

TORFAEN LOCAL DEVELOPMENT PLAN ANNUAL MONITORING REPORT 2018

Report Submitted by: Rachel Jowett, Chief Officer Neighbourhoods, Planning & Public Protection

Report Written by: Robert Murray and Adrian Wilcock (Principal Planners) Planning Policy and Implementation Team

1. Area Affected:

1.1 Torfaen County Borough, excluding the area administered by the Brecon Beacons National Park Authority.

2. Purpose of Report

2.1 The purpose of this report is to:-

- seek approval of the 2018 Annual Monitoring Report (AMR) of the Torfaen Local Development Plan (LDP) for its submission to the Welsh Government (WG) on or before the 31st October 2018;
- seek a resolution to give the lack of a five-year housing land supply in Torfaen a 'low weight' as a material consideration in the determination of planning applications; and
- seek approval to publish factual updates of the Council's Planning Obligations (Section 106) Supplementary Planning Guidance (SPG).

3. Key Messages

3.1 Following the previous 2017 AMR which showed there was evidence to indicate that there is a need for a full review of the plan, a review was carried out and work has commenced on a replacement plan (the new LDP).

3.2 In relation to the existing LDP, despite work to promote sites progress in delivery of the strategy is slower than expected primarily due to the global recession and its impact on the housing and employment markets.

3.3 Whilst the review of the current plan has led to the commencement of work on a replacement plan there is still a requirement to produce Annual Monitoring Reports on the existing plan until it expires or is superseded.

3.4 As part of the 2018 AMR, the lack of five-year housing land supply in Torfaen has been addressed, taking account of a recent Ministerial policy change; with a recommendation to give this material consideration a 'low weight' in the determination of planning applications.

3.5 Finally, it is recommended that a factual update of the Council's Planning Obligations (S106) SPG be published to incorporate the latest Torfaen Local Housing Market Assessment (August 2017) and Welsh Government Acceptable Cost Guidance (ACG) (January 2018) for the delivery of affordable housing; with a further factual update to take account of the revised Welsh Government Planning

Policy Wales (PPW) 10th Edition when published at a future date.

4. Background

- 4.1 The Council has a duty to prepare a Local Development Plan (LDP) for Torfaen within a statutory and regulatory process.
- 4.2 The Adopted LDP sets out the development strategy and detailed policies and proposals for the future development and use of land in Torfaen for the period from 1st January 2006 to 31st March 2021. The Adopted LDP and an approved programme of SPG was agreed at an extraordinary meeting of the Full Council on 3rd December 2013.
- 4.3 It is a statutory requirement that the Council submits an Annual Monitoring Report to the Welsh Government that monitors whether or not the LDP is being implemented successfully. The overall purpose of the AMR is to monitor whether the LDP Strategy and the Strategy Policies are being implemented and if not then to identify steps to rectify this including a full or partial review of the LDP.
- 4.4 The Annual Monitoring Report is required to be submitted to the Welsh Government on or before 31st October each year.

LDP Review and Commencement of Replacement LDP

- 4.5 The Council had a statutory duty to review its LDP and report to the Welsh Government four years from first adoption (i.e. after 3rd December 2017); or earlier, as is our case, given that the 2016 Torfaen LDP Annual Monitoring Report (AMR) suggested that certain aspects of the LDP were not being delivered (housing numbers and employment allocations) and thus an early review was needed.
- 4.6 The final 'Review Report' was considered by Council on 17th April 2018 and following this Council made the decision to commence a full replacement LDP. The Delivery Agreement which sets out the timetable for the replacement plan was approved at the Council meeting of 26th June 2018 and by the Welsh Government on 27th June 2018.

Annual Monitoring Report Statutory Background

- 4.7 Section 74 of the Planning and Compulsory Purchase Act 2004 requires that:

- 1) *Every local planning authority must make an annual report to the Assembly.*
- 2) *The annual report must contain such information as is prescribed as to the extent to which the objectives set out in the local development plan are being achieved.*
- 3) *The annual report must:-*
 - a. *be made at such time as is prescribed;*
 - b. *be in such form as is prescribed;*
 - c. *contain such other matter as is prescribed.*

- 4.8 The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 Part 7 Regulation 37 requires that:

“An LPA must publish its annual monitoring report on its website and also submit it to the National Assembly [Welsh Government] on or before the date specified in guidance made under section 75.”

- 4.9 This is the fourth AMR to be prepared for the Torfaen County Borough Local Development Plan. It monitors the period from 1st April 2017 to 31st March 2018.

5.0 **Issues and Findings**

Monitoring of Local Development Plan

- 5.1 The LDP Manual (Edition 2, August 2015) details:

9.1.1 Monitoring is a continuous process from the end of one cycle of plan making to the end of the next. It represents a crucial feedback loop within the cyclical process of sustainable policy-making. It connects the objectives of the plan to the evidence base and subsequent implementation of the strategy. Any future plan review and policy development should be underpinned by the findings in the monitoring framework.

9.1.2 The 2004 Act requires authorities to keep under review matters that may affect the planning and development of their areas. This is not a new requirement and should be an on-going function informing both plan preparation and its subsequent monitoring. Effective monitoring is a vital aspect of evidence-based policy making (see section 5.3.3).

9.1.3 Monitoring takes on an added importance in providing a check on whether movement towards sustainable development is being achieved (see section 9.2.2). The SEA Regulations specifically require monitoring to identify unforeseen adverse effects and to enable appropriate remedial action to be taken.

Annual Monitoring Report

- 5.2 AMRs serve a useful purpose in improving the transparency of the planning process, and keep stakeholders, the community and business groups informed of development plan issues. Each authority is required to prepare an Annual Monitoring Report covering the preceding financial year from 1st April to 31st March. It must be submitted to the Welsh Government by 31st October each year and published on the authority's web site, in accordance with LDP Regulation 37.
- 5.3 The AMR is the main mechanism for reviewing the relevance and success of the LDP and identifying any changes necessary from the issues identified and trends established in this and subsequent AMRs.

Torfaen Local Development Plan Annual Monitoring Report

- 5.4 The Torfaen AMR 2018 is included in full as **Appendix B** to this report. The appendices associated with the AMR are available to view in the Members library. The conclusions and recommendations from the report are reproduced at Section 8 of the Council report below. **Appendix B** to this report details the LDP AMR

Wellbeing Assessment.

- 5.5 The 2018 AMR considers whether the Development Strategy that underpins the LDP remains valid; and whether or not the Strategy Policies contained in the LDP are being effective in delivering the Development Strategy and meeting the objectives of the plan.
- 5.6 The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 and the LDP Manual specify what the 2018 AMR is required to include as follows:
- an Executive Summary;
 - review of changes to national and regional policy and guidance and their implications for the LDP;
 - SEA/SA Monitoring based on the SEA/SA Monitoring Framework;
 - LDP Monitoring based on the LDP Monitoring Framework;
 - statutory indicators; and
 - recommendations on the course of action in respect of policies and the LDP as a whole.
- 5.7 In addition to the above, the 2018 AMR also considers external influences which impact on the implementation of the LDP but which are very much outside of the Council's control. Nevertheless the Council has considered whether or not a change in its policy framework is appropriate and could serve to alleviate some of the issues raised by these external factors.
- 5.8 An overview of the LDP Monitoring Data for the 2018 AMR provides an interesting insight into the implementation of the LDP over the monitoring period. In addition in combination with the 2015, 2016 and 2017 AMRs, trends can be identified over the wider monitoring period. Of particular note are the following key issues identified between 1st April 2017 and 31st March 2018:

Housing

- a. Housing Delivery is behind the LDP target of 4,700 by 2021. To date (1st April 2018) 2,438 units (52% of the total housing requirement) has been delivered;
- b. Planning permission for 395 new residential dwellings have been granted during the year, 292 market and 103 Affordable units;
- c. The plan is performing well in terms of Affordable Housing Delivery. A further 87 units were delivered in the year. To date against the 1,132 target; 788 dwellings or 70% has been delivered;
- d. The Annual Affordable Housing Viability Review has shown that the affordable housing percentages and the site size thresholds should remain unchanged;
- e. The 2018 Torfaen Joint Housing Land Availability Study (JHLAS) indicates the housing land supply figure is slightly improved from the 2017 figure at 3.9 years; up from 3.6 years (however, the figure is below the required 5 year land supply, noting that this matter is considered in more detail in paragraph 5.18 and 5.20 below);
- f. An Outline Planning Application and Listed Building Application is being considered for the major regeneration scheme at Mamhilad Action Area (Policy SAA4) and detailed reserved Matters Application for Phase 2 of the Former Police College Site, St Dials (Policy H1/2) was approved (April 2018);

Employment

- g. The employment allocation under Policy EET2/6 at Usk Vale, Mamhilad, near Pontypool has had permission granted for new industrial units; the first phase of which is now under construction.

Retail

- h. Cwmbran continues to perform exceptionally well as a sub-regional centre with vacancy rates well below the national average.

Health

- i. Planning approval has been granted for the Grange University Hospital at Llanfrechfa, Cwmbran (Policy SAA7) and significant work has progressed on site.

Land Reclamation / Regeneration

- j. The British SAA5 Action Area, the largest remaining area of industrial dereliction in SE Wales has been bought by the Council and a Cleaning and Greening scheme for the reclamation and subsequent regeneration and redevelopment of this key site in North Torfaen is being progressed.

Education

- k. Planning approvals have been granted for a number of new educational facilities as part of the Councils 21st Century Schools Programme; work was completed on three primary schools in Pontypool 2018 and construction has commenced on a replacement Croesyceiliog Secondary School and a new Sixth Form Centre, both in Cwmbran.

S106 Contributions from new development

- l. Through planning permission granted during 2017-2018 financial contributions totalling approximately £143,300 alongside provision of affordable housing were secured by planning from new development for the provision of community facilities including highways improvements, education, adult recreation, children's play, etc.

Community Infrastructure Levy (CIL)

- m. With the commencement of the replacement plan the position in relation to the Community Infrastructure Levy for Torfaen is being reviewed and its report is expected to be brought to Council before the end of the year.

Heritage

- n. The Conservation Area Appraisal Programme is significantly behind schedule.

Content of AMR (attached as Appendix A)

- 5.9 **Sections 1 and 2** of the AMR give an introduction and monitoring framework overview
- 5.10 **Section 3** of the AMR deals with contextual change and there has been significant changes since adoption of the plan with particular note being the introduction of the new Planning Wales Bill in 2015 and Future Generations Act in 2016. Emerging work in relation to the Regional Strategic Development Plan, LDP Reviews and Cardiff City Deal all have implications for the future of planning in the region and will be considered in the preparation of Torfaen's replacement LDP.

5.11 **Section 4** of the AMR deals with the LDP strategy and Policy monitoring. A summary of the strategy monitoring relating to the adopted LDP objectives is summarised through a traffic light system where green relates to continue monitoring, amber as actions to address emerging issues and red as an item requiring plan review.

5.12 Table 4.1 from the report summaries the results of the monitoring with respect to each of the 18 LDP Objectives is shown below. The result for each objective is based on a qualitative analysis of the monitoring indicators leading to the overall assessment. The results of previous AMRs are also shown to indicate whether there has been a change in situation from 2015-2018.

Table 4.1: LDP Strategy Monitoring - Summary		AMR			
LDP Objectives		2015	2016	2017	2018
1	To ensure the provision of an appropriate quality & range of employment sites and retail opportunities to support high and stable levels of employment in Torfaen and deliver a competitive, modern and sustainable economic and thriving town centres	Green	Red	Red	Red
2	To promote health and well-being through the provision of development including community facilities, leisure and outdoor recreational opportunities, accessible to all	Green	Red	Yellow	Yellow
3	To ensure that the location of development does not result in unacceptable risk from flooding, subsidence or health hazards	Green	Yellow	Yellow	Yellow
4	To ensure the highest quality of design in all developments and delivering safe, healthy and attractive environments	Yellow	Green	Yellow	Yellow
5	To provide opportunities for the establishment of a network of quality educational facilities which serve local communities and are accessible for all sections of the current and future population	Green	Green	Green	Green
6	To protect, manage and enhance sustainable tourist attractions and facilities in Torfaen for the benefit of tourists and the community	Green	Green	Green	Green
7	To conserve and enhance the distinctive cultural and historic resources of the County Borough	Yellow	Red	Yellow	Yellow
8 & 11	To ensure that all new development reflects best practise in sustainable design and location, construction and operation AND To minimise climate change impacts through reduced emissions of greenhouse gases in both new and existing development, and to adapt to climate change through considerations of its effects in the design and location of new development	Yellow	Green	Green	Green
9	To allocate mineral sites if required and safeguard appropriate mineral resources from sterilization	Red	Green	Green	Green
10	To protect, manage and enhance biodiversity and ecological networks across Torfaen	Green	Green	Green	Green
12	To protect and enhance the valued landscape character of Torfaen, including important open space and sense of rurality between settlements	Green	Green	Green	Green
13	To protect Greenfield land by enabling and promoting	Green	Yellow	Yellow	Yellow

	the most efficient use of appropriate brownfield sites for redevelopment across Torfaen				
14	To ensure all development contributes to improving water quality, protecting water supply and maximising the efficiency of water consumption				
15	To identify and conserve important soil and geological resources including Regionally Important Geological Sites (RIGS) and maintain their quality				
16	To ensure the allocation of an appropriate quantity and variety of housing sites to deliver high quality choice in sustainable locations, well served by essential facilities and accessible by a range of transport modes				
17	To develop integrated and efficient transport infrastructure, public transport and communication networks which are accessible and attractive to all, and encourage a reduction in private car use				
18	To ensure people and organisations reduce, reuse and recycle waste and to foster this through the provision of regional and local waste management facilities				

5.13 From Table 4.1 above it can be seen that the monitoring has shown that for 10 of the 18 LDP Objectives the indicators suggest the LDP policies are being implemented effectively and no further action is required.

5.14 The monitoring has shown that for a further 6 of the LDP Objectives the indicators suggest the LDP policies are not currently being achieved, and that in relation to 2 the situation cannot be addressed without a partial or full review of the Plan. In detail the reasons for these monitoring results are set out in paragraphs 4.7 of the AMR.

5.15 The 2018 AMR is also required to include information relating to 12 mandatory indicators, which are specified by Welsh Government. These indicators are also included in Section 5 of the 2018 AMR.

Five-Year Housing Land Supply

5.16 The 2018 AMR notes that the Council (paragraph 9.2.3 of PPW 9th Ed.) “***must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing judged against the general objectives and the scale and location of development provided for in the development plan***” and “*For land to be regarded as genuinely available it must be a site included in a Joint Housing Land Availability Study*”. Furthermore, paragraph 2.4 of TAN1 on ‘Joint Housing Land Availability Studies’ states that “*The housing land supply figure, taken from the JHLAS, must be included in an AMR and can be a reason to review an LDP*”; and paragraph 3.4 goes on to state “*Where the AMR identifies a shortfall in the required 5-year housing land supply the local planning authority should consider the reasons for the shortfall and whether the LDP should be reviewed either in whole or in part.*”

5.17 However, the Welsh Government in recognition of the immediate pressures on local planning authorities without a five-year housing land supply, who are liable to receive speculative planning applications for housing; the need to ensure the most appropriate housing sites are brought forward as part of a systematic and rigorous

LDP process; and to allow LPAs the capacity to focus on LDP preparation and review, consulted (May - June 2018) on the temporary disapplication of paragraph 6.2 of TAN1 (for the duration of a wide-ranging review of the delivery of housing through the planning system). This would remove the reference to attaching “*considerable weight*” to the lack of a five-year housing land supply as a material consideration in determining planning applications for housing.

- 5.18 Subsequently, the Cabinet Secretary for Energy, Planning & Rural Affairs in a letter to all Welsh LPAs dated 18th July 2018, explained her housing review ‘Call for Evidence’ and dis-applied paragraph 6.2 of TAN1. The letter states “*As a result of the dis-application of paragraph 6.2 of TAN1, it will be a matter for decision makers to determine the weight to be attributed to the need to increase housing land supply where an LPA has a shortfall in its housing land.*” It is currently unknown if the dis-application of para 6.2 will only be for the duration of the Minister’s ‘housing review’, or for an indefinite period as many people believe.
- 5.19 Therefore, the 2018 AMR whilst noting that the Council, using the ‘residual method’, has an improved 3.9 years housing land supply at April 2018 (up from 3.6 years in April 2017) considers that the lack of the required five-year land supply is due to the recession and large allocated sites not coming forward until late in the plan period. However, the 2018 Torfaen JHLAS forecasts that 2,107 dwellings will be built over the next five years and the Council has resolved to commence its review of the LDP; in part because of an expected continuing lack of a five year land supply going forward, with adoption timetabled in December 2021. Also, using an alternative ‘10-year past build rate method’ for calculating land supply, it is estimated that there is 9.8 years housing land supply going forward. For these reasons, it is recommended that the Council resolve that: for the duration of the dis-application of paragraph 6.2 of TAN1, when there is less than a five-year housing land supply in Torfaen, ‘low weight’ be given to the need to increase housing land supply as a material consideration in determining planning applications for housing.

Planning Obligation (Section 106) SPG Update

- 5.20 The 2018 AMR notes that in January 2018 the Welsh Government published a new Acceptable Cost Guidance (ACG) which has increased the cost allowances for delivering affordable housing to take account of build cost increases since the publication of the previous February 2015 ACG. Similarly, the Council has published an updated Torfaen Local Housing Market Assessment (LHMA) (August 2017); which now shows the affordable housing tenure split to be applied within Torfaen to be 90% social rented housing and 10% intermediate purchase / rented housing (the previous 2015 Torfaen LHMA showed a 80/20% tenure split).

- 5.21 Therefore, as these matters are used within the Council’s Planning Obligation (Section 106) Supplementary Planning Guidance (SPG), especially Annex 1 on ‘Affordable Housing’, that guidance needs updating. Normally, the Council would consult on changes to SPG, but as the changes are factual rather than policy (so consultation would not change the figures) they can be published straight away. Therefore, this report recommends that the Chief Officer Neighbourhoods, Planning and Public Protection publishes a factual update to the Council’s Planning Obligations SPG to take account of these matters. However, whilst the latest ACG values have been used since their publication in January 2018, the

change in affordable housing tenure split (from 80/20% to 90/10%) will be applied from the date of this Council for all new planning applications; with an allowance being made for those developers who currently have undetermined planning applications or received pre-application advice, within the last 6 months, that the Council will be seeking an 80/20% tenure split.

- 5.22 In addition, the 2018 AMR also notes that the Welsh Government consulted on a revised Planning Policy Wales (PPW) 10th Edition in February to May 2018; and it is expected that the final document will be published by Christmas 2018. Again at that time the Council's Planning Obligations SPG, which makes extensive reference to PPW, will be out of date. Therefore, it is also recommended that the Chief Officer Neighbourhoods, Planning and Public Protection, in due course, publishes a factual update to the Council's Planning Obligations SPG to take make reference to PPW 10th Edition when published.

6. Consultation

- 6.1 The AMR is a technical analysis of the indicators and issues arising in relation to the LDP during the financial year 2017/2018 and no formal consultation has taken place. Relevant Council sections have provided updated information and these have been included in the analysis. Sections who have provided information include: Housing, Environmental Health, Finance, Ecology and Streetscene.

7. Well-being Assessment

- 7.1 The remit of planning is to achieve sustainable development and the LDP is a key tool in this process. The Well-being assessment attached as **Appendix A** to this report shows how the LDP is a key mechanism in achieving the ways of working and well being goals of the Future Generations Act as well as other relevant legislation.

8. Risks

- 8.1 An AMR is required to be submitted to the Welsh Government each year by 31st October. The report is produced for Members information and agreement of its content. Failure to prepare and submit the report by 31st October would be contrary to the relevant legislation.

9. Action to be taken following decision

- 9.1
1. The AMR will be submitted to the Welsh Government by 31st October 2018;
 2. Work is continuing on the replacement LDP in line with the agreed Delivery Agreement (June 2018) following the review of the plan;
 3. Decisions on planning applications will be taken having regard to the Council's resolution on the 'low weight' to be given to the lack of a five year land supply; and
 4. Officers will shortly publish an updated Planning Obligations (S106) SPG which takes account of the revised affordable housing tenure split in the latest 'Torfaen Local Housing Market Assessment' (August 2017) and the latest Welsh Government 'Acceptable Cost Guidance' (January 2018) for affordable housing; and a revised Welsh Government Planning Policy Wales 10th Edition when published at a future date.

10. Measures of Success

- 10.1 The submission of the AMR to Welsh Government by 31st October 2018; planning decision being made taking account of the Council's resolution to give the lack of a five-year housing land supply a 'low weight' as a material consideration; and publication of the Council's updated Planning Obligation SPG in due course.

11. Conclusion/Summary

- 11.1 *Members will note from the AMR that there is evidence to indicate the need for a review of the plan at this time because progress in delivery of the strategy is slower than expected primarily due to the global recession and its impact on the housing and employment markets. A review of the plan was carried out in 2018 and a replacement plan is in preparation.*

The main conclusions and recommendations of the AMR are included in Section 6 of the AMR attached as **Appendix B** to this report.

12. Recommendations

- 12.1 It is recommended that Council:

1. approve the Torfaen Local Development Plan Annual Monitoring Report (AMR) 2018 and its submission to the Welsh Government on or before the 31st October 2018;
2. agree to delegate any final minor amendment of the Annual Monitoring Report 2018 to the Chief Officer Neighbourhoods, Planning and Public Protection prior to Submission to the Welsh Government;
3. agree that: for the duration of the dis-application of paragraph 6.2 of TAN1, when there is less than a five-year housing land supply in Torfaen, 'low weight' be given to the need to increase housing land supply as a material consideration in determining planning applications for housing; and
4. agree to the Chief Officer Neighbourhoods, Planning and Public Protection publishing updates to the Council's Planning Obligations Supplementary Planning Guidance to take account of the revised affordable housing tenure split in the latest 'Torfaen Local Housing Market Assessment' (August 2017) and the latest Welsh Government 'Acceptable Cost Guidance' (January 2018) for affordable housing; and a revised Welsh Government Planning Policy Wales 10th Edition at a future date.

Appendices	Appendix A - Well-Being Assessment Appendix B - Torfaen LDP Annual Monitoring Report
-------------------	---

Background Papers	1. TCBC - Torfaen Local Development Plan, December 2013 - https://www.torfaen.gov.uk/en/PlanningAndDevelopment/Planningpolicy/LocalDevelopmentPlan/Local-Development-Plan.aspx 2. Welsh Government - 'Local Development Plan Manual', Edition 2, August 2015 - https://gov.wales/topics/planning/policy/policy-and-
--------------------------	--

[guidance-on-development-plans/ldpmanual/?lang=en](https://www.torfaen.gov.uk/en/Related-Documents/Forward-Planning/SD84-AdoptedPlanningObligationsSupplementaryPlanningGuidance.pdf)






3. TCBC - Updated Planning Obligation Supplementary Planning Guidance, September 2016 - <https://www.torfaen.gov.uk/en/Related-Documents/Forward-Planning/SD84-AdoptedPlanningObligationsSupplementaryPlanningGuidance.pdf>
4. Welsh Government - Acceptable Cost Guidance, January 2018
5. TCBC - Local Housing Market Assessment, August 2017
6. Various Letters from the Welsh Government Cabinet Secretary for Energy, Planning & Rural Affairs regarding SDPs, Joint LDPs and LDP Reviews
7. TCBC - Apendices A-C of the Torfaen LDP Annual Monitoring Report 2018

For a copy of the background papers or for further information about this report, please telephone: Robert Murray/Adrian Wilcock (Principal Planners) - Planning Policy and Implementation, Telephone direct line: 01633 648805/648039

APPENDIX A - WELL-BEING ASSESSMENT

Project Description (key aims): The Council has a duty to prepare a Local Development Plan (LDP) for Torfaen within a statutory and regulatory process. It is a statutory requirement that the Council submits an Annual Monitoring Report to the Welsh Government that monitors whether or not the LDP is being implemented successfully. The overall purpose of the AMR is to monitor whether the LDP Strategy and the Strategy Policies are being implemented and if not then to identify steps to rectify this.

Section 1) Complete the table below to assess how well you have applied the 5 ways of working.

 <p>Integration</p>	<p>1. <i>How does your project / activity deliver economic, social, environmental & cultural outcomes together?</i> The AMR ensures the LDP is delivering on the identified economic, social, environmental and cultural outcomes.</p> <p>2. <i>Are there any potential conflicts between your objectives - if so how will you resolve, manage and mitigate them?</i> The AMR details how all the multiple objectives of the LDP are balanced and being achieved</p> <p>3. <i>Will your objectives impact on the well-being objectives of another organisation?</i> Multiple stakeholders have an interest in the effective implementation of the LDP.</p>
 <p>Long-term</p>	<p>4. <i>How does your project / activity balance short-term need with the long-term and planning for the future?</i> Requirement for sustainable development is a core purpose of planning. The LDP provides a plan led approach to bringing forward development.</p>
 <p>Prevention</p>	<p>5. <i>How does your project / activity put resources into preventing problems occurring or getting worse?</i> The AMR ensures the LDP is regularly assessed to provide an effective policy basis for managing development in the future.</p>
 <p>Collaboration</p>	<p>6. <i>How does your project / activity involve working together with partners (internal and external) to deliver well-being objectives?</i> The LDP is developed involving major public, private and voluntary organisations and individuals.</p>
 <p>Involvement</p>	<p>7. <i>How does your project / activity involve stakeholders with an interest in achieving the well-being goals? How do those stakeholders reflect the diversity of the area?</i> Implementation of the plan involves working with partners to ensure appropriate and needed development is provided in an acceptable form.</p>

Section 2) Assess how well your project / activity will result in multiple benefits for our communities and contribute to the national well-being goals (use **Appendix 1** to help you).

Description of the Well-being goals	How will your project / activity deliver benefits to our communities under the national well-being goals?	Is there anyway to maximise the benefits or minimise any negative impacts to our communities (and the contribution to the national well-being goals)?
<p>A prosperous Wales An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.</p>	<p>The AMR details how the LDP is delivering objectives on employment, education, transport, retail, economy, town centres</p> <p>All of which should help the economy, provide employment, improve educational attainment, job prospects and improve the ability to access jobs.</p>	<p>The LDP is about managing this process</p>
<p>A resilient Wales A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).</p>	<p>The AMR details how the LDP is delivering objectives on biodiversity, ecological networks, climate change, prevention and resilience to flooding</p>	<p>The LDP is about managing this process</p>
<p>A healthier Wales A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.</p>	<p>The AMR details how the LDP is delivering objectives on health and well being, water quality</p>	<p>The LDP is about managing this process</p>
<p>A more equal Wales A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances).</p>	<p>The AMR details how the LDP is delivering objectives on a fair and equitable basis. This enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances).</p> <p>It is considered that the proposed AMR and associated LDP provides for and therefore has a</p>	<p>The LDP is about managing this process</p>

	positive, effect on Gypsy & Travellers, in terms of the Equality Act 2010 (Statutory Duties) (Wales) Regulations 2011.	
A Wales of cohesive communities Attractive, viable, safe and well-connected communities.	The AMR shows how the LDP is providing for attractive, viable, safe and well-connected communities.	The LDP is about managing this process
A Wales of vibrant culture and thriving Welsh language A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.	The AMR shows how the LDP is protecting the cultural heritage and Welsh Language The AMR will be provided bilingually..	The LDP is about managing this process
A globally responsible Wales A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.	The LDP shows how sustainable development is being ensured and enabled in Torfaen and how the economic, social and environmental policies relate and deliver.	The LDP is about managing this process

Section 3) Will your project / activity affect people or groups of people with protected characteristics? Explain what will be done to maximise any positive impacts or minimise any negative impacts.

Protected characteristics	Will your project / activity have any positive impacts on those with a protected characteristic?	Will your project / activity have any negative impacts on those with a protected characteristic?	Is there anyway to maximise any positive impacts or minimise any negative impacts?
Age	Yes	No	Implement LDP
Disability	Yes	No	Implement LDP
Gender reassignment	No	No	-
Marriage or civil partnership	No	No	-
Pregnancy or maternity	Yes	No	Implement LDP

Race	Yes	No	Implement LDP
Religion or Belief	Yes	No	Implement LDP
Sex	No	No	-
Section 4) Identify decision meetings for project/ activity e.g. Cabinet, Council or delegated decisions taken by Executive Members and / or Chief Officers.			
Council Decision: 'TORFAEN LOCAL DEVELOPMENT PLAN ANNUAL MONITORING REPORT 2017' – 17 th October 2017			
Officer Name and Job Title: Robert Murray/Stephen Thomas, Principal Planner/Senior Planner - Forward Planning		Date: 02/10/2018	