policies:	RP 1	Related policies:	
Indicator:	Target:	Outcome:	
104: Contextual Indicator: Annual mean concentration exceedances of nitrogen dioxide (NO₂)	Development proposals should not lead to a significant increase in pollution levels.	AMR No. 1	The latest monitoring data, which is for 2018, recorded a figure which was lower than in 2017 and recordings are following a downward trend over the last five years of data.
		AMR No. 2	As of the base date of this AMR report, the 2018 <i>Air Quality Progress Report</i> remains the most up to date data published.
Trigger point:			
Increase in annual mean concentration exceedances of nitrogen dioxide.			
Analysis:			
The latest monitoring data, which is for 2018, recorded figures which were lower than in 2017; and available recordings have been following a downward trend over the last five years of data.			
<i>Source: Swansea Council 2018 Air Quality Progress Report, published September 2019</i>			
Action:			
No further action required, other than to continue monitoring.			

Avoidance of Flood Risk

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

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

Water Quality

LDP Objective(s):	17, 19, 20, 24		
Key policies:	RP 1	Related policies:	
Indicator:	Target:	Outcome:	Trigger point:
107. Local Indicator: Percentage of water bodies at good ecological status.	All water bodies to meet WFD objectives.	AMR No. 1	Latest available data - March 2020: - 6 Bathing Waters excellent, 1 good. - Transitional Waterbodies: Inshore Loughor poor; outside Loughor moderate. - Coastal Waterbodies - moderate.
		AMR No. 2	Latest available data remains March 2020 (see AMR 1 above).
Analysis:			
<p>The Water Framework Directive (WFD) establishes a framework for the protection of surface waters (rivers, lakes, estuaries and coastal waters) and groundwaters. Its purpose is to prevent further deterioration and improve the status of aquatic ecosystems, promote sustainable water use, reduce pollution of groundwater and contribute to mitigating the effects of floods and droughts. The WFD requires no deterioration from 2009 baseline data. The aim is to achieve at least Good status.</p> <p>The latest available information has been sourced from the NRW South West Wales Area Statement (2020), Water Framework Directive Rivers Waterbodies and Bathing Water Compliance (March 2020). The 2020 data does not show the percentage of waterbodies at good</p>			

or above status. However, the following information sourced from the March 2020 Area Statement can be used as a baseline to monitor in future:

- 6 Bathing Waters excellent, 1 good.
- Transitional Waterbodies: Inshore Loughor poor; outside Loughor moderate.
- Coastal Waterbodies - moderate.

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

Action:

No further action required, other than to continue monitoring.

Welsh Water Engagement

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

Analysis:				
No applications permitted in 2020-21 where there was an outstanding objection from DCWW.				
Action:				
No further action required, other than to continue monitoring.				

NRW Engagement

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

Loss of BMV agricultural land

LDP Objective(s):	15, 17,19		
Key policies:	RP 1	Related policies:	CV 2
Indicator:	Target:	Outcome:	Trigger point:
110. Local Indicator: Total % loss of BMV agricultural land.	No loss of BMV agricultural land.	AMR No. 1	No decisions contrary to the policy framework
		AMR No. 2	No decisions contrary to the policy framework
Analysis:			
<p>Best Most Versatile (BMV) agricultural land is land classed as grades 1, 2 or 3a. The Welsh Government's Predicted Agricultural Land Classification database was used to map all BMV land in the County.</p> <p>31 relevant decisions identified on land classified as BMV. 5 of those were refused or considered not lawful. The remainder have been reviewed. The planning consents were for: caravans/rallies and festival camping, which are temporary permissions and do not result in the loss of BMV land; for appropriate redevelopment of existing structures already sited on BMV land; for appropriate new agricultural buildings (such as polytunnels); and solar farms (a temporary development). Therefore the decisions were not contrary to the policy framework.</p>			
Action:			
No further action required, other than to continue monitoring.			

Maintaining Land for Waste Management

LDP Objective(s):	8		
Key policies:	RP 1	Related policies:	RP 8 -9
Indicator:	Target:	Outcome:	Trigger point:
111. Local Indicator: Maintain sufficient land and facilities to cater for the County's waste capacity	Maintain a sufficient capacity to cater for the County's waste.	AMR No. 1	Sufficient remaining land is allocated within the LDP to accommodate potential future waste infrastructure proposals
		AMR No. 2	
Analysis:			
<p>The latest information available from the WPMR for the South West Wales region is the 2020/21 report. The report indicates a regional landfill void capacity of 6.1 years. This is below the 7 year void level which TAN 21 considers sufficient capacity to meet future needs, but above the 5 year void level that triggers action to facilitate future provision within the region. Furthermore, LDP policy permits the development of new landfill sites in exceptional circumstances, including the fact that additional capacity is required, so there is no need to review the LDP policy at this stage.</p> <p>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.</p>			
Action:			
No further action required, other than to continue monitoring.			

Mineral Policy

LDP Objective(s):	7, 17, 24			
Key policies:	RP 1	Related policies:		RP 13
Indicator:	Target:	Outcome:		Trigger point:
112: Core Indicator: The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement (RTS) for Aggregates expressed as a percentage of the total capacity required as identified in the RTS.	Ensure the LDP mineral policy framework is reviewed in-line with recommendations in future reviews of the RTS.	AMR No. 1	No applications in 2019-20 The RTS does not apportion any aggregate provision to Swansea so there is no cause for a review	Review the LDP mineral policy framework when RTS is reviewed.
		AMR No. 2	No applications in 2020-21. The RTS has been reviewed (see below)	
Analysis:				
<p>A landbank is defined as a stock of planning permissions for the winning and working of minerals. The most up to date information available which informed the adopted LDP regarding the extent of the crushed rock landbank was published in the Regional Technical Statement (RTS) for the North and South Wales Regional Aggregate Working Party (SWRAWP), 1st Review, 2014. The RTS 2014 did not apportion any aggregate provision to Swansea. The LDP does not, therefore, allocate any sites for the winning and working of aggregates. Furthermore, no applications have been received for the winning and working of land based aggregates and thus none have been permitted.</p> <p>A second draft review of the RTS was published in 2019. However, as a draft document its content did not impact upon AMR1.</p> <p>The RTS 2nd Review, was adopted in 2020 and informs AMR 2. It requires Swansea, through its LDP process, to meet the apportionment of 0.305 million tonnes (mt) of crushed rock (HSA Sandstone) per year until the end of the Plan period and for 10 years thereafter (7.636</p>				

million tonnes over 25 years). As it is not possible for Swansea to meet this apportionment requirement immediately, in-line with national planning policy, a sub-regional approach has been taken. Swansea is part of the Swansea City Region, with Neath Port Talbot (NPT) County Borough Council and part of Carmarthenshire County Council (CCC). A Statement of Sub Regional Corporation (SSRC) has been agreed which confirms that each constituent LPA accepts the individual apportionments for aggregates for their individual Authority areas, as set out in the RTS (second Review), and that (as a minimum) the RTS requirements for that sub-region as a whole will be met. NPT will cover Swansea's apportionment requirement until the date of Swansea's Full LDP Review, as they have sufficient reserves.

Action:

No further action required, other than to continue monitoring.

LDP Objective(s):	7, 17, 24		
Key policies:	RP 1	Related policies:	RP 13-14
Indicator:	Target:	Outcome:	Trigger point:
113. Local Indicator: Total area of new development permitted within safeguarded mineral areas, contrary to policy framework.	No unjustified loss of safeguarded mineral resource.	AMR No. 1	No planning consents contrary to the policy framework
		AMR No. 2	No planning consents contrary to the policy framework
Analysis:			
The applications for development permitted in these safeguarded areas have been reviewed and none were contrary to the policy framework.			
Action:			
No further action required, other than to continue monitoring.			

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

SPG Preparation

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

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

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.	None specified
		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.	
Analysis:				
<p>During 2020-21 the Council adopted the Biodiversity and Development SPG and the Mumbles Conservation Area Review SPG following public consultation.</p> <p>Public consultation on a Draft Placemaking Guidance for the Gower AONB and a Trees, Hedgerows and Woodlands SPG was undertaken in Autumn 2020. Officers are, as of April 1st 2021, considering the responses to this consultation.</p> <p>In addition, Officers progressed work on a number of other draft SPG in 2020-21 ahead of public consultation which is expected to be undertaken on these in 2021-22.</p> <p>Since the adoption of the LDP in February 2019 the Council has also adopted the following SPG:</p> <ul style="list-style-type: none"> • Houses in Multiple Occupation and Purpose Built Student Accommodation • Morriston conservation area review • Ffynone and Uplands conservation area review 				

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

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

- The provision of affordable housing to meet local needs, particularly in rural areas;
- The provision of necessary social and community infrastructure and highway and transport improvements, to facilitate the delivery of SDAs as required by the masterplanning principles to deliver sustainable and cohesive communities.
- Increased employment and economic activity throughout the County as a result of the economic strategy of the Plan.

Scoring

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

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

SA Theme: Sustainable Development

SA Objective 1: Promotion of Sustainable Development

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
Gross Value Added (GVA) per hour worked <i>(contextual indicator)</i>	A decrease is recorded for 2 consecutive years	16		
Commentary: Please see LDP Indicator 16, Chapter 3. The latest published data for Swansea is still for 2018, which was released in February 2020, so the text for AMR1 is retained. A small increase in the Swansea GVA figure over the last two years of available data: 2016= 100.0, 2017=101.0, 2018=101.1. The annual change should have a general positive impact on the population's health and wellbeing, and help contribute to a prosperous economic outlook and sustainable economy.				
Worklessness rate (working age) <i>(contextual indicator)</i>	An increase is recorded for 2 consecutive years	15		
Commentary: Please see LDP Indicator 15, Chapter 3. The worklessness figure for Swansea 2020 (Jan-Dec) was 43,900 (28.5%) of the working age population, a 3,000 reduction (-6.4%) from 2019. Over the same period across Wales the number economically inactive increased slightly by 0.5%. The annual change recorded is therefore positive with a decrease in worklessness rates for Swansea observed, which should have a positive impact on the County's economy and consequential health and wellbeing being benefits and the promotion of sustainable development in the County.				
Length of new PROW route created as a % of the overall PROW network and % classed as 'easy to use'	If no new PROW network is created in addition to existing network	99		
Commentary: Please see LDP Indicator 99, Chapter 3. The creation of more PROW will have a generally positive impact on health and wellbeing of the population and thus the promotion of sustainable development. The PROW performance survey was not undertaken during this AMR period and therefore no data is available for 2020-21.				

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
Violence against the person (offences per 1000 population) (<i>contextual indicator</i>)	n/a	n/a	0	
<p>This indicator was amended in AMR 1 to be more precise, in order to reflect available statistics. Violence against the person (offences per 1000 population) are police-recorded violence against the person, including homicide, violence with injury and violence without injury data. Data for the year ending March 2021 for Swansea shows a figure of 25 (per 1000 population). This is lower than the figure for Swansea reported in AMR 1 which was 27 per 1000. <i>Source ONS</i></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
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		
<p>Commentary: Please see LDP Indicator 70, Chapter 3. 4 planning applications located on internationally, nationally and regionally designated sites important for biodiversity were consented in 2020-21. These decisions have been reviewed and no planning applications were permitted contrary to the LDP policy framework on designated sites of international, national or regional ecological importance.</p>				

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
The number of applications permitted on regionally designated geodiversity sites.	A single permission contrary to the policy framework.	71		
Commentary: There were 2 planning consents on or in close proximity to designated RIGS. These decisions were in-line with the policy framework.				

SA Theme: Population

SA Objective 3: Increase community safety and sense of security

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
Violence against the person (offences per 1000 population). (<i>contextual indicator</i>)	n/a	n/a	0	
Commentary: Please see SA Objective 1: Promotion of Sustainable Development.				

SA Theme: Population

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

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
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		

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
<p>Commentary: The Council is no longer required to report on this Indicator due to amendments to national policy and guidance. It has been replaced by new Core Indicators 5a and 5b.</p>				
<p>Completions measured against the AAR set out in the plan presented in numerical and percentage terms (plus/minus x %)</p>	<p>The overall number of additional dwellings built within the County falls below the requirement for 2 consecutive years.</p>	5a		
<p>Commentary: See commentary under LDP indicator 5a.</p>				
<p>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 %).</p>	<p>The number of additional dwellings built within the County falls below the requirement for 2 consecutive years.</p>	5b		
<p>Commentary: See commentary under LDP indicator 5.</p>				

Number of net additional affordable and general market dwellings built in the County (though the planning system) minus demolitions.	The overall number of additional dwellings built within the County falls below the requirement for 2 consecutive years.	6		
Commentary: See commentary under LDP indicators 5 and 6.				
The number of planning applications for Gypsy and Traveller sites permitted annually		n/a		
Commentary: This indicator is not being monitored for the LDP. Indicator replaced with LDP monitoring indicator 9.				
Provision is made to meet the Gypsy & Traveller needs identified within the GTAA over the periods: 2016-21 – 7 residential pitches at Pant y Blawd Road (planning permission reference 2018/0830). 2021-25 – 6 residential pitches (or the re-assessed need for pitches identified in the new GTAA expected to be published in 2020).	Development of 2018/0830 at Pant y Blawd Road not completed by 2021. No start on site in year 2023/24 for delivery of 6 pitches to meet residual need (or sufficient pitches to address the re-assessed need).	9	0	0
Commentary: Development of new pitches on the land west of Pant y Blawd Road, which it is identified in the Plan will accommodate the 7 pitches needed in the period up to the end of 2021, has not yet commenced as of April 1 st 2021, the base date of this AMR. Further investigation and liaison is required with the Council Departments with responsibility for delivering the pitches to facilitate efficient progress to be made ahead of the trigger identified in the monitoring framework for the end of 2021. At present the				

outcome in terms of sustainable development is neutral, as the required housing provision has not been provided yet. Further monitoring of progress will be undertaken in AMR 3.

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

9a

Commentary:

It should be noted that the current GTAA, which forms the LDP evidence base for Gypsy and Traveller accommodation needs, included a forecast for newly arising need over the Plan period, and the Council has not identified any additional newly arising need in 2020-21.

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
Provision of community facilities and infrastructure on SDA's in accordance with the Masterplan and Policy	Community facilities and infrastructure not delivered in accordance with the policy framework or within the agreed phased period on an SDA.	26		
<p>Commentary: Please refer to LDP indicators 26, 27-69 for further details on each SDA. Progress has been monitored for each SDA individually in the tables for LDP indicators 27-69. It has been demonstrated that the sites are progressing in-line with the site masterplans and policies. The associated community facilities will have a positive impact ensuring the needs of the County's population can be met in the future.</p>				

SA Theme: Population

SA Objective 6: Encourage an inclusive society and promote equality

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

Provision of community facilities and infrastructure on SDA's in accordance with the Masterplan and Policy	Community facilities and infrastructure not delivered in accordance with the policy framework or within the agreed phased period on an SDA.	26		
Commentary: Refer to commentary under 'SA Theme: Population, SA Objective 5: Provide High Quality, Accessible Lifelong Learning Opportunities Which Meet Future Needs'.				
The number of applications permitted in the WLSA accompanied by a Language Action Plan	One application permitted within the LSA contrary to the policy framework.	88		
Commentary: No applications permitted within the WLSA contrary to the policy framework during the monitoring period, resulting in a general positive impact on an inclusive society.				
The net change, type and spatial distribution of community facilities	Loss of community facilities as recorded over a 2 year period.	85		
Commentary: There have been no loss of community facilities, contrary to policy framework (please refer to LDP indicator 85, Chapter 3). 14 planning applications were approved in 2020-21, which related to the provision or loss of community facilities. The 14 approved planning applications resulted in the loss of 3 community facilities; a gain of 4 new community facilities; and 7 instances where an existing facility was replaced by another community use.				

% of new residential development located within 400m of a public transport stop		101		
Commentary: See commentary for LDP indicator 101 which shows the LDP policies are helping contribute to an inclusive society.				
Average full-time weekly earnings	A decrease is recorded for 2 consecutive years.	14		
Commentary: The latest available estimates on earnings is for April 2020. Full time employee gross median weekly earnings estimates saw an annual decrease of -4.6% between April 2019 to 2020 having increased by 5.5% in the previous 12 months recorded in AMR 1. The median weekly gross earnings estimate figure for Swansea in April 2020 was £538.00, which was just below the Wales average of £541.70. The annual change is therefore negative which may impact on society. However, as in the AMR1, a more detailed analysis would be beneficial to examine whether the increase in earnings is equal across all economic sectors of the population, thus contributing to an inclusive and fair society. It is also interesting to note that the above figure is based on Swansea residents (i.e. the average earnings of adults living within the area). The equivalent figures for Swansea workplace earnings estimates increased by +2.5% in 2019-20.				

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
Employment land permitted (ha) on allocated sites as a % of all employment allocations	None specified in the LDP	11		
Commentary: In addition to the 2.7ha consented during 2019-2020 the 0.8 ha of total employment land granted planning consent in 2020-21 equates to a total of 3.5ha or 6% 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				

Indicator	LDP Tigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
range of sites for different types of investors at sustainable locations across the County, to maximise opportunities for investment and to be flexible to changes in market demand. Therefore it is also useful to note that the amount of employment land granted planning consent in 2019-20 and 2020-21 provides 18.4% 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.				
Amount of major retail office and leisure development (sqm) permitted within and outside established town and district centre boundaries	One application permitted contrary to the policy framework	12		
Commentary: Please see commentary for LDP indicator 12, Chapter 3, for the amount of development permitted. No applications permitted contrary to the policy framework. This will have a general positive impact on the development of Swansea as a competitive place and contribute to Swansea's role as a regional economic driver. It will help contribute to a prosperous economic outlook and sustainable economy.				
Productivity – GVA per hour worked	A decrease recorded for 2 consecutive years	16		
Commentary: Refer to commentary for 'SA Theme: Sustainable Development, SA Objective 1: Promotion Of Sustainable Development'. The latest published data for Swansea is still for 2018, which was released in February 2020, so the text for AMR1 is retained. The increase in GVA previously noted in the AMR1 should have a general positive impact on the development of Swansea as a competitive place and contribute to Swansea's role as a regional economic driver. It will help contribute to a prosperous economic outlook and sustainable economy.				

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
Number of rural enterprise planning applications permitted	No increase in the number of rural enterprises permitted.	13		
Commentary: There has been no increase in the number of rural enterprise planning applications permitted.				

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

Indicator	LDP Tigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
<p>As in the previous AMR, data is presented is at the UK level, as no data is available at Welsh or County level. The data was published in June 2021 and contains final 2018 data, rather than the provisional 2018 data presented in AMR1. Data presented therefore differs slightly from that in the previous AMR.</p> <p>The Environmental Goods and Services Sector (EGSS) has shown continued growth over a 2-year period 2016-2018 which will have a positive impact on the green economy. Output has increased from £72,076 (million) in 2016 to £84,481 (million) in 2018. GVA has increased from £36,048 (million) in 2016 to £40,691 (million) in 2018. Employment (FTE) in the sector has risen from 369,400 in 2016 to 403,100 in 2018. The growth will have a positive impact on the green economy.</p> <p><i>Data source: ONS Dataset 'Estimates of the UKs environmental goods and services sector: output, gross value added, employment and exports 2010-2018 (2021). The EGSS framework, adopted under the UN System of Environmental Economic Accounting, provides a set definition and specification of activities that start to represent the green economy. The EGSS is made up of areas of the economy engaged in producing goods and services for environmental protection purposes, as well as those engaged in conserving and maintaining natural resources</i></p>				

SA Theme: Human Health

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

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

Commentary: Refer to commentary under 'SA Theme: Population, SA Objective 5: Provide High Quality, Accessible Lifelong Learning Opportunities Which Meet Future Needs'				
The number of existing open spaces lost to development contrary to the open Space Assessment	One application permitted resulting in the loss of open space contrary to the policy framework.	77		
Commentary: Eight planning approvals were granted in 2020-21 that impacted on Fields in Trust (FIT) or Accessible Natural Greenspace (ANGS) provision as defined by Policy SI 5 and the Open Space Assessment (OSA). An analysis of these planning consents has shown that they were permitted in-line with the policy framework.				
Length of new PROW created as a % of the overall PROW network and % classed as 'easy to use'	If no new PROW network is created in addition to existing network, via new developments for 2 consecutive years.	99		
Commentary: Refer to commentary under SA Theme: Sustainable Development, SA Objective 1: Promotion of Sustainable Development.				
Length of new dedicated cycle networks created	If no new cycle network is created via new developments for 2 consecutive years.	100		
Commentary: 8.4km of new dedicated cycle routes created in 2020-21, helping to meet the objective of the LDP creating social and physical environments that encourage and support health and well-being.				
No loss in active travel routes	% decrease in Active Travel routes over 2 consecutive year period.	87		
Commentary: There has been no loss in Active Travel routes in Swansea during 2020-21, helping to meet the objective of the LDP creating social and physical environments that encourage and support health and well-being.				

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

SA Theme: Soil

SA Objective 11: Protect Soil Resources

Indicator	Tigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
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>Commentary: No planning consents granted for development of sites of 100+ housing units on greenfield land contrary to the policy framework in 2020-21, 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>Commentary: 31 relevant decisions identified on land classified as BMV. 5 of those were refused or considered not lawful. The remainder have been reviewed. The planning consents were for: caravans/rallies and festival camping, which are temporary permissions and do not result in the loss of BMV land; for appropriate redevelopment of existing structures already sited on BMV land; for appropriate new agricultural buildings (such as polytunnels); and solar farms (a temporary development). Therefore the</p>				

Indicator	Tigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
decisions were not contrary to the policy framework. There has been no loss of BMV agricultural land during this monitoring period, which has resulted in general positive impacts for this objective.				

SA Theme: Water

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

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
Percentage of water bodies at good ecological status	A water body failing to meet WFD objectives	107	0	0
<p>Commentary: Data remains the same as in AMR1 (NRW South West Wales Area Statement 2020) so text remains the same as in AMR1.</p> <p>The Water Framework Directive (WFD) establishes a framework for the protection of surface waters (rivers, lakes, estuaries and coastal waters) and groundwaters. Its purpose is to prevent further deterioration and improve the status of aquatic ecosystems, promote sustainable water use, reduce pollution of groundwater and contribute to mitigating the effects of floods and droughts.</p> <p>Up to date information has been sourced from the NRW South West Wales Area Statement (2020), Water Framework Directive Rivers Waterbodies and Bathing Water Compliance (March 2020). The 2020 data does not show the percentage of waterbodies at good or above status. However, the following information sourced from the March 2020 Area Statement can be used as a baseline to monitor in future:</p> <ul style="list-style-type: none"> - 6 Bathing Waters excellent, 1 good. - Transitional Waterbodies: Inshore Loughor poor; outside Loughor moderate. - Coastal Waterbodies - moderate. 				

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
The WFD requires no deterioration from 2009 baseline data. The aim is to achieve at least Good status. While some areas are showing poor or moderate status in 2020, they have not changed or have improved slightly since the WFD baseline in 2009. The NRW 2020 data does not show the % of waterbodies at good or above status so the data above can be used as a baseline to monitor in future. The LDPs impact on the quality of inland coastal water and rivers is therefore scored neutral at this time and the data acts as a baseline for future monitoring in line with NRW reviews.				

SA Objective 13: Promote the efficient use of water resources

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

SA Theme: Water/Soil/Landscape/Population

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

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
The number of planning applications permitted within C1 floodplain areas	One planning application permitted contrary to the advice of NRW	105		

Commentary: Please see LDP monitoring indicator 105, chapter 3. No applications permitted where there was: an outstanding objection from NRW on flood risk; or contrary advice from NRW. This a generally positive outcome and ensures that development has met this objective during the monitoring period.				
The number of planning applications permitted within C2 floodplain areas	One planning application permitted contrary to the advice of NRW	106		
Commentary: Please see LDP monitoring indicator 106, chapter 3. No applications permitted where there was: an outstanding objection from NRW on flood risk; or contrary advice from NRW. This a generally positive outcome and ensures that development has met this objective during the monitoring period.				

SA Theme: Air/Climatic factors

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

Indicator	Tigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
The number of planning applications permitted within the AQMA contrary to the policy framework and should not lead to an increase in the number of people exposed to significant levels of pollution	One planning application permitted contrary to the policy framework	103		
Commentary: 11 relevant permissions granted (all of which were in Hafod AQMA), and further analysis of these cases has shown that none were granted contrary to the policy framework. The LDP policies are therefore being implemented correctly and should be having a generally positive impact on air quality.				

Indicator	Tigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
Annual mean concentration exceedences of nitrogen dioxide (NO ₂)	Increase in annual mean concentration exceedences of nitrogen dioxide	104		
<p>Commentary: The latest published monitoring data, which is for 2018, recorded figures which were lower than in 2017; and recordings have been following a downward trend over the last five years.</p>				
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		
<p>Commentary: Refer to commentary under SA Theme: Sustainable Development, SA Objective 1: Promotion of Sustainable Development. The creation of new PROW will have a positive impact on this objective.</p>				
Length of new dedicated cycle networks created	If no new cycle network is created via new developments for 2 consecutive years.	100		
<p>Commentary: Refer to commentary under SA Theme Human Health, SA Objective 10: Create social and physical environments that encourage and support health and well-being. The creation of new cycle networks will have a positive impact on this objective.</p>				
No loss in active travel routes	% decrease in Active Travel routes over 2 consecutive year period.	87		
<p>Commentary: Refer to commentary under SA Theme Human Health, SA Objective 10: Create social and physical environments that encourage and support health and well-being. The increase in active travel routes will have a positive impact on this objective.</p>				

Indicator	Tigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
% of new residential development located within 400m to a public transport stop	If development is permitted which is not served by public transport, or there are no plans in place to do so.	101		
Commentary: Refer to commentary under SA Theme: Population, SA Objective 6: Encourage an inclusive society and promote equality. The delivery of development close to public transport will have a positive impact on this objective.				

SA Theme: Climatic Factors

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

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
The number of planning applications permitted within C1 floodplain areas	One planning application permitted contrary to the advice of NRW	105		
Commentary: Please see LDP monitoring indicator 105, chapter 3 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		
Commentary: Please see LDP monitoring indicator 106, chapter 3 and refer to commentary under SA Objective 14: Ensure development respects constraints such as floodplains and unstable land.				

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
The number of planning applications for renewable energy and capacity permitted – electricity and heat	No planning applications permitted for renewable energy by 2020. No increase in capacity by 2020.	94		
<p>Commentary: 2 full planning applications were consented in 2020-2021 for solar parks: 1 solar park located within a LSA with a capacity of 9MW; 1 outside a LSA with a capacity of 9.9MW. The target to increase renewable energy capacity is therefore being met.</p>				

SA Theme: Climatic Factors

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

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
Carbon Emissions – total CO2 emissions per capita	Increase in carbon emissions per capita	96		
<p>Commentary: The latest available data is for 2019 which shows 4.2 tonnes of CO2 emissions per capita for Swansea, a decrease on the 2018 figure of 4.3 tonnes per capita. Therefore no increase identified in carbon emissions per capita for Swansea.</p> <p>In comparison, emissions for Wales were also estimated to have decreased from 7.7 tonnes per capita in 2018 to 7.6 in 2019.</p>				
The amount of energy from renewable sources generated in the County per year	n/a	n/a		0

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
<p>Commentary: A contextual indicator, not collected for LDP monitoring, but for the SA Report. Last year's data remains the most up to date, so the 2018 data is presented (the same as in AMR1). Latest statistics provide data for 'low carbon' energy generation rather than 'renewable', so it is recommended that the indicator is amended in future to reflect available data. Low Carbon electrical generation in the County in 2018 = 61,572MWh an increase from 14,733 in 2012 (Stats Wales). 2018 figure is a baseline to aid future year comparisons. As no update is provided, the scoring is neutral.</p>				

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

Indicator	Tigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
The number of planning applications for renewable energy and capacity permitted – electricity and heat	No planning applications permitted for renewable energy by 2020. No increase in capacity by 2020.	94		
<p>Commentary: See LDP indicator 96 and refer to commentary under SA objective 16: Support adaptation and mitigation measures due to climate change. An increase in the number of renewable energy developments permitted and the resultant increase in low carbon electrical generation, together with a decrease in carbon dioxide (CO2) emissions per capita, will have a generally positive impact on climatic change, as a result of a decrease in greenhouse gas emissions and an increase in renewable/low carbon energy production.</p>				

The amount of energy from renewable sources generated in the County per year	n/a	n/a		
Commentary: A contextual indicator, not collected for LDP monitoring, but for the SA Report. Refer to commentary under SA objective 17: Improvement in prudent and efficient use of energy. An increase in low carbon electrical generation, together with a decrease in carbon dioxide (CO2) emissions per capita, will have a generally positive impact on climatic change, as a result of a decrease in greenhouse gas emissions and an increase in renewable/low carbon energy production.				

SA Theme: Climatic Factors/Material Assets

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

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
Maintain sufficient land and facilities to cater for the County's waste capacity	South West Wales Waste Planning Monitoring Report data.	111		
Commentary: Sufficient land and facilities are available within the county to cater for the County's waste capacity. See LDP indicator 111, chapter 3. The 'Waste Planning Monitoring Report (WPMR) for the South West Wales region 2020-21 provides information on the waste situation within South West Wales in order to monitor the region's waste arisings, recovery and disposal and in order to make forecasts of future arisings. The LDP continues to promote the sustainable management of waste, which has a positive impact on the County's sustainable development.				

SA Theme: Material Assets

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

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

Commentary:
 A landbank is defined as a stock of planning permissions for the winning and working of minerals. Please see LDP monitoring indicator 112, chapter 3. The RTS 2nd Review, was adopted in 2020 and informs AMR 2. It requires Swansea, through its LDP process, to meet the apportionment of 0.305 million tonnes (mt) of crushed rock (HSA Sandstone) per year until the end of the Plan period and for 10 years thereafter (7.636 million tonnes over 25 years). As it is not possible for Swansea to meet this apportionment requirement immediately, in-line with national planning policy, a sub-regional approach has been taken. Swansea is part of the Swansea City Region, with Neath Port Talbot (NPT) County Borough Council and part of Carmarthenshire County Council (CCC). A Statement of Sub Regional Corporation (SSRC) has been agreed which confirms that each constituent LPA accepts the individual apportionments for aggregates for their individual Authority areas, as set out in the RTS (second Review), and that (as a minimum) the RTS requirements for that sub-region as a whole will be met. NPT will cover Swansea’s apportionment requirement until the date of Swansea’s Full LDP Review, as they have sufficient reserves.

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

SA Theme: Cultural Heritage

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

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
The number of planning applications permitted in the WLSA accompanied by a Language Action Plan	One application permitted within the LSA contrary to the policy framework	88		
<p>Commentary: Please see LDP indicator 88, Chapter 3. No applications were permitted within the Welsh Language Sensitive Area contrary to the policy framework during the monitoring period. Applications within the Welsh language Sensitive Area have therefore been permitted in accordance with the LDP framework and measures to safeguard and encourage the use of the Welsh language have been addressed.</p>				
Number of applications permitted that will adversely affect Scheduled Ancient Monuments, registered historic parks and gardens, listed buildings and conservation areas.	Further investigation if 1 (or more) planning permissions are given where there is an outstanding objection from statutory heritage advisors over any year.	89		
<p>Commentary: During 2020-21 there were no planning application permitted where an outstanding objection from statutory heritage advisors remained. The implementation of LDP policies have therefore had a generally positive impact on the protection and enhancement of the quality of the cultural and historical environment.</p>				

<p>The number of applications permitted within an archaeological sensitive area</p>	<p>Further investigation if 1 (or more) planning permissions are given where there is an outstanding objection from statutory heritage advisors over any year.</p>	<p>90</p>		
<p>Commentary: No applications permitted in 2020-21 where there is an outstanding objection from statutory heritage advisors. The implementation of LDP policies have therefore had a generally positive impact on the protection and enhancement of the quality of the cultural and historical environment.</p>				

SA Theme: Landscape

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

Indicator	LDP Trigger Point	LDP monitoring indicator ref	Outcome	
			AMR 1	AMR 2
<p>The number of applications permitted within the AONB and Special Landscape Areas contrary to the policy framework</p>	<p>One planning application permitted contrary to the policy framework.</p>	<p>72</p>		
<p>Commentary: An analysis has been undertaken of the planning applications permitted for development in the AONB and SLAs. There were no planning applications permitted contrary to the policy framework. The implementation of policy has positive impacts on the SA objective of maintaining and enhancing the quality and distinctiveness of the landscape, townscape and seascape. This is very important in an area of nationally protected landscapes, the character of which attracts significant numbers of visitors, contributing substantially to the county's economy and supporting many jobs and services.</p>				

The number of applications permitted for development in the green wedge	The openness of the green wedge to be safeguarded and protected	73		
Commentary 1 planning application permitted on land designated as Green Wedge in 2020-21. Further investigation has shown this would not affect the openness of the green wedge contrary to the policy framework. The implementation of policy has positive impacts on the SA objective of maintaining and enhancing the quality and distinctiveness of the landscape, townscape and seascape.				
Number of planning applications for development permitted outside defined settlement boundaries of the urban and key villages.	One planning application permitted outside settlement boundaries contrary to the policy framework.	1		
Commentary: During the monitoring period 2020-21 the Council permitted a number of planning applications outside identified settlement boundaries and key villages. However, these decisions have largely related to Householder, Agricultural buildings, replacement dwellings and tourism related development and the decisions have accorded with the LDP policy framework. Therefore the target is being met. 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 and second year of monitoring the implementation of the LDP. A summary of the outcomes against each of the issues is set out below:

- 4.9
- *Loss of habitats and species (biodiversity)*
- LDP policies seek to maintain and enhance the County's biodiversity resource and protected habitats and species and the monitoring has shown that the policies are being implemented effectively. The adoption of the Biodiversity and Development SPG will further aid the implementation of the policies.
- *Impact on landscape character, particularly protected landscapes*

- 4.10 Development undoubtedly can have an impact on landscape character. However, the AMR indicates that there has been no detrimental impact within the County, particularly protected landscapes, during the monitoring period; and the LDP policies are being implemented effectively.
- *Impact on the cultural and historic environment, particularly the Welsh language and archaeology*
- 4.11 The AMR indicates that there has been no detrimental impact on the County's cultural and historic environment during the monitoring period and the LDP policies are being implemented effectively, including with regard to the Welsh Language.
- *Air pollution, particularly with regard to increased vehicular emissions as a result of new development through the AQMA and City Centre*
- 4.12 The analysis has shown that the LDP policies are being implemented correctly and should be having a generally positive impact on air quality.
- *Increased development in flood risk areas, particularly with regard to the City Centre and waterfront destinations*
- 4.13 The analysis has shown that the LDP policies are being implemented correctly and should be having a generally positive impact with regard to avoiding development in flood risk areas.
- *The provision of affordable housing to meet local needs, particularly in rural areas.*
- 4.14 The indicators demonstrate the levels of affordable housing being secured and delivered through the planning system. Planning permission for affordable housing in rural areas has been granted within the monitoring period, thereby helping local people stay within their communities. However, the overall level of housing delivery was less than anticipated.
- *The provision of necessary social and community infrastructure and highway and transport improvements, to facilitate the delivery of SDAs as required by the masterplanning principles to deliver sustainable and cohesive communities.*
- 4.15 The indicators demonstrate the levels of infrastructure being secured and delivered through the planning system to help deliver sustainable and cohesive communities. A range of community facilities and social infrastructure have been permitted as part of permissions granted on SDAs, helping to facilitate sustainable and cohesive communities.
- *Increase employment and economic activity throughout the County as a result of the economic strategy which underlines the Plan.*

4.16 The economic indicators are positive. The amount of employment land granted planning consent in 2019-20 and 2020-21 provides 18.4% 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 second AMR of the Swansea LDP (AMR 2), and monitors the second full year in which the Plan has been adopted and in operation.
- 5.2 A review has been undertaken of changes affecting the context in which the Plan operates (see Chapter 2). The AMR identifies various other national planning policy and guidance changes affecting the planning context of the LDP, including:
- Publication of *Future Wales – the National Development Plan 2040* which was published on 24th February 2021 and now provides the national tier of development plan alongside the Swansea LDP.
 - *Edition 11 of Planning Policy Wales (February 2021)* – Changes were mainly updates to a range of chapters to reflect the publication of Future Wales and previous WG Policy announcements.
 - *Building Better Places Placemaking and the Covid-19 recovery (July 2020)* - Sets out the planning policy priorities of WG in the post Covid-19 recovery.
 - *Wales Placemaking Charter (September 2020)* - launched by the Minister for Housing and Local Government. Swansea Council became a signatory to the Placemaking Charter following a resolution from Members.
- 5.3 These changes to national policy largely reflected the placemaking approach already adopted in the Swansea LDP, which the Council has been at the vanguard of advancing, and the LDP is considered to be in-line with Future Wales.
- 5.4 The most profound change affecting societies and economies across the globe has continued to be the COVID 19 pandemic. The implications of the pandemic on the monitoring of the Plan has been set out. The pandemic has had a significant impact on some of the activities being monitored (e.g. traffic patterns have markedly altered) and at times brought planning and development activities to a complete halt. The impacts are described at the relevant points throughout this document, and may well continue to raise significant issues in AMR 3 going forward.
- 5.5 The LDP Monitoring Framework is based around the Strategic Policies of the Plan, with indicators to measure the effectiveness of the policies and the progress in delivering allocations and infrastructure. **Overall, the monitoring process has shown that the LDP strategy and Plan policies are largely being implemented effectively. Actions have been highlighted requiring further investigation on some indicators relating to the delivery of sites,**

but overall there is no cause for review at this stage. Table 7 summarises the outcome for all the indicators and shows that the vast majority are all green i.e. they are considered to reflect that the Plan policies are being implemented effectively.

Table 7: LDP Monitoring Summary for 2020-21 – AMR 2

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)	101
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)	21
Indicators suggest that Plan policy/ies are not being implemented.	Policy Review (Orange)	0
Indicators suggest the Plan strategy is not being implemented.	Plan Review (Red)	0

5.6 Progress is being made in bringing forward development in-line with the LDP strategy and Development Plan placemaking principles both on major, strategic allocations (Strategic Development

Areas (SDAs)) and other allocated sites, along with associated infrastructure and other development requirements. However, the AMR identifies that some delays are being encountered on the delivery of sites in the Plan. Some sites are under achieving in terms of the delivery targets set out in the monitoring framework and have done so for two consecutive years since the Plan was adopted (which under national guidance is an identified trigger period for further consideration), with the COVID 19 crisis being a key determinant. As a result, these indicators have been flagged as yellow requiring further investigation/research in order to focus and inform the LPA's continued engagement with the developers to assist in bringing these sites forward.

5.7 The following factors related to the COVID 19 crisis have been identified as having a particularly noticeable impact on delivery of housing in 2020-21 (source engagement with the HBF and reports in The Planner RTP1 publication in 2020):

- Impacts on the ability of construction sites to be able to be open, and consequent impact on delivery, due to lockdown restrictions.
- Reduced levels of productivity on sites for example due to working arrangements around social distancing.
- Reported supply chain issues.
- General economic and market uncertainty which may have held back developers from progressing sites.

5.8 In addition, some Strategic Development Areas have taken longer than originally anticipated to progress to a stage that will enable delivery of homes on site. The LPA has however continued to engage closely with the relevant site promoters and developers since the LDP was prepared and adopted, and many have been brought forward to detailed planning application stages. This close working has ensured the sites progress 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 2020-21 on key sites, including the following.

5.9 The Reserved Matters (RM) planning application for SD B, Land at Garden Village, was close to determination in April 2021 and has since been approved in the early part of 2021-22. The hybrid planning application, including RM for the first phase of 184 dwellings, at SD C, Land at Penllergaer, was approved during 2020-21. 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 to commence swiftly. On the basis of discussions with

the developers, it is considered likely that required conditions will be discharged enabling work to commence on site in 2021-22 as reflected in the housing forecasts in Appendix 1. Progress is also continuing on bringing forward other Strategic Development Area sites, with engagement ongoing between the LPA and the developer towards the determination of a RM planning application for SD D, Land at Llangyfelach, and active pre application engagement to bring forward planning applications on SD sites A, E, F and H.

5.10 In addition to the progress made on Strategic sites, good progress has been made on non-strategic allocations. The Council determined a number of Discharge of Condition and S73 Applications relating to existing allocated housing sites already permitted on H1 and H5 sites. As detailed in Appendix 1, delivery was achieved at a number of sites including Upper Bank, Pentrechwyth; Heol Ddu, Birchgrove; Land South of Glebe Road, Loughor; Summerland Lane, Newton and sites in SA1 and in the City Centre.

5.11 It is also significant that further affordable housing has been delivered by the Council's More Homes programme at Parc yr Helig, Birchgrove and continues to be developed in Penderry, with pre application work ongoing on a number of further sites in the pipeline and strategic working being undertaken across Council Departments to proactively help

facilitate further appropriate More Homes developments to come forward.

5.12 In addition, a number of windfall sites have come forward and delivered housing in the period since the Plan was adopted. 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 2 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.

5.13 On the basis of the updated site forecasts, which have been formulated through engagement with developers and site promoters, the updated supply forecasts from 2021-22 onwards show that housing supply is expected to be close to the AAR rate in the next 12 months. This is based on the delivery of sites with planning consent, before exceeding the AAR in the subsequent years of the Plan when the Strategic Development Area allocations will comprehensively get underway to deliver significant numbers of new homes, with more than one outlet on these large sites, while other sites identified in the updated trajectory

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

5.14 It is also important to note that the latest evidence suggests the housing requirement backdrop in which the Plan is operating has changed in the last few years, since the LDP was adopted. The latest (2018 based) Welsh Government projections published in August 2020 (after the LDP was adopted in 2019) generally suggest a lower rate of growth compared to the previous WG projections which informed the adopted LDP growth targets. Further uncertainty has been introduced since these latest WG projections by the impacts of BREXIT and the COVID-19 pandemic. It will be important for the LPA to monitor emerging demographic evidence over the next 12 months on the impacts on the housing requirement.

5.15 Overall, development of some plan allocations has not progressed as originally forecasted due to a number of factors including the significant impacts of COVID. However, the sites included in the LDP are considered to be sound and are progressing with two residential led Strategic Development Area sites due to commence in 2021-22 and others progressing through detailed engagement between the LPA and developers to bring them forward in-line with the placemaking principles of the Development Plan. It is not considered at this stage that a review of the sites in the LDP is necessary. While a delivery lag is being

experienced, there is a good supply of large and small deliverable and viable sites. Significant work has been undertaken by both applicant and LPA to progress a number of complex 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. Any new site put forward of such a scale by a speculative developer would need to go through the same level of placemaking and masterplanning which would require significant lead in times and not benefit the short term housing supply. However, resources do need to continue to be focused on bringing the sites in the existing supply forward efficiently. As noted in AMR 1, the Council places significant emphasis on the delivery end of the planning and development process, and is focussed on: proactively helping bring housing sites forward to meet the housing requirement; assisting in the early identification of issues and site requirements; engaging closely with developers to identify general issues experienced in the planning applications process to help improve the efficiency of progressing sites; and working with developers on masterplanning and viability issues to support sites to come forward in an appropriate manner. The Council will, in response to the monitoring indicators flagged as yellow, undertake further investigation of the issues affecting the delivery of sites in order to focus the continuing efforts to proactively work with developers and site

promoters to bring forward the housing supply included in the adopted Plan.

- 5.16 In terms of affordable housing, 209 affordable homes were built through the planning system in 2020-21, 180 social rented and 29 intermediate tenure, while planning consent was granted in the 12 month period for a further 273 affordable homes.
- 5.17 The proportion of HMOs within the HMO Management Area, as a proportion of the residential properties, has been monitored. Overall, within the HMO Management Area, HMOs were identified as comprising 23.7% of all residential properties. The percentage remains within the +/-2% range identified in the monitoring indicator. The indicator target, to ensure the number of HMOs as a proportion of the total number of residential properties within the HMO Management Area does not significantly exceed the 25% threshold, has been achieved in 2020-21.
- 5.18 In addition to the 2.7ha that was consented during 2019-2020, the 0.8 ha of total employment land granted planning consent in 2020-21 equates to a total of 3.5ha or 6% of the overall LDP allocation of 60 ha. Significant progress continues to be made on the delivery of the mixed use Swansea Central regeneration projects within the City Centre. A number of economic contextual indicators are identified which show positive findings for the County.

However, it should be noted that there are some time lags in the available data and monitoring will need to continue to see the emerging impacts of the COVID 19 pandemic.

- 5.19 The monitoring identifies priority transport schemes and active travel measures that have been delivered during 2020-21 and that residential development has been progressed in-line with sustainable transport principles.
- 5.20 The impact of the COVID pandemic has continued to impact travel patterns throughout 2020-21 due to lockdown restrictions, which affected significant periods of the year, and changes in travel behaviour resulting from the pandemic. It is estimated that traffic levels fell to around 20% of typically recorded levels in April 2020 and remained below typical pre-pandemic 24 hour levels up until September 2020. Further lockdown measures were introduced moving into the winter which again reduced traffic levels. Stay at home restrictions eased towards the end of 2020-21, with for example the phased return of some primary school pupils to schools in February 2021 and stay at home restrictions were replaced by a stay local rule in March 2021. In the early stages of 2021-22, as restrictions have been eased, overall 24 hour traffic levels across the highway network are around 3-5% higher than pre-pandemic levels, but the significant difference is the lack of am and pm peak hours traffic

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

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

5.22 Overall, it can be concluded that the LDP strategy and its key policies and targets remain relevant, appropriate and up-to-date and progress is being made towards achieving them. Further investigation is required with regard to the delivery of housing sites, in particular a number of allocated Strategic Development Areas, which will inform the Council's efforts in continuing to proactively work with developers and site promoters to bring forward the adopted LDP's

housing supply targets. Fundamentally it has been established that there is currently no cause for Plan review.

5.23 Monitoring will continue during 2021 and 2022. Monitoring will again need to take account of changes in the context in which the Plan operates, in-line with the WG guidance, particularly with regard to the impacts of the COVID 19 pandemic on the activities being monitored.

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

Site reference	Site name	Capacity	Time period for pre-application / PAC	Time between submission of planning application and determination	Time taken from planning consent to discharge of conditions to enable construction	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025
H1.01	Remainder at former Vetch Field (Phase 2), Glamorgan Street, Swansea	40	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0
H1.02	Llwyn y Bryn Campus, Walter Road, Swansea	200	1	1	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	0
H1.03	Townhill Campus, Townhill Road, Townhill	160	na	na	0.5	0	0	0	0	0	0	0	0	0	0	20	28	50	62	0	0
H1.04	Land between Bog Road and Cefn Hengoed Road, Llansamlet	70	0.5	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	30	40	0
H1.05	Land at Upper Bank, Pentrechwth*	256	na	na	na	0	0	0	0	34	8	23	35	32	19	35	35	35	0	0	0
H1.06	Land at Jersey Road opposite numbers 16-38, Pentrechwyth	20	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0
H1.07	Land at rear of 17-93 Carmel Road, Winch Wen	65	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	30	35	0
H1.08	Land at Ty Draw Road and Llanerch Road, Bonymaen	55	0.5	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	25	30	0
H1.09	Land at Northern End of Graigola Road, Glais	25	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	0
H1.10	Land at Tanycoed Road, Clydach	20	0.5	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	0
H1.11	Land at Ramsey Road, Clydach	60	1	0.7	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	20	40	0
H1.12	Talycoppa Farm, Llansamlet	150	1	0.7	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50	50
H1.13	Land at Midland Place, Llansamlet	30	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	10
H1.14	Heol Ddu Farm, Birchgrove	23	na	na	na	0	0	0	0	0	0	0	0	0	0	23	0	0	0	0	0
H1.15	Gwernllwynchwyth House, Llansamlet	50	1	0.7	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	15	35	0
H1.16	Land at Frederick Place, Llansamlet	20	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	0
H1.17	Former Four Seasons Club, Trallwn	41	na	na	na	0	0	0	0	0	0	0	0	0	41	0	0	0	0	0	0
H1.18	Land at David Williams Terrace, Port Tennant	15	2	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0
H1.19	Land east of Pontarddulais Road, Gorseinon	90	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	10
H1.20	Parc Melin Mynach, Gorseinon	36	na	na	na	0	0	0	0	0	0	0	0	0	36	0	0	0	0	0	0
H1.21	Former Cefn Gorwydd Colliery, Gorwydd Road, Gowerton	99	na	na	0.4	0	0	0	0	0	0	0	0	0	0	0	30	29	40	0	0
H1.22	Land at West Street, Gorseinon	20	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	0

H1.23	Land at Carmel Road and Bryntirion Road, Pontlliw	100	na	0.3	0.6	0	0	0	0	0	0	0	0	0	0	0	0	40	60	0	0
H1.24	Land at the Poplars, Pontlliw	15	na	0.3	0.6	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0
H1.25	Belli Glas, Glebe Road, Loughor	60	na	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	20	40	0	0
H1.26	Land at Former Penllergaer Civic Offices, Penllergaer	80	na	na	na	0	0	0	0	0	0	0	0	30	50	0	0	0	0	0	0
H1.27	Land north of Llewellyn Road, Penllergaer	50	2	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50
H1.28	Remainder at Land East of Bolgoed Brickworks, Bolgoed Road, Pontarddulais	50	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	20	30	0
H1.29	Land east of Carreg Teilo, Pontarddulais	30	2	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0
H1.30	Land at Tyrisha Farm, Grovesend	60	na	na	na	0	0	0	0	0	0	0	0	0	0	0	60	0	0	0	0
H1.31	Land off Brynafon Road and Gower View Road, Penyrheol	144	na	na	0.2	0	0	0	0	0	0	0	0	0	0	0	24	60	60	0	0
H1.32	South Of Glebe Road, Loughor	115	na	na	na	0	0	0	0	0	0	0	0	0	16	48	51	0	0	0	0
H1.33	Former Walkers Factory, Pontarddulais Road, Cadle	100	2	0.7	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	70
H1.34	Land adjacent to 114 Brithwen Road, Waunarlwydd	15	na	na	0.5	0	0	0	0	0	0	0	0	0	0	0	9	0	6	0	0
H1.35	Land adjacent to Cockett Pond	50	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25
H1.36	Penrhos Place, Gendros	60	0.5	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	0
H1.37	Manselton Primary School, Manor Road, Manselton	30	1	0.7	0.8	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	0
H1.38	Land at Mynydd Garllwyd Road, Morrision	95	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	30	40	25
H1.39	Land at rear of Glyncollen Primary School, Morrision	35	na	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	35	0	0
H1.40	Brayley Road, Morrision	15	na	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0
H1.41	Land at Cadle, Fforestfach	50	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	0
H1.42	Land between Eppynt Road and Bettws Road, Penlan	10	1	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0
H5.01	Land at Monksland Road, Scurlage	25	0.5	0.5	0.6	0	0	0	0	0	0	0	0	0	0	0	0	0	25	0	0
H5.02	Land to the east of Gowerton Road, Three Crosses	15	1	0.7	0.8	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0
H5.03	Land adjoining Tirmynydd Road, Three Crosses	20	1	0.7	0.8	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	0
H5.04	Land adjoining Pennard Drive, Pennard	70	na	na	na	0	0	0	0	0	0	0	0	0	0	1	69	0	0	0	0
H5.05	Land at Summerland Lane, Newton	61	na	na	na	0	0	0	0	0	0	0	0	0	17	38	6	0	0	0	0
H5.06	Land at Higher Lane, Langland	30	na	0.25	0.6	0	0	0	0	0	0	0	0	0	0	0	10	20	0	0	0
SD 1.A	South of Glanffrwyd Road, Pontarddulais	720	0.5	0.8	0.5	0	0	0	0	0	0	0	0	0	0	0	0	20	90	90	70
SD 1.B	North of Garden Village	750	na	0.2	0.5	0	0	0	0	0	0	0	0	0	0	0	35	100	100	125	80
SD 1.C	South of A4240, Penlleraeger	850	na	na	0.5	0	0	0	0	0	0	0	0	0	0	0	40	100	120	120	90

SD.1.D	West of Llangyfelach Road, Penderyn	1950	na	0.25	0.5	0	0	0	0	0	0	0	0	0	0	0	0	30	170	170	170	130
SD 1.E	North of Clasemont Road, Morriston	600	0.5	0.8	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	100	80
SD 1.F	Cefn Coed Hospital, Tycoch*	500	0.5	0.8	0.5	0	0	0	0	0	0	0	0	29	31	13	0	0	20	100	80	
SD 1.G	Northwest of M4 Junction 46, Llangyfelach	800	na	0.8	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	20	100	80	
SD 1.H	North of Waunarlwydd / Fforestfach	1319	0.5	0.8	0.5	0	0	0	0	0	0	0	0	0	0	0	0	30	126	149	120	
SD.1.I	Swansea Vale	450	0.5	0.8	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	100	100	75	
SD.1.J	Central Area and Waterfront	906				0	0	0	0	0	0	0	0	0	0	52	50	100	100	325	200	
SD 1.K	Remainder of Fabian Way Corridor	525				0	0	0	0	0	0	0	0	0	0	44	0	80	80	90	85	
SD.1.L	Tawe Riverside Corridor and Hafod Morfa Copper Works	370	0.5	0.8	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	20	80	55	

*Part of the site is a commitment

The Timing and Phasing of Sites with Planning Permission

Site name	Capacity	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025
11-15 Trafalgar Place, Brynmill	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15-20 Castle Street, City Centre	44	0	0	0	0	0	0	0	0	0	0	0	44	0	0	0	0
1-7 College St and 2 Orchard St, Swansea	19	0	0	0	0	0	0	0	19	0	0	0	0	0	0	0	0
21-22 Castle St, Swansea	32	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0
229-233 High Street, Swansea	57	0	0	0	0	0	0	0	27	0	30	0	0	0	0	0	0
2-3 Tontine Street, Swansea	21	0	0	0	0	0	0	0	0	0	0	0	0	21	0	0	0
6 Princess Way, Swansea	20	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0
89-95 Heol y Gors, Townhill, Swansea	21	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0
Bernard Hastie and Co, Adjacent to Maliphant Sidings, Morfa Road, Landore	93	0	0	0	0	0	0	28	31	34	0	0	0	0	0	0	0
Former Cwmfelin Works, Llangyfelach Rd, Cwmbwrla	43	0	43	0	0	0	0	0	0	0	0	0	0	0	0	0	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	32	0
Former Imperial Hotel, Neath Rd, Plasmarl	14	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0
Former Post Office, The Kingsway, Swansea	38	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Former Vetch Field (Phase 1), Land Off Madoc Place, Swansea	30	0	0	0	0	0	0	0	0	30	0	0	0	0	0	0	0
Land south of Castle Lane, Swansea	30	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0
Leonard Charles Superstore, 40 Oxford Street, Swansea	32	0	0	0	0	0	0	0	32	0	0	0	0	0	0	0	0
Llais Tawe, New Cut Road, Swansea	108	0	15	15	47	31	0	0	0	0	0	0	0	0	0	0	0
Pantycelyn Hotel, Oystermouth Road, Swansea	29	0	0	0	0	0	0	29	0	0	0	0	0	0	0	0	0
Park Buildings, 2 Park St, Swansea	24	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0
Russell House, 31 Russell Street, Swansea	21	0	0	0	0	0	0	0	0	0	0	0	21	0	0	0	0
Site K Swansea Point, Maritime Quarter	43	0	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St Marks Church, Lion St, Waun Wen	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0
The Boat Yard, Adjacent to Fishmarket Quay, Trawler Road, Maritime Quarter	50	0	0	0	0	0	0	0	0	50	0	0	0	0	0	0	0

Thornton Furnishings, 25 Beach Street, Swansea	16	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0
Urban Village 212 – 222 High St, Swansea	75	0	0	75	0	0	0	0	0	0	0	0	0	0	0	0	0
Windsor Lodge Hotel, Mount Pleasant	21	0	0	0	0	0	0	0	0	0	0	0	21	0	0	0	0
1 Pentrechwyth Road, Bonymaen	10	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0
19-29 Bethel Road, Llansamlet	10	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0
Clydach Hospital, Quarr Road, Clydach	14	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0
Copper Quarter, The Riverbank, Pentrechwyth	283	0	60	60	43	35	42	43	0	0	0	0	0	0	0	0	0
Ebenezer Chapel, Frederick Place, Llansamlet	11	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0	0
Emily Site, Land South Of Heol Dulais, Birchgrove	148	0	0	0	0	12	66	66	4	0	0	0	0	0	0	0	0
Former Smelting Building, Phoebe Road, Copper Quarter	12	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0
Former Teacher's Centre, Land at Carlton Road (Gellionen Road), Clydach	15	0	0	0	0	0	0	4	7	4	0	0	0	0	0	0	0
Globe Theatre, High Street, Clydach	11	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0
Land Adjacent To 102 Wern Terrace Port Tennant Swansea	11	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0
Land Adjacent To 77 Trallwn Road, Llansamlet	12	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0
Land at Bryn Hawddgar, Clydach	70	0	0	0	0	0	0	0	0	0	0	0	0	30	40	0	0
Land at Ffynon Wen, Clydach	13	0	0	0	0	0	0	0	0	0	0	0	0	13	0	0	0
Land At Lon Brynawel, Llansamlet	16	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0
Plots D8 and E1 Langdon Road, SA1 Swansea Waterfront	49	0	0	0	0	0	0	0	0	49	0	0	0	0	0	0	0
Plots E2 and E3A Langdon Road, SA1 Swansea Waterfront	61	0	0	0	0	0	0	6	55	0	0	0	0	0	0	0	0
Fields 3800, 5774, 5661 & 3996 at Heol Las, Birchgrove	132	83	28	21	0	0	0	0	0	0	0	0	0	0	0	0	0
Former Clydach Health Centre	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Former Community Centre, Pen Isa Coed, St Thomas	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0
Land Adj 205 Birchgrove Rd, Birchgrove	34	0	0	34	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Parc Yr Helig, off Ffordd y Bryn, Birchgrove	16	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0
Land off Pant y Blawd Rd, Llansamlet	23	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Margaret St Nursery, St Thomas	19	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0
Plot D10 SA1 Swansea Waterfront	48	0	0	15	15	18	0	0	0	0	0	0	0	0	0	0	0
Plot D5A SA1 Swansea Waterfront	69	0	0	69	0	0	0	0	0	0	0	0	0	0	0	0	0
Plot D7, SA1 Swansea Waterfront	23	0	0	0	0	0	0	0	7	0	16	0	0	0	0	0	0
Plot D9, SA1 Swansea Waterfront	30	0	0	15	9	6	0	0	0	0	0	0	0	0	0	0	0
Remainder Marcroft Works, St Thomas	146	0	60	72	14	0	0	0	0	0	0	0	0	0	0	0	0
St Thomas Primary School, St Thomas	44	0	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Woodlands Country Club, Clydach	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Felin Fran, Birchgrove	20	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	0
104c High St, Gorseinon	26	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brynteg Chapel, Brynteg Road, Gorseinon	12	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0
Carreg Teilo, Pontarddulais	33	17	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Clayton Court, Pontarddulais	27	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Clos Cwrt y Carne, Penyrheol	95	0	0	0	0	0	6	38	51	0	0	0	0	0	0	0	0
Former Walter's Yard, Pontlliw	67	0	0	0	0	0	0	0	0	0	0	0	0	20	20	27	0
Land at Bolgoed Road, Pontarddulais	81	40	0	0	0	0	0	0	0	0	0	0	0	0	0	41	0
Land at Cambrian Yard, Pontarddulais	31	0	0	0	0	0	0	0	0	0	0	0	31	0	0	0	0

Land at Gorseinon College, Heol Cae Tynewydd, Loughor	33	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Heol Pentrebach, Gorseinon	41	0	0	0	0	0	0	0	0	41	0	0	0	0	0	0	0
Land at TA Centre, Park Road, Gorseinon	37	0	0	0	0	0	0	0	0	37	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	10	0	0	0
Land Formerly Known As The Gardens And Rear Of 188 St Teilo Street Pontarddulais	20	0	0	0	0	0	0	0	0	0	0	0	15	5	0	0	0
Land off Brynafon Road and Gower View Road, Penyrheol	30	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0
Land off George Manning Way, Gowerton	41	0	0	0	0	0	0	0	0	0	0	0	41	0	0	0	0
Land Off Rhydypany Road & Mynydd Gelli Wastad Road, Morriston	20	0	0	0	0	0	0	0	0	0	0	0	20	0	0	0	0
Land rear of 16 Frampton Road, Gorseinon	12	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0
Land south of Former Cae Duke Colliery, Loughor	106	0	0	0	0	19	74	13	0	0	0	0	0	0	0	0	0
Land South of Loughor Rd, Kingsbridge	111	0	0	0	19	66	26	0	0	0	0	0	0	0	0	0	0
Land to the side of 28 Christoher Rise, Pontlliw	11	0	0	0	0	0	0	0	0	0	0	0	11	0	0	0	0
Remainder of Bryngwyn Works, Gorseinon	127	37	73	17	0	0	0	0	0	0	0	0	0	0	0	0	0
Remainder Parc Penderri, Penllergaer	215	0	55	83	33	44	0	0	0	0	0	0	0	0	0	0	0
Trinity Street (Phases II and III), Pontarddulais	84	30	19	0	0	0	0	10	9	16	0	0	0	0	0	0	0
Land At Former Swn Y Mor Village Inn, Burry House, Burry View / Benson Road, Penclawdd	12	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0
Land rear of 702 Gower Road, Upper Killay	13	0	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0
15 Cave Street, Cwmdru	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0
77-78 Woodfield Street and 51 Crown Street, Morriston	17	0	0	0	0	0	0	0	0	0	0	0	0	17	0	0	0
88-89 Woodfield Street, Morriston	10	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0
Former Cwmbwrla Primary School, Stepney Street, Cwmbwrla	49	0	0	0	0	0	0	0	0	0	49	0	0	0	0	0	0
Former Penplas Centre, Mynydd Newydd Road (Land Off Milford Way/Colliers Way), Penderry	36	0	0	0	0	0	0	0	18	0	0	0	18	0	0	0	0
Former Pines Country Club, Treboeth	28	0	0	0	0	0	0	0	0	0	0	28	0	0	0	0	0
Goole Road, Fforestfach	18	0	0	0	0	0	0	0	0	0	0	0	8	10	0	0	0
Land adjacent to Arfryn Primary School, Penlan	21	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0
Land Adjacent to Roseland Road and Waunarwydd RFC	15	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0
Land at former Cwmrhydyceirw Quarry, Morriston	300	0	0	0	0	0	0	0	0	0	10	37	80	80	83	10	0
Land at Heol y Fran, Morriston	14	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0
Land North of Ffordd Cynore, Fforestfach	26	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land North Of Rhodfa Fadog, Cwmrhydyceirw	29	0	0	0	0	0	0	0	0	0	0	0	7	22	0	0	0
Land north of Travellers Well Public House, Carmarthen Road, Cwmdru	10	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0
Land Off Brithwen Road Waunarwydd	36	0	0	0	0	0	0	0	0	0	0	0	15	21	0	0	0
Land off Brynffordd, Cockett	73	0	48	25	0	0	0	0	0	0	0	0	0	0	0	0	0
Land off Clyndu Street, Morriston	10	0	0	0	0	0	0	0	0	0	0	0	5	5	0	0	0
Land off Cwmgelli Drive, Treboeth	26	0	0	26	0	0	0	0	0	0	0	0	0	0	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	25	0	0	0	0
Morfydd House, Morfydd Street, Morriston	26	0	0	0	0	0	0	26	0	0	0	0	0	0	0	0	0
Moriah Chapel, Clydach Road, Ynystawe	10	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0
Phase 2, Middle Road, Ravenhill	84	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4 Langland Road Mumbles Swansea	11	0	0	0	0	0	0	0	0	0	0	0	0	11	0	0	0

81 Gower Road, Sketty	45	0	0	0	0	0	0	0	0	45	0	0	0	0	0	0	0
Former Bible College, Derwen Fawr Road, Derwen Fawr	18	0	0	0	0	0	8	10	0	0	0	0	0	0	0	0	0
Former Emmanuel School, Derwen Fawr	30	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Former Famous Bear Public House, Mumbles	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0
Former Found Out Inn, Killan Road, Dunvant	12	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0
Former Glynn Vivian Nursing Home, Newton	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0
Former Langland Court Hotel, Langland	13	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0
Former Nursing Home, 6 Langland Road, Langland	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24
Former Sketty Primary School, Tycloch	43	0	0	0	0	0	0	43	0	0	0	0	0	0	0	0	0
Furzeland Drive, Sketty Park	43	0	0	0	0	0	0	0	0	43	0	0	0	0	0	0	0
Hendrefoilan Student Village, Hendrefoilan Drive, Killay	300	0	0	0	0	0	0	1	18	24	0	0	0	60	60	80	57
Land adjoining 104 Killan Road, Dunvant	15	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0
Land at Bethany Lane, West Cross	15	0	0	0	0	8	7	0	0	0	0	0	0	0	0	0	0
Land at Bryn Derwen, Tycloch	54	0	0	37	17	0	0	0	0	0	0	0	0	0	0	0	0
Land At Vivian Road/Gower Road and 96, 96a, 114 & 116 Eversley Road, Sketty	17	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0	0
Moorland Ave, West Cross	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mumbles Pier and Foreshore, Mumbles	26	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0	0