

2017

Caerphilly County Borough Council
Local Development Plan up to 2021 (Adopted 23 November 2010)
6th Annual Monitoring Report 2017
(including the 3rd Annual CIL Report)

Covering the period 1st April 2016 to 31st March 2017

October 2017

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Mae'r ddogfen hon ar gael yn Gymraeg, ac mewn ieithoedd a fformatau eraill ar gais.
This document is available in Welsh, and in other languages and formats on request.

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1 Introduction

- 1.1 The Caerphilly County Borough Local Development Plan up to 2021 (LDP) was formally adopted by Caerphilly County Borough Council (CCBC) on the 23 November 2010. Following the adoption of its LDP, the Council has a statutory obligation under section 76 of the Planning and Compulsory Purchase Act 2004 to produce an Annual Monitoring Report (AMR) for submission to the Welsh Government (WG).
- 1.2 This, the sixth AMR, is based on the period from 1 April 2016 to 31 March 2017 and is required to be submitted to WG by the end of October 2017.
- 1.3 The main aim of the AMR is to assess the extent to which the LDP Strategy and Strategy Policies are being achieved. It, therefore, has two primary roles; firstly to consider whether the policies identified in the monitoring process are being implemented successfully; and secondly to consider the plan as a whole against all of the information gathered to determine whether a complete or partial review of the plan is necessary.
- 1.4 The 2013 AMR concluded that a review of the LDP was required. The review was commenced and was progressed through to Deposit stage before the council formally withdrew the review in October 2016.
- 1.5 As a result this AMR will address the following:
- A summary of the key findings in respect of the SA/SEA monitoring for the period 1 April 2016 to 31 March 2017;
 - A summary of the key findings in respect of the Strategy Policies for the monitoring period 1 April 2016 to 31 March 2017;
 - The Statutory indicators required by Welsh Government;
 - The update on the implementation of the Community Infrastructure Levy (CIL); and
 - Identify actions to be undertaken.

2 Executive Summary

2.1 It is a statutory requirement that the Council submits an Annual Monitoring Report to the WG that monitors whether or not the LDP is being implemented successfully. The overall purpose of the AMR is to identify whether the LDP Strategy, or any of the Strategy Policies are not being implemented and, where they are not, identify steps to rectify this.

2.2 This is the sixth AMR to be prepared for the Caerphilly County Borough Local Development Plan up to 2021 (LDP) and it monitors the period from 1st April 2016 to 31st March 2017. The Council is required to submit the 2017 AMR to WG by the 31st October 2017.

2.3 Monitoring of the plan for 2016/17 indicates that:

- Five policies have triggered again, after triggering in the 2016 AMR (SP2 Development Strategy in the Northern Connections Corridor; SP4 Settlement Strategy; SP10 Conservation of Natural Heritage; SP14 Total Housing Requirements and SP15 Affordable Housing Target)

- One policy triggers this year after a year not triggering (SP8 Minerals Safeguarding).
- 4 further policies trigger after a gap in triggering (SP5 Settlement Boundaries; SP16 Managing Employment Growth; SP18 Protection of Strategic Leisure Network and SP20 Road Hierarchy)
- No policies have triggered for the first time.

2.4 The 2017 AMR also includes the results of the SEA/SA monitoring, which is required by the SEA Directive and national guidance. The SEA/SA monitoring, included in Chapter 4 of the 2017 AMR, identified a move towards slightly less positive results than in the 2016 AMR, which had seen a marked move towards positive results. However, when assessed against the adoption of the plan i.e. 2010 the implementation of the plan has realised positive effects for the environment as a whole.

2.5 The 2017 Report is also required to include information relating to 12 mandatory indicators, which are specified by WG. These indicators are included in Chapter 6.

2.6 An overview of the LDP Monitoring Data for the 2017 AMR provides an interesting insight into the implementation of the LDP over the monitoring period. Of particular note for 2017 is the following:

- The annual house building rate in this AMR dropped sharply from 414 to 187 (based on 2016 Joint Housing Land Availability Study figures).
- The housing land supply figure reduced from 1.9 years to 1.5 years (It should be noted that the AMR uses the data from the previous year's JHLAS, due to the fact that the JHLAS is generally agreed after the AMR Report. Therefore, the 2017 AMR uses the 2016 JHLAS information that actually covers the period 1 April 2015 to 31 March 2016) using the residual method. [NB the 2017 JHLAS has been agreed and the housing land supply



has risen slightly to 2.1 years. However, this is still well below the 5-year requirement. This figure will be reflected in the 2018 AMR]

- Average house price for the county borough rose a further 9% from £111,890 to £121,879.
- The annual unemployment rate went down from 8.6% to 6.5%.
- The number of residents in employment rose again from 79,500 to 82100.
- 7 hectares of employment land was developed.
- Of the principal town centres only Blackwood realised a reduction in vacancy rate from 12.4% to 11.2%, whilst Caerphilly (9%) and Ystrad Mynach (7.8%) remained the same. Risca increased to 12% and Bargoed rose to 21.5% from 20.6%.
- Footfall in Caerphilly decreased by 90,000, whilst footfall increased in both Bargoed (209,000) and Blackwood (440,000), although the large increase in Blackwood is partly because of failing footfall counters affecting the 2016 AMR figure.
- Customer satisfaction with the country parks increased from 85% to 87% whilst visitor numbers increased by just over 250,000 to 1,411,347 visitors

2.7 The 2017 AMR also includes the annual monitoring statement for the Council's implementation of its Community Infrastructure Levy. This is the third year the AMR has included this. The 2017 CIL Monitoring identified that just over £288,000 had been collected in revenue, whilst just under £31,000 has been passed to Local Councils (Town and Community Councils) and a little over £11,000 has been used to cover the costs of preparing and implementing CIL. Just under £215,000 remained in the CIL pot to assist in funding appropriate infrastructure.

2.8 The pressure for the Council to reconvene work on a Replacement LDP is strengthening, given:

- There is a statutory requirement to move to review after four years;
- The passage of time since the 2013 AMR identified the need to prepare a new plan;
- The increasing risk that the county borough will not have development plan coverage post 2021;
- The urgent need to increase the housing land supply; and
- The likelihood of further unplanned development being allowed on appeal in the short term.

2.9 Work on a Strategic Development Plan is more advanced in South East Wales than in other parts of Wales. An options report has been prepared by South East Wales Strategic Planning Group (SEWSPG), and officers are of the unanimous view that the preparation of a statutory Strategic Development Plan (SDP) is necessary to shape the region's future growth. A report in respect of preparing the SDP is expected to be considered by the Regional Cabinet before the end of the year, when a formal decision in respect of the preparation (or otherwise) of the SDP will be made.

2.10 The White Paper on Local Government Reform is due to be published on 31st January 2018, which is expected to mandate strategic planning on a regional footprint i.e. Cardiff Capital Region. It is inevitable in the longer term therefore that strategic planning will be undertaken on a regional basis.

2.11 In the absence of a decision to commence work on the SDP, the issue of whether the Council should embark on the preparation of a Replacement LDP still remains to be considered. The 2013 AMR and subsequent AMRs have clearly identified the need for a full replacement plan to be prepared. The

findings of these reports together with the updated evidence base will form part of the evidence base for any future plan preparation, irrespective if that is a Replacement LDP or part of a SDP. However if a Replacement LDP is to be progressed there is a need for the Council to consider this through the findings of a formal Review Report. It is therefore proposed to commence the preparation of a formal Review Report, which will be the subject of consideration by the Council early in 2018.

2.12 The 2017 Annual Monitoring Report concludes and recommends that:

R1 Substantial progress should continue to be made in the delivery of the majority of the Adopted Development Plan, which is realising benefits to the environment.

R2 The Council continue to seek the preparation of the Strategic Development Plan for the Cardiff Capital Region.

R3 The Council will need to address the shortfall in the five year housing land supply through proactive action, including:

- To consider proposals for new residential development on their relative planning merits on a site-by-site basis and have due regard for the need to increase the housing land supply in line with national planning policy and guidance;
- To lobby Welsh Government to establish funding mechanisms to incentivise sites in low viability areas and promote remediation of suitable brownfield sites for development;
- To utilise the innovative funding model to bring forward Council owned sites with viability issues;
- To lobby the Welsh Government to make changes in respect of the housing land availability process.

R4 Work on the preparation of a Review Report for a Replacement LDP is commenced and that this is subject to consideration by Council early in 2018.

3 Contextual Changes

3.1 External changes need to be considered as part of the AMR and consideration be given to how external factors are impacting upon how the LDP policies are being implemented. Therefore by seeking to understand how external factors have impacted on the delivery of the LDP, the Council will gain a better understanding of what it can do to facilitate the implementation of the plan.

3.2 The following section looks specifically at the external factors that have had, or could have, an influence on the implementation of the plan and thus on development in Caerphilly County Borough. These include changes to national policy or legislation; external conditions; and local considerations. There are 7 changes that are considered in this Chapter and these are set out below.

Well-Being of Future Generations (Wales) Act 2015

3.3 Whilst the Well-Being of Future Generations (Wales) Act (Well-being Act) was enacted in July 2015, its provisions did not come into force until 1 April 2016. As a result its impact would be first realised during this AMR period and, therefore, it is considered in this section.

3.4 The aim of the Well-being Act is to improve the social, economic, environmental and cultural well-being of Wales by changing the way local authorities and public bodies think, act and make decisions. The overall objective being to create a Wales where we want to live in both now and in the future.

3.5 The Well-being Act sets out 7 goals, which set out a shared vision for Wales. Public bodies, including local authorities must work to achieve all 7 goals together, rather than a specific few. The Goals are set out in Table 1 on the next page.

GOAL	DESCRIPTION
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.
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).
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.
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).
A WALES OF COHESIVE COMMUNITIES	Attractive, viable, safe and well-connected communities.
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.
A GLOBALLY RESPONSIBLE WALES	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 and the capacity to adapt to change (for example climate change).

Table 1 – Well-being Act Goals

3.6 The Well-being Act also sets out a sustainable development principle that sets out how public bodies should meet their duty in respect of sustainable development. The Act states "In this Act, any reference to a public body doing something "in accordance with the sustainable development principle" means that the body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs". As a result public bodies need to ensure that their decisions take into account the impact those decisions could have on people living in Wales in the future.

3.7 In order to ensure they have applied the sustainable development principle, public bodies need to ensure they have considered 5 elements in their approach to decision making. These elements are set out in table 2 below:

ELEMENT	EXPLANATION
<i>Long Term</i>	The importance of balancing short-term needs with the need to safeguard the ability to also meet long-term needs.
<i>Prevention</i>	How acting to prevent problems occurring or getting worse may help public bodies meet their objectives.
<i>Integration</i>	Considering how the public body's well-being objectives may impact upon each of the well-being goals, on their other objectives, or on the objectives of other public bodies.
<i>Collaboration</i>	Acting in collaboration with any other person (or different parts of the body itself) that could help the body to meet its well-being objectives.
<i>Involvement</i>	The importance of involving people with an interest in achieving the well-being goals, and ensuring that those people reflect the diversity of the area which the body serves.

Table 2 – Public Body Considerations

3.8 Public bodies are also required to be transparent in how they are applying sustainable development. As part of this requirement they must prepare statements, or well-being plans that are prepared and published by Public Service Boards that have been established for each local authority area in Wales. The plans or statements must set out the well-being objectives for that body. They are also required to report annually on the progress being made in meeting their objectives.

3.9 The Well-being Act will have significant impacts upon the way that public bodies work and this will, in turn, have impacts upon how their areas are planned. It should be noted that the Well-being Act is not retrospective and does not require the requirements of the Well-being Act to be retro-fitted to adopted plans. As such there are no direct implications for the Adopted LDP. It should also be noted that the LDP process includes the requirements for SEA and, together, the overall process of plan preparation ensures that the requirements of the Well-being Act have been taken into account in Adopted Plans. Future plan

preparation will require the process to be amended to demonstrate this transparently.

3.10 As a result there are no implications arising from the Well-being Act that would require any change to the plan.

Environment Wales Act 2016

3.11 The Environment (Wales) Act 2016 (Environment Act) took effect on 26 March 2016 and, whilst it was technically enacted during the previous AMR period, its effects will be realised first during this AMR period. As a result the Environment Act is considered in this AMR.

3.12 The Environment Act sets out legislation in respect of the environment and climate change. The Environment Act makes provision for:

- planning and managing Wales' natural resources at a national and local level;
- providing Natural Resources Wales with a general purpose linked to statutory 'principles of sustainable management of natural resources' defined within the Act;
- enhancing the powers available to NRW to undertake land management agreements and experimental schemes;
- providing a requirement for public authorities to maintain and enhance biodiversity;
- creating a statutory framework for action on climate change including targets for reducing emissions of greenhouse gases;
- reforming the law on charges for carrier bags;
- providing powers to Welsh Ministers in relation to waste recycling (including the separate collection of waste); food waste treatment and energy recovery in business;



- making provision about several and regulated orders for fisheries for shellfish;
- fees for marine licenses;
- establishing a Flood and Coastal Erosion Committee; and
- changes to the law on land drainage and bylaws made by NRW.

3.13 The principal issue within the Environment Act for the development plan is the requirement for local authorities to maintain and enhance biodiversity. The Adopted LDP sets out the policy framework that protects and seeks to enhance biodiversity throughout the county borough. As such the Adopted LDP already seeks to maintain and protect biodiversity and, as such, already meets this requirement.

3.14 As a result there are no implications arising from the Environment Act that would require any change to the plan.

Historic Environment (Wales) Act 2016

3.15 The Historic Environment (Wales) Act 2016 (HE Act), enacted on 21 March 2016, amends two existing pieces of legislation, namely the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The HE Act has 3 main aims:

- to give more effective protection to listed buildings and scheduled monuments;
- to improve the sustainable management of the historic environment; and
- to introduce greater transparency and accountability into decisions taken on the historic environment.

3.16 The HE Act makes the following principal provisions:

- To give more effective protection to listed buildings and scheduled monuments;
- It extends the definition of Scheduled Ancient Monument.
- Amends criminal offences and defences to make it easier to prosecute for unlawful damage or destruction to scheduled monuments.
- Powers of entry for the purposes of archaeological investigation.
- Introduction of enforcement and temporary stop notices for scheduled monuments.
- Temporary stop notices for listed buildings.
- Extending the scope of urgent works notices and introducing local land charges.
- Introducing Preservation notices .

To improve the sustainable management of the historic environment

- Establishment of a statutory register for historic parks and gardens.
- Establishment of a statutory list of historic place names.
- Establishment of a statutory historic environment records.
- Introduction of heritage partnership agreements.
- Amendments to streamline the scheduled monument consent process.
- New rules for applications for certificates of immunity from listing.

To introduce greater transparency and accountability into decisions taken on the historic environment

- Establishment of the Advisory Panel for the Welsh Historic Environment.
- Consultation, interim protection and review of decisions to designate historic assets.

- 3.17 The key element from the HE Act that would have implications for the LDP would be giving more protection to Listed Buildings (LBs) and Scheduled Ancient Monuments (SAMs). Welsh Government advice in Planning Policy Wales (PPW) advises that national policy should not be duplicated in LDPs. As protection for LBs and SAMs was set out in existing legislation and guidance, it was decided not to replicate this in the LDP, and rely on the existing legislation and guidance. The changes resulting from the HE Act will have an impact on how LBs and SAMs are protected and enhanced. However the policy position in the LDP remains the same, being reliant on the legislation and guidance, and, as such the HE Act will not directly affect the LDP.
- 3.18 As a result there are no implications arising from the HE Act that would require any change to the plan.

Planning Policy Wales: Edition 9, November 2016

- 3.19 Following on from the review of Planning Policy Wales (PPW) Edition 8 earlier in 2016, PPW was further amended by the publication of PPW Edition 9 in November 2016. The principal changes to PPW are the incorporation of the provisions from the Well-being Act, The Environment Act and the HE Act. Specifically PPW Edition 9, sets out the following major changes:

Chapter 1: Introduction

This chapter has been updated to reflect the introduction of the 'Planning Performance Framework'. Chapter 1 has also been

amended to take account of the introduction of validation appeals policy expectations.

Chapter 2: Local Development Plans

Chapter 2, which deals with the LDP process, has been updated to reflect changes in legislation, including provisions within the Planning (Wales) Act 2015.

Chapter 3: Development Management

The procedural content in Chapter 3 has been streamlined as a result of the publication of the Development Management Manual covering these processes. The revised chapter also now includes reference to 'Developments of National Significance' following the coming into force of the relevant Regulations related to the Planning (Wales) Act 2015.

Chapter 4: Planning for Sustainability

Chapter 4 has been updated to include the statutory purpose of the planning system which was introduced by the Planning (Wales) Act 2015. There have also been minor amendments to take account of the coming into force of the Well-being of Future Generations (Wales) Act 2015. In addition, minor changes have been made regarding Design and Access Statements, linked to the Planning (Wales) Act 2015.

Chapter 6: The Historic Environment

This chapter has been fully revised in conjunction with Cadw following Royal Assent of the Historic Environment (Wales) Act 2016.

Chapter 10: Retail and Commercial Development

This chapter has been refreshed to update the Welsh Government's national planning policy for retailing and commercial development.

3.20 Overall the changes to PPW do not impact directly upon the Adopted Plan.

Technical Advice Note 24: The Historic Environment

3.21 Technical Advice Note 24: The Historic Environment (TAN 24) sets out guidance in respect of the provisions of the HE Act and was published in May 2017. The TAN has been published outside of the monitoring period for this AMR and, as such, the TAN would not have any effect on the AMR period. As a result the implications of the TAN are not considered at this point, but will be considered fully in the 2018 AMR.

Revision to Technical Advice Note 4: Retail and Commercial Development

3.22 The revision to Technical Advice Note 4: Retail and Commercial Development (TAN 4) was published in May 2016 and superseded the previous version of the TAN. The TAN provides further detailed guidance in relation to the Welsh Government's retail objectives, including detailed guidance on:

- joint working
- strategies and hierarchies
- sequential and needs test
- retail impact assessment
- primary and secondary areas
- change of use
- planning conditions
- mezzanine floors
- indicators of vitality and viability

3.23 The TAN also establishes a requirement for Retail Impact Assessments to be submitted as part of proposals for retail developments.

3.24 The revision of the TAN has not introduced any provisions affecting development plans that are not already covered by the Adopted LDP. As such the revised TAN does not impact directly upon the Adopted Plan

Good Practice Guidance for the Historic Environment

3.25 As part of the revision of the legislation and guidance relating to the Historic Environment a suite of good practice guidance documents have been produced to provide detailed guidance on specific historic environment matters. These documents are:

- Managing Change in World Heritage Sites in Wales
- Managing Change to Listed Buildings in Wales
- Managing Conservation Areas in Wales
- Heritage Impact Assessment in Wales
- Managing Lists of Historic Assets of Special Local Interest in Wales
- Managing Listed Buildings at Risk in Wales
- Setting of Historic Assets in Wales
- Managing Change to Registered Historic Parks and Gardens in Wales
- Managing Historic Character in Wales

3.26 These documents provide detailed guidance at a level lower than the strategic level of the development plan and, as such, would not directly impact upon the LDP.

The Cardiff Capital Region

3.27 The South East Wales region is entering a significant period of change. On the 17th June 2015, Cabinet agreed to support the development of a plan for the City Deal, with all ten local authorities contributing towards

the cost of research and financial planning. In February 2016, members agreed that the authority (through the Leader) should formally sign a commitment to participate in the City Deal initiative. Accordingly, on the 15th March 2016 the City Deal agreement was signed by the ten local authority Leaders, the First Minister for Wales and the Chief Secretary to the Treasury. The City Deal sets out a transformative approach to how the Cardiff Capital Region will deliver the scale and nature of investment needed to support the area's growth plans.

3.28 In June 2016 the Growth and Competitiveness Commission was tasked to look at the challenges and opportunities for inclusive economic growth and competitiveness across the city-region. The Commission involved an in-depth review of the Cardiff Capital Region economy to provide recommendations for the long-term sustainable development of the city-region. The Commission published its report in December 2016. The Report set out 13 recommendations based on specific themes, with Recommendation 8 relating to Strategic Spatial Development.

Recommendation 8 states:

"The Cardiff Capital Region should develop a spatial perspective to complement its economic strategy. This will require a clear timetable for the introduction of a longer term Strategic Development Plan that complements the Economic Development Plan, helps to realise objectives around improving transport, future spatial character of the region, housing and land use, and sets out how the public will be fully involved and consulted. In the interim, a Strategic Vision should be developed as a short-term step."

3.29 The regional approach to strategic development and planning was also proposed in the Welsh Government's White Paper "Reforming Local Government: Resilient and Renewed" which was published in January 2017. Paragraph 2.3.8 states "We propose that land use planning be undertaken in future on a regional basis." Further to this paragraph 2.3.11 states:

"We do not believe that SDPs are necessary across the whole of Wales. Where considered necessary, the preparation of a SDP should be undertaken on a broader economic development footprint. This would allow strategic issues to be addressed across the wider area ensuring that connections are made to regional economic regeneration, transport and natural resource management



opportunities. The Planning (Wales) Act makes provision for SDPs to be prepared by a single purpose body, a Strategic Planning Panel. With the emergence of regional governance arrangements, such as those linked to City Deals, it may be possible to use these governance arrangements instead.”

- 3.30 Both reports recommend a regional approach to planning for the City Deal area, which accords with the preparation of a SDP for the region. The timeline for delivering a SDP has yet to be identified and agreed.

In Conclusion

- 3.31 Whilst there have been a number of changes to legislation and guidance since the 2016 AMR, none of the changes directly affect the delivery of the Adopted LDP. As a result there are no significant implications from the changing circumstances for the Adopted LDP.



4 Strategic Environmental Assessment/

4.1 The results of the SEA Monitoring process are set out in Appendix 2. It should be noted that the monitoring period for the AMR is 1 April 2016 to 31 March 2017 and the findings of the assessment are included in the column headed 2017.

2017 SEA Monitoring Results

4.2 The findings of the SEA monitoring will change from year-to-year due to small changes derived from the vagaries of development and external factors. Consequently, an overview of the trends and overall picture will provide a more comprehensive and robust analysis of the effects of the LDP than any single year, which effectively will only provide a snapshot at a point in time.

4.3 There are seven years of AMR results that need to be considered as part of this section, the 2011 Dummy Run, the 2012, 2013, 2014 2015 and 2016 AMR results as well as the current 2017 results. Whilst analysis of each set of results can be undertaken against all other sets, the key issues that need to be addressed are changes in respect of the 2016 results and those of the previous year (representing the yearly change) and those of the starting year (representing plan period change). As a result the analysis in this section undertakes comparisons between the 2017 results with those of the 2016 AMR and the original Dummy Run i.e. the baseline of 2011.

4.4 The first consideration is the number recorded for each type of result. Table 3 below sets out the SEA Monitoring results by type and year.

COMPARISON OF EFFECTS							
RESULT	2011	2012	2013	2014	2015	2016	2017
XX	3	0	0	0	2	0	2
X	4	8	5	2	4	4	5
O	2	5	9	7	4	5	4
+	6	6	5	9	6	9	5
++	2	3	3	4	5	4	4
DNA	7	2	1	0	1	0	2
NM	1	1	2	3	3	3	3

Table 3 – Comparison of Effects Results Over Time

4.5 In 2017 there are 2 double negative effects recorded and only 5 single negatives. The two double negative effects relate to the following issues:

- Health – due mainly to the comparison of the indicators to Welsh and UK averages which also fluctuate on an annual basis. This objective realised double negative effects because all 3 indicators marginally decreased from their targets.

- Pollution and air quality – as a result of increases in the number of complaints for noise, light and odour and a slight increase in instances of NO2 air quality failure. The double negative is realised as a result of 4 of the 5 indicators increasing over their target and the fifth indicator not being monitored due to a lack of information.

4.6 The five single negative effects relate to the following issues:

- Wealth – due mainly to the comparison of the indicator to the UK average which also fluctuate on an annual basis.
- Flooding – realising negative results for the third consecutive year and the fourth year since 2011. This is largely due to the fact that small sections of land with permission for development are located within the flood zone.
- Safeguarding soil – due to the loss of land of agricultural importance and the low level of development on brownfield land. This realises only a single negative effect due to the fact that one indicator is positive.
- Biodiversity – due solely to the increase of key invasive species. This realises only a single negative result as the indicator for loss of SSSI is positive.
- Renewable energy – the data for this issue varies significantly year on year and realises results that fluctuate significantly on an annual basis. This is the third year for this indicator to realise a negative result.

4.7 There are 6 single positive results, relating to housing, crime, employment, historic assets, waste and material assets. There are 3 double positives relating to leisure facilities, landscapes and geological sites. The positive results cover a wide range of issues from all three sustainability pillars (social, economic, environmental) meaning positive changes across the environment generally.

4.8 There are 4 neutral results and these relate to education, population, cultural identity and congestion. There are 5 issues that were not monitored in this AMR due to a lack of available information. Of these 3 are permanently not monitored and 2 where the data was not available this year.

4.9 The overall results show a balanced outcome, with an increased level of negative results being balanced by the slightly greater number of positive results. Neutral and not monitored are equally numerous and the conclusion can only be that the yearly results show a slight positive impact on the environment.

Comparison To Previous Years

4.10 Table 4, sets out the trends of how the objective results have changed over time. This information is important as it gives an indication of whether the objective results are constant or whether the results are changing significantly, and if so in which direction. The key periods that need to be assessed are the short term changes from last year (2015 – 2016) and the long term trends assessed against the first year monitoring (2011 – 2016)

Assessment of Recent Changes (2016 – 2017)

4.11 The table sets out the changes in groups, starting with negative changes (changing to a more negative result) neutral changes and then positive ones. As can be clearly seen from Table 4 the 2017 results show a stable position, with 10 of the 25 Objectives realising or maintaining positive effects and 10 Objectives realising or maintaining negative effects.

4.12 However, whilst the overall numbers of changes are equal, the direction of change is significantly skewed towards more negative effects. There are 2 positive to negative changes, whilst only 1 in the other direction, 3 neutral to negative changes whilst only 1 to positive. But the most telling change is that there is one double positive to double negative change, whilst there are none the other way. There were equal numbers of positive and negative results that changed to neutral this year. Overall this implies a more negative outcome this year when compared to the previous year.

4.13 It should be noted, however, that the 2016 results were markedly more positive than those in 2015 and the 2015 results were markedly more negative than the 2014 results. This trend of yearly changes swinging from positive to negative, without any consistency, is indicating that the yearly comparisons are heavily influenced by single events and variances in the data, which can skew results from one year to another.

4.14 Overall the changes between 2016 and 2017 show a marked move towards more negative results, but given the annual fluctuations between yearly results, the outcome of the 2018 AMR should be considered prior to commenting on whether the change to more negative results in this year's AMR is significant.

EFFECTS CHANGES OVER TIME							
CHANGE	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2011 - 2017
Positive To Neutral Changes	2	1	1	4	1	2	0
Neutral to Negative Changes	0	0	1	3	0	3	1
Positive to Negative Changes	1	1	1	3	2	2	2
DNA To Negative Changes	3	1	0	0	0	0	2
Double Positive to Double Negative Changes	0	0	0	0	0	1	0
No Change (Negative)	1	3	0	0	2	2	2
DNA To Neutral Changes	1	0	1	0	0	0	2
Negative to DNA Changes	0	0	0	0	0	0	0
Neutral to DNA Changes	0	0	0	0	0	1	0
Positive to DNA Changes	0	0	0	1	0	1	1
No Change (Neutral)	2	4	4	3	5	3	2
DNA To Positive Changes	3	0	0	0	1	0	2
Negative to Neutral Changes	4	4	1	0	2	2	4
Neutral To Positive Changes	0	0	4	3	2	1	1
Negative To Positive Changes	1	1	3	2	2	1	1
Double Negative to Double Positive Changes	0	0	0	0	0	0	0
No Change (Positive)	4	7	6	5	8	6	5

Table 4 – Comparison of Changes In Effects Over Time

Assessment of Long Term Changes (2011 – 2016)

4.15 The long-term comparison maintains the positive movement from the starting point for the monitoring process, even though this year's results are slightly more negative. Two issues maintained negative results against the 2011 results:

- Health – This Objective has realised a double negative in this year's assessment, the same as was realised in the 2011 assessment. In between these, however, this indicator has realised 1 single negative, 2 neutral, 1 single positive and 1 single double positive result in respective assessments. It is safe to say that this objective fluctuates significantly year to year, and until a trend of results appears there is no definitive conclusion that can be derived from this assessment.
- Flood Risk – The results of this issue fluctuate throughout the plan from negative to positive and back again. This is the third year a negative result has been identified. The indicators for this issue are set against absolute bottom end targets and consequently there is no flexibility that may take account of anomalies that may arise on a case by case basis. In all cases the area of land within the flood zone is not the subject of the permitted development, but forms ancillary space and so no flood issues arise.

4.16 Two issues have changed from positive to negative (Pollution and air quality, Safeguarding Soil) although both of these have realised a range of results (both positive and negative) throughout the plan period. Again a trend of results would need to be established in these Objectives before any conclusion can be reached.

4.17 Two Objectives changed from DNA to negative (Wealth, Leisure facilities) and one from neutral to negative (Biodiversity). The two DNA to negative Objectives have both realised a range of results over the plan period. However the wealth objective has realised negative results in 3 of the 7 years

of monitoring, indicating a general negative slant, whilst the leisure facilities objective has realised 3 double positive results in the 7 monitoring years, indicating a significantly positive slant. The biodiversity objective has realised 5 neutral results and one positive result in the preceding 6 years. With the negative result this year it can safely be considered to be a neutral objective overall.

4.18 By contrast there are 5 issues that have maintained their positive results:

- Housing – 5 of 7 results have been single positive and 1 has been double positive, with the only negative result being in 2016.
- Crime – 5 of the 7 assessments have realised single positive results.
- Historic Assets – 4 of the 7 assessments have realised single positive results, 2 of the 7 have realised double positive results.
- Geology – this issue has realised double positives throughout the plan period.
- Waste – 5 of the 7 years have realised single positive results, 1 of the 7 double positive, with the remaining year not being monitored due to availability of information.

4.19 In addition to the above there are eight positive changes in results, 2 realising positive results from not being monitored in the first year, 1 changing negative results to positive ones and four issues realising a positive result from an original neutral.

4.20 Neutral changes see 2 objectives maintain neutral results, whilst 2 realise neutral results from not being monitored and 1 positive result not monitored due to lack of available information.

4.21 Overall there have been significant positive effects throughout the plan period, and, despite a slightly more negative outcome of this year's assessment, the overall picture is of positive benefits to the environment.

In Conclusion

- 4.22 This year's SEA monitoring realises slightly more negative results than last year, but these are far from significant enough to erode the positive effects delivered throughout the plan period. The slightly negative outcome of this year's assessment reflects the results in 2015, but these are countered by the results from 2016 and 2011 to 2014, all of which show positive outcomes. The annual fluctuation, from positive to slightly negative, seems to be an emerging trend, although the next two or three years' results would need to reflect this to confirm this is the case.
- 4.23 Overall the 2017 results indicate a slightly negative step from 2016, but this has not eroded the significant positive effects that have taken place since 2011.



5. LDP Policy Monitoring

- 5.1 The second AMR, covering the period 2012-13, triggered the review of the plan. Consequently the review of the Adopted Plan was commenced in 2013 and the Preferred Strategy and Deposit Replacement LDP documents were published and consulted on. At the meeting of the Full Council on 19 July 2016 the Council resolved to withdraw the Replacement LDP (subject to Ministerial approval) and seek support for the early preparation of the Strategic Development Plan (SDP) for the Cardiff Capital Region. This decision was formalised at the Council meeting on 11 October 2016, following discussion with Welsh Government Ministers. Therefore until such time as a new replacement plan is prepared the Council will continue to use the Adopted LDP to determine the future use of land and buildings in the county borough. In doing so it is important to understand those policies that are being effective and understand which policies are not.
- 5.2 This section provides a summary of the results of the policy monitoring exercise. It provides a summary of the triggered policies and a short assessment of the issue. A recommendation for action for each triggered policy is set out in Appendix 3. Chapter 8 will consider the implications of these results and Chapter 9 will recommend what actions, if any are necessary.
- 5.3 The statistical information relating to each of the Indicators and Factors is set out in the Annual Monitoring Report Background Tables. These tables do not form part of the Annual Monitoring Report and, as a result, they are not included in it. The strategic policies are considered against the monitoring framework to identify if any of the policies are not being implemented in accordance with the development strategy. A summary of the results for each policy are set out in Table 5 below:

	Strategy Policies	Performance
SP1	Development in the HOVRA	
SP2	Development in the NCC	
SP3	Development in the SCC	
SP4	Settlement Strategy	
SP5	Settlement Boundaries	
SP6	Place Making	
SP7	Planning Obligations	
SP8	Minerals Safeguarding	
SP9	Waste Management	
SP10	Conservation of Natural Heritage	
SP11	Countryside Recreation	
SP12	Development of the Valleys Regional Park	
SP13	Leisure Centre in the HOVRA	
SP14	Total Housing Requirements	
SP15	Affordable Housing Target	
SP16	Managing Employment Growth	
SP17	Promoting Commercial Development	
SP18	Protection of the Strategic Leisure Network	
SP19	Transport Infrastructure Improvement	
SP20	Road Hierarchy	
SP21	Parking Standards	
SP22	Community, Leisure and Education Facilities	

KEY

	Policy is being met or exceeded. No intervention required.
	Policy is not delivering as anticipated but is delivering sufficiently and does not require intervention measures.
	Policy is failing to deliver as anticipated and intervention measures should be considered.

Table 5 – Strategic Policy Performance

- 5.4 For the first time since its adoption a significant proportion of the strategic policies are identified as not delivering as expected. 8 of the twenty-two policies have been identified as not delivering as anticipated but not requiring action, whilst 2 policies SP14 Total Housing Requirement and SP15 Affordable Housing Target, have raised issues that need action in order to address them. The remaining 11 policies are being delivered in accordance with the overall strategy.
- 5.5 Whilst the vast majority of the policies do not need intervention measures, the fact that nearly half of the policies are not being delivered as anticipated raises concerns in respect of the future delivery of the plan strategy. Both this issue, and the issue associated with the failing housing policies will be considered fully in Chapter 8.

6. Mandatory Indicators

6.1 The LDP Regulations require that the AMR sets out information in respect of housing delivery in the County Borough since the Adoption of the plan. In particular the Regulations require that the AMR includes:

- The housing land supply taken from the current Housing Land Availability Study; and
- The number (if any) of net affordable and general market dwellings built in the LPA's area.

6.2 In addition, the Regulations also require that the information be provided for the period in respect of which the AMR is made; and the period since the LDP was first adopted or approved. Housing land availability information is monitored for the period April to end of March annually through the Joint Housing Land Availability Study (JHLAS). This information is set out in Appendix 1 and is also contained within the Mandatory indicators Table in the LDP Monitoring Background Tables document.

6.3 Technical Advice Note 1 sets out a requirement to monitor the five year land supply that is required to be maintained by all local planning authorities. This information is also set out in Appendix 1 and is also contained within the Mandatory indicators Table in the LDP Monitoring Background Tables document.

6.4 LDP Manual: Edition 2 has revised the position in respect of the number of Statutory indicators that are required to be included in the AMR. However, it was decided, for consistency and comparison reasons, that the 2016 and subsequent AMRs will continue to include all 12 of the original Mandatory indicators. These indicators are:

- The net employment land supply/development (ha/sq. m.);
- The amount of development, including

housing, permitted on allocated sites in the development plan as a % of development plan allocations and as % of total development permitted (ha and units);

- The average density of housing development permitted on allocated development plan sites;
- The amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a percentage of all development permitted;
- The amount of major retail, office and leisure development (sq. m) permitted in town centres expressed as a percentage of all major development permitted (TAN 4);
- The amount of development permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests;
- The amount of greenfield and open space lost to development (ha) which is not allocated in the development plan;
- The amount of waste management capacity permitted expressed as a percentage of the total capacity required, as identified within the Regional Waste Plan (TAN 21) [not monitored];
- The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN);
- The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type (TAN 8) [not monitored]

6.5 The results for these indicators are set out in the Mandatory indicators Table in the Background Tables document. There is no requirement for commentary in respect of these indicators.

7. Community Infrastructure Levy

7.1 The Community Infrastructure Levy (CIL) is a system of charges that local authorities can choose to levy against new development in their areas. Different rates of charge are identified for different types of development, dependent upon how viable each type of development is. The revenue generated from CIL is then used to fund infrastructure that will support future planned development in the county borough. CIL was introduced in the county borough on 1 July 2014. It is a mandatory charge that is levied against all new qualifying development.

7.2 Regulation 62 of the Community Infrastructure Levy Regulations 2010 (as amended) requires a collecting authority to publish an annual report in respect of CIL for every year when CIL receipts have been collected. This Report is required to outline:

- The total amount of CIL receipts received.
- The total amount of CIL receipts spent, including;

- The amount spent on each item of infrastructure
- The amount passed to any Local Council (Town or Community Council)
- The amount eligible to be passed to areas not covered by a Local Council
- The amount passed to third parties to provide infrastructure
- The amount of CIL receipts recovered from any Local Council
- The total amount of CIL Receipts that have been retained at the end of the reporting year.
- Details of Infrastructure payments accepted by the Council.

7.3 Given that the reporting period for CIL is the same as that used for the Annual Monitoring Report for the LDP (1 April to 31 March) it makes sense that the Annual CIL Report be incorporated into the Annual Monitoring Report for each year. This will be published on the Council's website in October, in accordance with the requirements for publishing the Annual CIL Report.

7.4 It had always been anticipated that CIL receipts would not be generated immediately following the introduction of CIL in 2014, and this has proved the case. The 2015/2016 financial year was the first year that the Council has received CIL payments.

7.5 Table 6 sets out the summary of CIL receipts and expenditures. During the monitoring period a total of £ 228,330.49 in CIL receipts were received by the Council. A total of £30,820.36 was paid to 8 Local Councils in accordance with the CIL Regulations. In addition to this a further £3,325.72 is being retained for use within those areas of the county borough that are not covered by Local Councils.

7.6 The Council has set up procedures for considering and determining the expenditure of CIL receipts on infrastructure items on an annual basis.



Specifically, expenditure will occur at the end of the financial year as part of the Councils budgetary considerations for the following year. To date, the Council has not allocated any of the CIL receipts to infrastructure projects. The Council has reached agreement

with all Local Councils that neighbourhood CIL payments will be made to the relevant Community Council by no later than the 30th June each year. The relevant payments to the eight Community Councils were completed in accordance with this procedure.

Local Council Area	CIL Income 2016/2017	Local Councils 2016/2017	Coverage 2016/2017	Admin Fees 2016/2017
Aber Valley	£0.00	£0.00		£0.00
Argoed	£0.00	£0.00		£0.00
Bargoed	£0.00	£0.00		£0.00
Bedwas Trethomas & Machen	£6,920.35	£1,038.05		£346.02
Blackwood	£0.00	£0.00		£0.00
Caerphilly	£75,972.47	£11,292.37		£3,798.62
Darran Valley	£0.00	£0.00		£0.00
Draethen, Waterloo & Rudry	£4,052.80	£607.92		£202.64
Gelligaer	£83,003.18	£12,450.48		£4,150.16
Llanbradach & Pwllypant	£3,459.75	£518.96		£172.99
Maesycwmmmer	£6,750.00	£1,012.50		£337.50
Nelson	£6,044.28	£906.64		£302.21
New Tredegar	£0.00	£0.00		£0.00
Penyrheol, Trecenydd & Energlyn	£0.00	£0.00		£0.00
Rhymney	£0.00	£0.00		£0.00
Risca East	£0.00	£0.00		£0.00
Risca Town	£19,956.22	£2,993.43		£997.81
Van	£0.00	£0.00		£0.00
Outside CC /TC coverage	£22,171.44		£3,325.72	£1,108.57
Total 2016/17	£228,330.49	£30,820.36	£3,325.72	£11,416.52
Cumulative Total	£268,003.43	£35,647.14	£4,355.85	£13,400.17
	Total Income	£268,003.43		
	Total Expenditure	£49,047.31		
	Retained for areas outside CC/TC coverage	£4,355.85		
	CIL REMAINING FOR CCBC	£214,600.27		

Table 6: Community Infrastructure Levy Income and Expenditure Summary

7.7 In accordance with the CIL Regulations provisions the Council has taken £11,416.52 of the CIL receipts in admin fees to assist in covering the cost of preparing, implementing and operating the CIL. The admin fees amount to 5% of the total CIL receipts for the year.

7.8 It can be confirmed that no infrastructure payments have been received in lieu of CIL and no CIL receipts have been passed to third parties to provide infrastructure. Given the above, the remaining amount of CIL receipts available for expenditure on infrastructure items is £214,600.27.

8. Assessment Conclusions

8.1 Paragraph 2.11.1 of PPW Edition 9 advises:

“A local planning authority is required to submit an annual monitoring report (AMR) to the Welsh Government by 31 October each year based on the implementation and performance of the adopted LDP for the preceding period 1st April to 31st March, and to publish the AMR. The AMR should provide information as to the extent to which the objectives set out in the LDP are being achieved, identify any policy that is not being implemented and give the reasons, together with any steps the authority intends to take to secure the implementation of the policy and any intention to revise or replace the LDP (section 76 of the 2004 Act; LDP Regulation 37). It should identify any changes to key parts of the plan which would need to be considered in a review and possible plan revision.”

8.2 This chapter considers the results of the monitoring exercise and identifies the policies that are not being implemented and the reasons why. The narrative addressing the changes required in respect of the LDP is set out in Chapter 9, which also sets out the recommendations of the AMR.

Are the LDP Objectives being achieved?

8.3 It is important to remember that the objectives set out in the Adopted LDP represent what should be achieved by the end of the plan period. Consequently it is unlikely that the objectives will have been met midway through the plan period. Therefore consideration of this matter will be focused on whether the policies are contributing towards achieving the objectives.

8.4 The Adopted LDP includes 24 objectives, which contribute towards the achievement of the Aims set out in the plan. The full list of the objectives, and their relative performance, is set out in Appendix 4.

8.5 Of the 24 objectives set out in the plan, 16 are being delivered as expected. Seven of the objectives have made progress but are not being delivered as anticipated in the development strategy. The poor economic climate has resulted in a depressed development industry and as a result residential, commercial and employment development has not progressed as originally projected. This has had cumulative effects on the delivery of the plan that has resulted in 7 objectives not being delivered as anticipated.

8.6 Objective 9, which addresses the delivery of housing, has been identified as not being delivered. Whilst almost 50% of the projected number of units has been permitted to date, this is behind on anticipated progress as the LDP is now over two-thirds through its plan period. This issue would normally have been classed as an amber performing objective (making progress but not being delivered as anticipated). However, this position is further complicated by the fact that the Council does not have the required five-year housing land supply. This is a material consideration in the determination of proposals and has recently resulted in 3 residential developments being allowed on appeal in locations that would normally be refused.

8.7 It would be unrealistic to expect a development plan to deliver all of its objectives consistently and constantly through any plan period as external factors and fluctuations in development pressures will lead to anomalies. Given the economic climate has influenced development throughout the plan period (post adoption), it is not surprising that a number of the indicators have not been delivered as expected. However, delivery on the objectives is not sufficiently behind the plan trajectory that an improved economic position in the remaining plan period could not result in some of these objectives being ultimately met. As a result the overview has to be that the progress on the LDP is generally meeting its objectives. The only exception to this is in respect of objective 9, and consideration will

need to be given to actions that can improve housing delivery in the county borough. These actions are discussed in Chapter 9.

Are there any Policies not Being Implemented?

8.8 Table 5, in Chapter 5, sets out the performance of the Strategic Policies in delivering the LDP objectives. Twelve of the 22 Strategic Policies have been recorded positively contributing towards meeting the LDP objectives and no further action is required in respect of these policies.

8.9 Five Strategic Policies have been identified as not delivering the LDP objectives as anticipated. These policies are:

SP2 – Development In the NCC

This policy focuses on the key issues to be addressed in the strategy area, namely greenfield/brownfield development, reducing commuting, the efficient use of land, the protection of the natural heritage and capitalising on employment opportunities at Oakdale/Penyfan. The policy only triggers on one of its indicators, namely out-commuting. Whilst this can be affected by LDP policies it should be noted that this indicator has been fluctuating between just under and just over the trigger point for a period of time. This indicates that the general trend for the indicator is that it is relatively stable (only subject to variations brought about by differences in the sample that the survey draws from). Out-commuting can be directly affected by economic development, which is depressed due to the economic climate. Consequently whilst the anticipated reduction in out-commuting has not materialised to date, this is not as a result of policy failure, rather a result of external forces.

SP4 – Settlement Strategy

This policy sets out the settlement hierarchy that has been based upon a functional analysis of the settlements throughout the county borough. The monitoring framework

focuses on the Principal Towns, as they contain the widest range of uses and are the main retail centres. Three of the 4 indicators for this policy have triggered, but for separate reasons.

The first relates to vacancy rates. This has only triggered for Bargoed, which has been the subject of massive regeneration development recently, including demolitions and rebuilding, which would naturally lead to a temporary increase in vacancies as units close prior to demolition and take time to let upon development. The vacancy rate increased slightly over last year's (from 20.6% to 21.5%) which is slightly higher than the 20% trigger point. It is anticipated that, in future years, the vacancy rate will drop below the trigger point and back toward levels more akin with the other Principal Towns, particularly when the economy recovers.

The second relates to the satisfaction of residents with their town centres. This has triggered for Caerphilly town centre only.

This is the third year that this has triggered, but that is due to the fact that the data is based upon a survey that is only undertaken every 3 years and this is the third year without a new survey.

The third relates to the percentage of expenditure in the retail centres. This has triggered in respect of spend on non-bulky goods only. It should be noted that the data for this indicator is also based upon a retail survey which is undertaken every 3 years than every year. The policy first triggered in the 2015 AMR Report, which included the data from the first retail survey conducted since the adoption of the LDP. The data from this survey indicates a significant decrease from the previous level and has resulted in this indicator triggering. It should be noted that the sample used for this survey changes markedly between surveys and part of the decrease could be attributed to the characteristics of the relative samples. However, given an upturn in the economic position and increased investment in retail/commercial development, there is no reason to doubt that expenditure on non-bulky goods will increase towards more usual levels. This year's results and those set out in the 2016 AMR are based on the same data used in the 2015 AMR.



Overall the triggering of the three Indicators is a result of forces beyond the control of the LDP and the limited updating of information from which the results are calculated. Neither reason could lead to the conclusion that the policy is failing to be delivered.

SP5 – Settlement Boundaries

This policy sets the policy framework for the designation of Settlement Boundaries that aim to define where development would normally be allowed, promote full and effective use of urban land, prevent the coalescence of settlements and prevent inappropriate development in the countryside.

The policy has just one indicator that monitors the number of applications for urban forms of development (those not listed in Policy CW15, criterion C) that are permitted outside of the designated settlement boundaries. It should be noted that the trigger for this Indicator is an absolute figure (0 applications), to ensure that monitoring does not become too onerous to be effective, and has to occur consistently for 3 years. So in reality the first time that this policy triggers, such as now, the indicator has exceeded the trigger level for the previous two years as well. So the triggering of this Indicator now necessitates consideration of the past 3 AMR results.

The results for the current and past 2 AMRs have identified 6 applications for urban forms of development that have been located outside of settlement boundaries. The majority of these are for single dwellings, all of which are located within, or adjoining existing buildings, which would not constitute inappropriate development in the countryside. When looking in detail at each of the applications they all constitute appropriate development in the countryside and, as such, the policy is continuing to be effective.

It should be noted that two applications for residential development, located on sites outside the settlement boundaries, have been allowed on appeal. However, the primary reasons for the decisions revolve around the housing land supply issue rather than the settlement boundary and, therefore, are not significant in considering this policy.

SP8 – Minerals Safeguarding

This policy seeks to ensure that the county borough continues to produce its minerals requirements by safeguarding reserves and maintaining a 10 year land bank.

This policy has triggered on one of its two Indicators, relating to the yearly production of aggregates (based on usage) averaged across a three year period. This Indicator has triggered in every AMR except the 2016 AMR, where the data for its monitoring was not available.

The indicator, and its trigger values, was set against prevailing production and consumption patterns that existed prior to the economic downturn and, therefore, the trigger values reflect more commercially buoyant times. The economic downturn has had the effect of significantly reducing demand for minerals and, given that the supply of minerals closely mirrors the demand for it, the production of minerals has also significantly reduced below the trigger level for the policy. The Council still has in excess of 60 years of minerals reserves available, meaning that the policy is being delivered as anticipated, although the demand and supply of minerals has reduced.

SP10 Conservation of Natural Heritage

This policy seeks to protect, conserve and enhance the natural heritage of the county borough. This policy is monitored through 5 Factors that address different designations of landscape quality and natural heritage protection. Two of these factors address natural heritage issues, one related to loss of

SSSI land (no loss recorded) and loss of SINCL/ LNR land (12 applications recorded). All of the factors under this policy have the ambitious trigger level of no loss of asset. These triggers are absolute and make no consideration for the nature of the proposed development (taking such account each year would make the monitoring process excessively onerous). As a result any development that affects the asset will trigger the policy. The majority of the land comprising the triggering applications related to extensions for existing uses, flood or watercourse works, or development on allocated LDP sites. This year of the 13.9ha affected by planning applications only 0.15 ha was not on land allocated in the LDP or subject to an existing use, and all of this land was undeveloped, comprising ancillary space to the permitted development. Therefore, whilst the Indicator has triggered it does not indicate that the policy is failing to be delivered.

Two of the Indicators address landscape designations, one relates to VILLs, which has not triggered, the other relates to SLAs which has triggered. The SLA indicator has realised a percentage of 14.7% in this AMR, which is only marginally below the trigger level (15%), whilst the 2016 AMR triggered because the level was actually at the trigger point, i.e. 15%. Given how close these results are to the trigger point they do not indicate that the policy is failing, rather that the policy is being delivered as expected.

SP16 - Managing Employment Growth

This policy makes provision for economic growth during the plan period, identifying the amount of land for employment and determining the types of employment on site. This policy is monitored through 4 Indicators, only one of which has triggered, with 30.2% of employees being in part-time employment, which is slightly above the trigger level of 30%. As with other Indicators the trigger level was set during more buoyant economic times and these have subsequently triggered due to the economic downturn.

Overall the policy is being triggered by the economic downturn which is beyond the influence and control of the LDP, and as such it is considered that the policy is not failing.

SP18 – Protection of the Strategic Leisure Network

This policy seeks to maintain the existing leisure network, protecting it from inappropriate development. This is monitored through two Indicators, one of which has triggered. This Indicator relates to the number of new play areas that have been delivered through S106 agreements.

As with other Indicators the trigger level was set during more buoyant economic times, when development activity occurred in much higher levels than is currently the case. At the time of establishing the trigger point a number of facilities were delivered through S106 obligations tied to planning permissions, generally in conjunction with residential development. The economic downturn has resulted in a drastic reduction in the level of development taking place, particularly residential development. As a result the number of applications has reduced and, as a corollary, the number of S106 agreements and delivered play areas has also reduced. The reduction in this new provision reflects the economic conditions rather than providing an indication that the policy is failing.

This is further borne out by the fact that no play areas have been lost since the adoption of the LDP and only small amounts of open space has been lost each year to development. This indicates that the policy is protecting the strategic leisure network.

SP20 – Road Hierarchy

This policy sets out the Road Hierarchy for the county borough. The establishment of a road hierarchy facilitates the efficient use of the highways network by ensuring that traffic is channeled onto the most appropriate

routes in order to maintain appropriate environmental, amenity and safety conditions.

Therefore it is the effectiveness and efficiency of the highway network that is monitored through 2, one in respect of monitored road links that exceed their design capacity, i.e. they are congested, and one that identifies if any of the congested links do not have programmed or allocated improvements. The latter Indicator has triggered, as one of the 4 congested links does not have a programmed or allocated improvement scheme.

The link that triggers this Indicator forms part of the strategic network around Caerphilly. Whilst the link itself is not subject to an improvement scheme, its traffic issues are in large part caused by the congestion issues affecting the Caerphilly Northern Bypass. The LDP allocates improvement schemes across the Northern Bypass from Bedwas Bridge roundabout to Penrhos roundabout and these improvements, when implemented, should have the knock-on effect of reducing the congestion on the triggered link. Given that the link is only over its congestion level by 7%, it is highly likely that the Northern Bypass improvements will result in the level of traffic on that link being reduced below its congestion level in future.

Therefore, whilst the link is congested and does not have an improvement scheme identified, the schemes identified in the LDP should relieve this link of congestion. Therefore, the triggering of this indicator is not considered to indicate that the policy is failing.

8.10 Whilst the above policies are not delivering the objectives as anticipated, they are largely being affected by external factors that the Adopted Plan has no control over. As a result these policies are not considered to be failing.

8.11 Two Strategic Policies have been identified as not being implemented as anticipated, namely: SP14 - Total Housing Requirements;

and SP15 - Affordable Housing Targets. These two policies are linked, as the provision of market housing on sites identified under Policy SP14 will provide affordable housing to meet the targets specified under Policy SP15. It should be noted that nearly 50% of the houses needed for the plan period have been delivered to date, however this falls short in terms of delivery for the whole plan period. As such, the policy is not delivering housing as quickly as anticipated. This position also needs to be considered in conjunction with the fact that the County Borough does not have the required 5-year housing land supply specified by Welsh Government (1.5 years housing land supply in the 2016 JHLAS increasing to 2.1 in the 2017 JHLAS). The 5-year housing land supply is a significant material consideration in the determination of proposals for residential development that may not otherwise be in conformity with the development plan.

8.12 TAN 1: Joint Housing Land Availability Studies requires housing land supply to be calculated using only the residual method. As outlined previously the residual method has the paradoxical effect of decreasing land availability during years of low house building rates, and this has resulted in the county borough having only 1.5 years land supply in the 2016 JHLAS (increasing to 2.1 in the 2017 JHLAS).

8.13 It should be noted that whilst land supply calculated through the residual method has decreased markedly, dropping below the required 5-year level in 2012 and continuing to decrease to the 2016 position at 1.5 years, the past building rates figure only dropped below the required 5-year supply in 2015 and has remained steadily around 3.8 years since (rising to 3.9 this year).

8.14 Whilst there is a significant difference between the residual method and past building rates method figures, they are now both below the required 5-year housing land supply. Even though housing delivery is not significantly behind, the general low housing

land availability level means that the delivery of the housing needed to meet the plans housing requirement up to 2021 is being compromised.

- 8.15 Whilst the provision of affordable housing on dedicated sites continues, the numbers provided through market developments has reduced significantly.
- 8.16 These policies have, therefore, been identified as not being implemented as anticipated and action to remedy this position is needed and discussed in the following chapter.



9. Recommendations

9.1 This Chapter addresses the second pair of considerations set out in PPW Edition 9, paragraph 2.11.1, namely:

“ together with any steps the authority intends to take to secure the implementation of the policy and any intention to revise or replace the LDP (section 76 of the 2004 Act; LDP Regulation 37). It should identify any changes to key parts of the plan which would need to be considered in a review and possible plan revision.”

Recommendations for Actions to Secure the Implementation of Failing Policies

9.2 The 2017 AMR process has identified 2 policies, namely: SP14 Total Housing Requirements; and SP15 Affordable Housing Target, which are not being implemented as anticipated and which require action to be taken, and one objective, namely Objective 9, which seeks to: “Ensure an adequate and appropriate range of housing sites are available across the County Borough in the most suitable locations to meet the housing requirements of all sections of the population” which is not being met. Consideration needs to be given therefore to how the Council can secure better implementation of these policies and their associated objective. All relate to the provision of housing, albeit dealing with slightly different aspects. All are failing due to an accumulation of the same factors, specifically low house building rates, risk-averse investment and very low housing land supply figures. . Consequently it is appropriate to consider both policies and the objective together, rather than address each individually.

9.3 Since the economic crash in 2008 there has been a sustained reduction in housing delivery by the housebuilding industry, a factor that is outside the influence of the LDP. However during this time, the Adopted LDP has been successful in delivering housing, with just under half of the housing

requirement developed in the first two thirds of the plan period. Whilst this is behind the anticipated annual build rate, it is not so far behind that the position could not improve to be closer to the anticipated rate given an immediate change in the economic climate. Consequently, in terms of delivery to date, the plan is considered to have performed acceptably having regard to the poor economic conditions.

9.4 The key indicator that identifies the failure of Policies SP14 and SP15 and Objective 9 is the 5-year land supply figure that is taken from the annual Joint Housing Land Availability Study (JHLAS). The 5-year land supply figure is a key consideration in the determination of planning proposals. Where there is not a 5-year housing land supply, it becomes a material consideration in the determination of planning applications for residential development. Where there is a significant shortfall in the 5-year land supply, there is the potential for appeals to be lost even when proposals are contrary to the adopted development plan. This situation is now manifesting itself in the county borough. Three proposals for residential development have been allowed on appeal during the monitoring period, namely: Pandy Road, Bedwas; Cwm Gelli, Blackwood; and Axiom, Newbridge. All three of these proposals were contrary to the Adopted LDP; however in determining these appeals the Inspectors all included the lack of a five-year land supply as a significant material factor in their decision to grant consent.

9.5 Whilst the 5-year land supply is considered to be significant, there are a number of serious concerns regarding the way in which this figure is calculated that can significantly influence the level of housing land that is available. Firstly the categorisation of sites, to identify when they will be implemented, excludes sites from the 5-year land supply which are located in a low viability area or which do not have a signed legal agreement. This can exclude sites, which are otherwise ready and available for development, from

the 5-year land supply. The categorisation does not, therefore, identify land availability; it is more a reflection of land demand.

- 9.6 The second is the method used to calculate the land supply figure, the residual method. The revision to TAN1 in January 2015 now requires all reports to calculate land availability by this method only. The residual method considers the land (allocated and permitted sites) that would be developed within the next 5 year period against the annual build rate required to completely build out the LDP requirement by the end of the plan period. This method has the paradoxical effect of realising decreasing levels of land availability during periods of low house building rates and increasing land availability levels in periods of higher build rates.
- 9.7 Prior to the revision of TAN 1, the annual JHLAS also considered land availability calculated by the past build rates method. As the past build rates method uses the latest information of build trends, rather than the projected build levels used in the residual method, the past build rate method is, arguably, more reflective of the housing market conditions.
- 9.8 It is accepted that, for the past three years, neither the residual calculation nor the past build rate method realised a land supply of over 5 years. However, the past build rate method has realised consistently higher land availability rates than the residual method, despite not realising a 5-year land supply. In fact the 2017 AMR results (2016 JHLAS figures) saw the past build rate figure rise slightly from 3.8 to 3.9 years, whilst the residual method fell from 1.9 to 1.5 years (increasing in the 2017 JHLAS to 2.1, whilst significantly the past build rate rose above the 5-year level to 5.5 years). There is obviously a discrepancy between the two figures, however the past build rates method more accurately reflects prevailing economic circumstances. TAN1 has removed the ability to consider both of these methods

in determining the level of land supply available.

- 9.9 Notwithstanding the concerns over the validity and reliability of the Housing Land Availability process, which the Council are lobbying the Welsh Government to change, both the residual method and the past building rates method identify indicate that the county borough has less than a 5 year housing land supply and this needs to be addressed.
- 9.10 The simple response is to increase the amount of land available for residential development. Normally this would be undertaken through a review of the adopted plan. Whilst the Council commenced a review of the Adopted LDP in 2013, it formally withdrew the Replacement LDP in October 2016. As a result increasing housing land supply in the short term will require a number of other direct interventions or actions to address this issue.
- 9.11 Firstly consideration needs to be given to how sites currently identified as not being developable in the 5-year period can be brought forward and released for development. The two key issues that preclude development of sites are: the costs of remediating brownfield sites; and sites being located in unviable locations. Whilst the costs of remediating brownfield sites are well documented and understood, the prevailing view of Government and the Housing Industry is that housing should only be identified in areas where it is viable to build. It should be noted, however, that a development plan is a tool that intervenes in the market to address social, economic and environmental issues. Many of the residents of the county borough live in less viable areas, in communities that are under threat due to a lack of investment and development. The development plan seeks to promote new housing and employment opportunities in those areas in order to comply with its requirement to contribute toward sustainable development, as development in these areas

can reinforce communities and ensure that threatened services are maintained. However it is also accepted that development will not take place where it is not viable to do so. Therefore development will only take place in such areas when funding is available to bridge the viability gap. The Council is continuing to lobby WG to introduce funding mechanisms to remove obstacles to the development of appropriate brownfield sites and incentivise sites located in less viable areas.

9.12 In addition to this the Council is also being proactive in how it approaches development on its own land. The Council has introduced an innovative housing model for realising development opportunities on land in public ownership, and the first pilot site at Watford Road, Caerphilly, is nearing completion. The Council, together with its partners, will utilise the innovative housing model to stimulate development on sites that would not otherwise be brought forward by the market in the short-term.

9.13 Furthermore, the Council is working proactively with the Registered Social Landlords that operate within the county borough to identify windfall and small sites suitable for the development of affordable housing.

9.14 The Council should also strive to increase the number of sites that are physically capable of being built within the next 5-year period. There is a

need therefore for the Council as the Local Planning Authority to have sufficient regard for the urgent need to increase the housing land supply (in line with national planning policy and guidance) in its consideration of proposals for new residential development on a site-by-site basis. It is acknowledged that there may be some sites that are acceptable in planning terms which are contrary to the Adopted LDP which could contribute to the housing land supply in the short term.

9.15 Using all of the above measures the Council may realise an improvement in the delivery of housing development that the policies and objective seek to engender until such time as a replacement plan can be adopted to supersede the Adopted LDP.

Should the Adopted Plan be Reviewed

9.16 As outlined above the council commenced the preparation of the Replacement LDP in 2013 and subsequently formally withdrew it in October 2016, following the Deposit consultation exercise. The resolution to



withdraw the Replacement LDP also set out a number of other decisions, namely:

- To seek an urgent meeting with the WG Minister:
 - To advise on the intention to withdraw the Deposit Replacement LDP
 - To seek support for the preparation of the SDP as a matter of urgency
 - To discuss the importance of Welsh Government funding to help unlock the remaining brownfield sites across the county borough
 - To discuss the removal of the residual method of calculating the five-year housing land supply as currently set out in TAN 1.
- To seek further discussions with Welsh Government and local authorities within the Cardiff Capital Region regarding the possible development of a strategic development plan.

9.17 There is an ongoing dialogue between Senior Members and Officers and the Welsh Ministers and their Officials regarding the urgent need for funding to remediate brownfield land; and the current methodology for calculating the housing land supply as required by TAN 1.

9.18 Further there is ongoing dialogue within the region concerning the form that development plan coverage should take in the future. Specifically, whether a statutory Strategic Development Plan should be produced in advance of the next generation of Local Development Plans or not. The Regional Cabinet (the decision making body for the Cardiff Capital Region City Deal), will consider this issue in detail in the near future.

9.19 The Adopted LDP will remain in-force until the end of 2021, after which it will no longer be in effect. The lack of development plan coverage could have significant implications for the county borough; not least that development would take place in the absence

of a statutory local planning policy framework and defined land use strategy. This is likely to result in development taking place in those parts of the county borough with the highest development pressure. Conversely, areas with less or no development pressure could realise little if any development.

9.20 The 2013 AMR concluded that the Adopted LDP should be reviewed to address the shortfall in the housing land supply at that time and also to identify new sites for 21st Century schools. This AMR position has not changed. Indeed the situation in respect of the housing land supply has worsened. Three appeals for housing development, (permitting a little under 500 new dwellings), on sites contrary to the Adopted LDP have been allowed by the Planning Inspectorate over the 2017 monitoring period. Despite these permissions, the 5-year land supply remains significantly below the required 5 year requirement at 1.5 years in 2016 rising to 2.1 years in 2017. The lack of a 5 year land supply will continue to be a material factor in determining proposals for residential development, and will be given significant weight in appeal decisions by the Planning Inspectorate and Welsh Ministers. Until the housing land supply figure is significantly improved, there is an ongoing risk that future appeals for residential development on sites that are contrary to the Adopted LDP (but are otherwise acceptable in planning terms) will be permitted.

9.21 The pressure for the Council to reconvene work on a Replacement LDP is strengthening, given:

- There is a statutory requirement to move to review after four years;
- The passage of time since the 2013 AMR identified the need to prepare a new plan;
- The increasing risk that the county borough will not have development plan coverage post 2021;

- The urgent need to increase the housing land supply; and
- The likelihood of further unplanned development being allowed on appeal in the short term.

9.22 Work on a Strategic Development Plan is more advanced in South East Wales than in other parts of Wales. An options report has been prepared by South East Wales Strategic Planning Group (SEWSPG), and officers are of the unanimous view that the preparation of a statutory Strategic Development Plan is necessary to shape the region's future growth. A report is expected to be considered by the Regional Cabinet before the end of the year, when a formal decision in respect of the preparation (or otherwise) of the Strategic Development Plan will be made.

9.23 The White Paper on Local Government Reform is to be published on 31st January 2018, which is expected to mandate strategic planning on a regional footprint i.e. Cardiff Capital Region. It is inevitable in the longer term therefore that strategic planning will be undertaken on a regional basis.

9.24 In the absence of a decision to commence work on the SDP, the issue of whether the Council should embark on the preparation of a Replacement LDP remains to be considered. The 2013 AMR and subsequent AMRs have clearly identified the need for a full replacement plan to be prepared. The findings of these reports together with the updated evidence base will form part of the evidence base for any future plan preparation, irrespective if that is a Replacement LDP or part of a SDP. However if a Replacement LDP is to be progressed there is a need for the Council to consider this through the findings of a formal Review Report. It is therefore proposed to commence the preparation of a formal Review Report, which will be the subject of consideration by the Council early in 2018.

9.25 The 2017 Annual Monitoring Report concludes and recommends that:

R1 Substantial progress should continue to be made in the delivery of the majority of the Adopted Development Plan, which is realising benefits to the environment.

R2 The Council continue to seek the preparation of the Strategic Development Plan for the Cardiff Capital Region.

R3 The Council will need to continue to address the shortfall in the five year housing land supply through proactive action, including:

- To consider proposals for new residential development on their relative planning merits on a site-by-site basis and have due regard for the need to increase the housing land supply in line with national planning policy and guidance;
- To lobby Welsh Government to establish funding mechanisms to incentivise sites in low viability areas and promote remediation of suitable brownfield sites for development;
- To utilise the innovative funding model to bring forward Council owned sites with viability issues;
- To lobby the Welsh Government to make changes in respect of the housing land availability process.

R4 A further report is presented to council, following consideration of the SDP by the Regional Cabinet, to consider our approach to the need to review the LDP.

Appendix 1: Mandatory Indicator - New Dwelling Completions and land Supply

New Dwelling Completions Private /Affordable Split and Housing land Supply													
	2007 JHLAS Apr 2006 Mar 2007	2008 JHLAS Apr 2007 Mar 2008	2009 JHLAS Apr 2008 Mar 2009	2010 JHLAS Apr 2009 Mar 2010	2011 JHLAS Apr 2010 Mar 2011	2012 JHLAS Apr 2011 Mar 2012	2013 AMR 2012 JHLAS Apr 2011 Mar 2012	2014 AMR 2013 JHLAS Apr 2012 Mar 2013	2015 AMR 2014 JHLAS Apr 2013 Mar 2014	2016 AMR 2015 JHLAS Apr 2014 Mar 2015	2017 AMR 2016 JHLAS Apr 2015 Mar 2016	2017 AMR 2016 JHLAS Apr 2015 Mar 2016	2017 AMR 2016 JHLAS Apr 2015 Mar 2016
Land Supply (JHLAS) Residual method	17.3*	22.5*	21.2*	14.2*	4.3	3.5	2.9	2.5	1.9	1.5	2.1		
Total Completions (JHLAS)	852	656	387	300	358	390	344	351	414	187	284	4,239	4,523
Net Market Dwellings #	835	553	265	176	239	274	232	275	318	97		3,261	
Net Affordable Dwellings #	17	102	122	111	92	115	108	70	96	85		918	

* Figures realised under the Caerphilly UDP (LDP Adopted November 2010)

The Net figures take account of demolitions and, as a result, do not add up to Total Completions figure

Due to the timescales associated with the preparation of the JHLAS, it is necessary to report data from the previous year's study (1st April 2016). Since the background tables for the AMR were prepared, the 2017 JHLAS has been published and the headline figures from the study are included in the table for information only.

Appendix 2: SEA/SA Monitoring Overview

Objective	2011	2012	2013	2014	2015	2016	2017
To reduce the average resource consumption of each resident	X	DNA	NM	NM	NM	NM	NM
To improve the condition of housing and ensure the range of housing types are accessible to meet the needs of residents.	+	+	+	+	++	X	+
To reduce the incidence of crime	+	X	X	+	+	+	+
To improve educational achievement	XX	X	+	+	X	X	O
To allow equal opportunities for all	NM	NM	NM	NM	NM	NM	NM
To increase the percentage of people of working age in employment	XX	++	O	O	XX	+	+
To increase the wealth of individuals in CCBC	DNA	X	X	+	O	O	X
To ensure a sufficient range of employment sites are available	DNA	X	X	++	O	O	DNA
To improve the health of individuals	XX	X	O	++	O	+	XX
To retain the population of county borough to at least current levels and attain a more balanced demographic structure?	DNA	+	+	++	X	O	O
To allow all residents easy access to leisure facilities	DNA	+	++	+	++	+	++
To reduce air, noise, light and odour pollution and ensure air quality improves.	+	O	O	X	+	++	XX
To protect the landscape value of the most important landscapes in the county borough and maintain a clean and accessible environment to encourage a greater sense of belonging.	DNA	X	O	O	X	+	++
To protect the cultural identity of the county borough	DNA	+	X	O	+	+	O
To protect and enhance important historic assets	+	++	++	O	+	++	+
To protect aquifers and improve the quality and quantity of the water in our rivers and to reduce water consumption	++	O	DNA	O	++	+	DNA
To minimise the number of developments affected by flooding	X	O	O	+	X	X	X
To make the most efficient use of land and to reduce contamination and safeguard soil quantity, quality and permeability.	+	X	O	O	XX	O	X
To protect geologically important sites and improve their accessibility	++	++	++	++	++	++	++

Objective	2011	2012	2013	2014	2015	2016	2017
To reduce the amount of waste produced and increase the reuse of materials	+	+	+	+	DNA	++	+
To enhance the biodiversity of the county borough	O	O	O	+	O	+	X
To reduce the total amount of CO ₂ produced within the county borough each year	X	DNA	X	NM	NM	NM	NM
To reduce congestion by minimising the need to travel, encourage alternatives to the car and make best use of the existing transport infrastructure.	X	O	O	+	+	+	O
To increase the proportion of energy gained from renewable sources.	DNA	+	+	X	++	X	X
To improve the performance of material assets within the county borough	O	X	O	O	+	O	+
2016 Results Summary							
XX	2	+	6	O	4		
X	5	++	3	DNA	2		
				NM	3		
DNA <i>Did not assess due to lack of information</i>							
NM <i>Not monitored as standard due to lack of information</i>							

Appendix 3: Triggered Policies

Policy	Issue	Comment	Consideration	Action Required
SP2	Factor 3 Out commuting as a percentage of total commuting of residents of the county borough.	Marginally (0.2%) over the trigger level, so a marginal trigger. The second consecutive time it has triggered.	<p>The figures are taken from the annual business survey. This is a sample survey subject to natural variances. This results in natural fluctuations in the results, which could explain why 3 years have triggered and 3 years have not.</p> <p>This year's result is the first time that the Factor has triggered consecutively. However, this year's result has reduced in comparison to the 2016 result and is only marginally (0.2%) over the trigger level. As a result it is inconclusive whether this indicates a significant change that would warrant further consideration. The 2018 results will need to be considered further in this respect.</p>	No immediate action required. Will need to consider further if next years AMR also triggers.
SP4	Factor 2 Vacancy Rates in the 5 principal town centres	Bargoed only (2 rd Year). Marginally over Target.	Bargoed has been the subject of major regeneration work and has suffered due to the recession. Further regeneration work and an economic upturn are likely to return Bargoed below the trigger point, but this may not be immediate. However, it will take time for Bargoed to gather pace from the regeneration works and, in the meantime, it cannot truly be said that Bargoed is genuinely triggering the Factor on its own.	No further action required.

	Factor 3	Percentage of residents satisfied with their town centres	Caerphilly only (3rd year but no revision for 3 years). Under the trigger by 10%	Caerphilly is the only centre to trigger and this undoubtedly relates to the lack of redevelopment that has taken place in the centre due to the economic downturn.	No further action required.
	Factor 4	Percentage of money spent in County Borough retail centres as a total of total spend	Non-Bulky goods only (third year but 3 years since last data revision). Significantly under the trigger.	Retail spend has declined throughout the county borough in line with the recession. This position has been exacerbated by the regeneration works in Bargoed and the lack of redevelopment in Caerphilly. Whilst this issue will need to be monitored closely in the future, it is not yet an issue that would require a review of the plan	No action at the current time.
SP5	Factor 1	Number of applications for urban forms of development (as defined by criterion D, Policy CW17) located outside of settlement boundaries either approved by CCBC or allowed on appeal	The first time that this Factor has triggered. Triggered in relation to the number of applications received in the monitoring year, rather than on the three year trigger.	This Factor, like many others, is based upon an absolute trigger that does not take account of the nature of the development. Whilst it is triggering for the first time, it has triggered against a 3-year trigger, which means it has been failing for 3 years now. This Factor has triggered as a result of just 3 planning applications that cover less than 0.5ha in area, with 1 application being a resubmission of a previous permission. Given this the causes of the triggering of the Factor are not significant	No action required
SP8	Factor 2	Average yearly usage of aggregates by the construction industry (averaged across the preceding 3 years)	Triggered for the 5 th out of 6 years, with the 6 th not triggering because data was not available. Well under half the level of the minimum trigger point, so a significant diversion.	Minerals production is intrinsically aligned to minerals use (minerals are not produced if there is no market for them). Mineral use has reduced dramatically as a result of the economic downturn and has not yet recovered in any substantive way. As a result mineral production has dramatically reduced to reflect this.	No action required

				Given that there is not a shortfall in production over usage, the fact that the Factor triggers is not significant.	
SP10	Factor 2	Number of approved applications that result in loss of Area of SINC/LNR to development	Triggered for the third year in a row, but, because it is based on a 3 year cumulative trigger, it has actually failed for the past 5 years. The figure remained constant this year but overall the results are increasing.	This Factor, like many others, is based upon an absolute trigger that does not take account of the nature of the applications that are being permitted. Whilst 12 applications have recorded loss of SINC/LNR land, there is no qualification as to whether the applications actually result in any damage to this land. The consistent failing of this Factor indicates that the policy is not being delivered as was originally envisaged. However the fact is that of the 13.9 ha of SINC land affected, only 0.15ha was new loss (other applications were on allocated sites, provided flood defences and repair a reservoir and small scale developments associated with existing) As a result the area of SINC Land covered by applications for new development is very small and, without any significant qualification of the applications, it cannot be considered to be significant.	No action currently required, although careful consideration should be given to subsequent triggering and consideration for remedial action may be required.
	Factor 3	Number of approved applications that provide compensatory provision (equal or greater in area than that lost) as a percentage of the number of approved allocations that result in loss of SINC/LNR.	This Factor has not Triggered due to the fact that data was not available to monitor it. The Factor has triggered for the previous four years.		No action currently required.
	Factor 4	Number of applications within	The second consecutive time	This is similar to the SINC/LNR factors above,	No action

		SLAs that are refused, as a percentage of all applications within SLAs	this has triggered and the 4 th in five years.	<p>in that the Factor is based on an absolute trigger, which allows no qualification of the nature of the development.</p> <p>Both the 2016 AMR Result and this year's result are only marginally in below the trigger point, with the 2015 AMR result being significantly above it. These 3 results are markedly different from the 2013 and 2014 results that were significantly below the trigger point. The 2015 – 2017 AMR results indicate that the Factor is being delivered on, or above the trigger level and as such the triggering of the Factor is not significant.</p>	currently required.
SP14	Factor1	Annual building rate	<p>The first and only time this Factor has triggered.</p>	<p>The 2017 result is significantly under the trigger level for this Factor. However this is the first time that this Factor has triggered and could just be an anomaly of housing development in the county borough.</p> <p>Whilst Factor 2 has also triggered for the 3rd consecutive year, there is no direct correlation to this Factor triggering as the first two years of Factor 2 triggering saw the highest levels of housebuilding activity throughout the monitoring period.</p> <p>As a result this is not considered significant at the present time, although careful consideration will need to be given to any further triggering of this Factor in subsequent years.</p>	<p>No action currently required, although careful consideration should be given to subsequent triggering and consideration for remedial action may be required.</p>

				Third consecutive year that this Factor has triggered, with a consistent figure significantly below the trigger level.	Whilst the past building method is not the recommended method of calculating land availability, it provides a counterbalance to the residual calculation that is realising low land availability. The third year of triggering reinforces the residual calculation in that the county borough does not have a five year land supply.	Actions will be needed to remedy the land supply issue.
				Triggered for the 4 th consecutive year for the 10% and 25% areas, with figures way below the trigger level (2% and 0%) and first time trigger for 0% area.	Affordable housing is not being delivered at the required rates, but this is a corollary of general house building being low due to the economic climate. Low levels of development viability also impact on the level of affordable housing delivered and this, in conjunction with potential reductions on capital grant funding could result in further reduction in the provision of affordable housing.	Action required to improve affordable housing delivery.
SP15				Triggered for the first time with a result slightly over the trigger level	The Factor has triggered for the very first time. It has triggered as the result is slightly over the trigger point. Whilst the result is only slightly above the trigger point it has reached this level with a near 10% increase in house price. Whilst the slight increase past the trigger point is not significant, if the rate of price increase is maintained through to the next AMR then this issue will need to be considered.	Action required to improve affordable housing delivery.
	Factor 2	Average House Price (over the base Viability Study 2009 level)		Triggered for the fifth consecutive time, with the first AMR not monitored due to lack of information.	This has effectively triggered every year, with the exception of the first year when lack data availability prevented it from being monitored.	No action currently required.
SP16	Factor 3	Number of employees in part time employment as a percentage of total employees in employment				

				<p>The monitoring framework was set out before the economic downturn and sets out triggers that are more reflective of the more buoyant economic climate. The economic downturn has undoubtedly been the reason that the percentage of part time workers has increased (with less full time employees and increasing part time employees). As a result the triggering factor is reflecting the economic conditions which are largely outside of the control of the development plan and, therefore, the Factor triggering is not a significant indicator that the policy is failing.</p>	
<p>SP18</p>	<p>Factor 2</p>	<p>Numbers of planning applications that provide new formal play areas through S106 agreements</p>	<p>Triggered for the fifth consecutive time.</p>	<p>The monitoring framework was set out when development levels were high and the trigger level for this Factor was set against high levels of planning gain. Since the economic downturn the number of submitted planning applications has reduced significantly and, as a corollary, the numbers of facilities secured through S106 agreements to those applications have similarly decreased.</p> <p>Therefore the Factor is triggering as a direct result of the economic downturn and would be expected to rise when the economy starts to recover. The economic conditions are largely outside of the control of the development so the triggering of the Factor is not a significant indicator that the policy is failing.</p>	<p>No action currently required.</p>

<p>SP20</p>	<p>Factor 2</p>	<p>The Number of Monitored Links That Are Above CRF level that do not have planned improvements</p>	<p>Triggered for the first time, but has in fact triggered every year, but has not been recorded due to the trigger being over a 3-year period and that no data was available for the 2014 AMR.</p>	<p>Four of the 17 monitored links are above their nominal design capacity, but 3 of the link have proposals in the LDP to address the issue.</p> <p>One of the links is not subject to proposals for improvement and therefore triggers the policy. Whilst there are no proposals for this link, the link is part of the congestion that forms on the Caerphilly Northern Bypass and is likely to benefit from the LDP proposals to improve the efficiency and effectiveness of the northern bypass. As only one of the improvements has been undertaken to date, it is not considered that this Factor triggering represents a significant indicator that the policy is failing.</p>	<p>No action currently required.</p>
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Appendix 4 – Performance Against the LDP Objectives

LDP Objective		Commentary	Performance
1.	Accommodate sustainable levels of population growth.	The 2011 Census identified that the county Borough already accommodated the population levels that had been predicted for the end of the plan period. Whilst the projected population levels are already being accommodated, the associated development is required to ensure that this population is accommodated in the most sustainable way.	
2.	Ensure that the County Borough is well served by accessible public open space and accessible natural green space.	The policies protecting and enhancing open and natural green space are performing and the objective is being met.	
3.	Ensure the effective and efficient use of natural and built resources while preventing the unnecessary sterilisation of finite resources through inappropriate development.	The policy framework is delivering appropriate development. Whilst policy SP10 is raising issues over development in designated SINCS this development is very limited in scale and is acceptable within those areas. As such the objective is being met overall.	
4.	Ensure that the environmental impact of all new development is minimised.	SEA/SA monitoring of the environment is seeing significant overall positive effects from the plan. Protectionist and enhancing policies for the natural environment are also working and the objective is being met.	
5.	Improve energy, waste and water efficiency while promoting environmentally acceptable renewable energy to maintain a cleaner environment and help reduce our impact on climate change.	Many of the measures used in addressing these issues are outside the scope of the LDP. However the policy framework is contributing toward the overall objective and the SEA/SA Monitoring is seeing positive effects in respect of all of these issues.	
6.	Encourage waste management based on a hierarchy of reduce, reuse, recovery (including material recycling, energy recovery and composting) and safe disposal.	Many of the measures used to realise the hierarchy lie outside of the remit of the LDP. However the policy framework assists in delivering sustainable waste management and the SEA/SA Monitoring is realising positive effects. The objective is being met	
7.	Encourage the re-use and / or reclamation of appropriate brownfield and contaminated land and prevent the incidence of further contamination and dereliction.	The majority of allocated brownfield sites in the NCC and SCC have been reclaimed and redeveloped. The policy framework is controlling development to ensure that further contamination does not take place. The objective is being met	
8.	Concentrate new development in appropriate locations along existing and proposed	This principle underpins the development strategy for the LDP and the allocations have taken this issue fully into account. This issue	

	infrastructure networks that are accessible to pedestrians, cyclists and to public transport in order to sustain and complement the role and function of individual settlements.	is also a consideration set out in the policy framework against which development proposals are considered. This objective is being met	
9.	Ensure an adequate and appropriate range of housing sites are available across the County Borough in the most suitable locations to meet the housing requirements of all sections of the population.	As outlined in objective 1 the projected population for the plan period has already been reached but less than 50% of the required housing provision has been delivered. Whilst these low levels of housing development can be attributed to the economic climate and the risk-averse nature of centralised funding, the plan is now two thirds through its plan period and house-building is not being delivered in sufficient numbers. As a result this objective is not being met.	
10.	Ensure that all new development is well designed and has regard for its surroundings in order to reduce the opportunity for crime to occur.	Design is a key consideration in respect of development proposals and is an important element of the policy framework. SEA/SA monitoring raises no issues in respect of design and crime related indicators are realising positive outcomes. This objective is being met.	
11.	Identify, protect and, where appropriate enhance, valuable landscapes and landscape features and protect them from unacceptable development.	The plan has allocated landscapes for protection and these are protected through the policy framework. The SEA/SA monitoring realises positive outcomes for landscape indicators. This objective is being met.	
12.	Identify, protect and enhance sites of nature conservation and earth science interest and ensure the biodiversity of the County Borough is enhanced.	Policy SP10 – Conservation of natural Environment triggered as part of this monitoring assessment. Whilst the amount of land being lost is very small, this remains an issue moving forward for the plan although, given the small areas of land in question, the objective is not being met as proposed at the moment.	
13.	Create appropriate new landscape and ecological features and habitats as an integral part of new development wherever appropriate.	This has realised positive results in both the LDP and SEA/SA monitoring processes. This objective is being met.	
14.	Manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.	This issue has not received any negative impacts from the SEA/SA monitoring, whilst receiving double positive results for 2 of the 6 years assessments. This objective is being met.	
15.	Reduce the impact of flooding by ensuring that highly	SEA/SA monitoring has realised negative results for this issue in the past 3 years.	

	vulnerable development is directed away from areas of risk wherever possible.	However, the indicators are based against a zero comparison and small areas can be affected by development and be acceptable as it is the use of the land that determines whether a site should not be utilised. Whilst small areas of land liable to flooding are subject to development, the proposed development is not in appropriate and, whilst the monitoring results are negative, the objective is largely being met (as highly vulnerable development is not being permitted in the flood zones).	
16.	Reduce congestion by minimising the need to travel, promoting more sustainable modes of transport and making the most efficient use of existing transport infrastructure.	The imbalance between population and residential/employment development is having knock-on effects for this issue, which has realised negative results recently. Out-commuting as a proportion of total work related travel has increased over the past couple of years after reducing previously. Whilst there is positive movement in respect of the objective, although it is not being delivered as anticipated.	
17.	Capitalise on Caerphilly's strategic position further developing its role as a commercial and employment centre in the heart of the Valleys City Region with strong links to the Heads of the Valleys area and as the smart alternative for locating development to Cardiff and Newport.	Employment development has been slower than anticipated due to the prevailing economic conditions. However, the most recent results have increases economic development and subsequent years' results will determine if this policy is delivering more strongly.	
18.	Provide and protect a diverse portfolio of employment land for a variety of employment uses, focusing in particular on higher value employment opportunities and sites to meet local need, including waste management facilities.	Employment development in the county borough has been slow due to the economic climate. It is acknowledged that this position should improve as economic circumstances improve, but at the current time there is positive movement in respect of the objective, although it is not being delivered as anticipated.	
19.	Encourage the development of high quality, all season tourist attractions and tourist accommodation that complements the natural and built environment of the County Borough.	Development has taken place at 4 of the 9 allocated sites. As such this objective is being met.	
20.	Maximise the efficient use of the existing infrastructure and encourage the necessary improvements to the network to sustain necessary levels of	Rail related developments have progressed well. Highway improvements have not been delivered as expected, although this is due to the low levels of development that are taking place, which providing funding for these	

	development at appropriate locations across the County Borough.	improvements. Overall progress is being made but the objective is not being delivered as anticipated.	
21.	Protect and provide a wide range of community and health facilities which are appropriately located and easily accessible, and which meet the needs of all sections of the population.	23 of 37 allocations have either been delivered or have planning permission. This objective is being met.	
22.	Maintain the vitality, viability and character of the County Borough's town and village centres and re-establish them as a focus for economic activity and community pride.	Policy SP4, which focusses on the principal town centres, has triggered as part of this assessment. As outlined above there has been a low level of commercial and retail development which has resulted in the policy being triggered. Significant regeneration development has taken place in Bargoed whilst no significant redevelopment has taken place in Caerphilly. Whilst progress on this issue has ben made the objective is not being deliver as anticipated.	
23.	Maintain, enhance and develop a hierarchy of town and village centres which are easily accessible, and which meet the needs of all sections of the population.	Policy SP4, which focusses on the principal town centres, has triggered as part of this assessment. As outlined above there has been a low level of commercial and retail development which has resulted in the policy being triggered. Significant regeneration development has taken place in Bargoed whilst no significant redevelopment has taken place in Caerphilly. Whilst progress on this issue has ben made the objective is not being deliver as anticipated.	
24.	Protect and enhance the overall quality of the historic natural and built environment of the County Borough	SEA/SA monitoring has consistently realised strong positive outcomes for the historic environment with the policy framework protecting assets and the number of buildings at risk being reduced overall. The objective is being met.	

Appendix 5: Local Council CIL Payments and Spend

Local Council	CIL Revenue 2016/17	CIL Spend 2016/17	Projects funded 2016/17	Remaining CIL Balance
Aber Valley Community Council	£0.00	£0.00	None	£0.00
Argoed Community Council	£0.00	£0.00	None	£0.00
Bargoed Town Council	£0.00	£0.00	None	£0.00
Bedwas Trethomas, Machen Community Council	£1,038.05	£0.00	None	£1896.05
Blackwood Town Council	£0.00	£0.00	None	£0.00
Caerphilly Town Council	£11,292.37	£0.00	None	£11,748.37
Darran Valley Community Council	£0.00	£0.00	None	£0.00
Draethen, Waterloo and Rudry Community Council	£607.92	£0.00	None	£607.92
Gelligaer Community Council	£12,450.58	£1,819.00	Install pathway at Welfare Ground, Hengoed	£14,144.26
Llanbradach & Pwllypant Community Council	£518.96	£0.00	None	£518.96
Maesycwmmmer Community Council	£1,012.50	£0.00	None	£1,012.50
Nelson Community Council	£906.64	£0.00	None	£906.64
New Tredegar Community Council	£0.00	£0.00	None	£0.00
Penyrheol, Trecenydd and Energlyn Community Council	£0.00	£0.00	None	£0.00

Local Council	CIL Revenue 2016/17	CIL Spend 2016/17	Projects funded 2016/17	Remaining CIL Balance
Rhymney Community Council	£0.00	£0.00	None	£0.00
Risca East Community Council	£0.00	£0.00	None	£0.00
Risca Town Council	£2993.43	£0.00	None	£2993.43
Van Community Council	£0.00	£0.00	None	£0.00
Areas or no local council coverage	£3,325.72	£0.00	None	£3,325.72

Appendix 6: LDP Allocation Monitoring

Allocation	Developed	Planning App	Status / Comments
SP13 The Council will support the development of a leisure centre within the Heads of the Valleys Regeneration Area	Not Developed		No proposals for a leisure centre at present.
MW1.1 Cwmbargoed Disposal Point, north west of Fochriw	Not Developed		
HG1.1 Land to the South of Merthyr Road	Not Developed	P/05/0366, P/05/0295	Only 2 units complete. No planning applications submitted for remainder of site.
HG1.2 Land East of Llechryd Bungalow	Not Developed		
HG1.3 Old Barrel Store	Developed	06/0066/FULL	Completed 2012
HG1.4 Lower Hill Street	Not Developed	15/0621/FULL	New full permission granted 27-11-15
HG1.5 Maerdy Garage adjacent to Maerdy House	Not Developed	16/1059/FULL	Granted March 2017 to carry out infrastructure works to create new access drives and footways to serve future residential development
HG1.6 Maerdy Crossing	Not Developed	15/0528/NCC	NCC application approved 7-12-15
HG1.7 Former depot south of Pontlottyn Link Road	Not Developed	16/0642/OUT	Outline permission for 25 dwellings granted 15/9/2016
HG1.8 Heol Evan Wynne	Developed	P/06/0124	Completed 2012
HG1.9 Greensway	Not Developed		
HG1.10 Land south west of Carn y Tyla Terrace	Not Developed		Previous permission expired
HG1.11 Land adjacent to Brynglas	Developed	07/0019/FULL	Completed 2013

Allocation	Developed	Planning App	Status / Comments
HG1.12 Land off Railway Terrace	Not Developed		
HG1.13 Land at Graig Rhymney	Partially		Previous permission expired
HG1.14 Land adjacent to Abernant Road	Not Developed	14/0232/FULL, 15/0640/NMA	1 unit with full permission
HG1.15 Bedwellty Road	Partially	P/06/0671 (Outline), 12/0090/RM (Phase 1)	Phase 1 developed, multiple applications for self-build plots
HG1.16 Land adjacent to Gelynos Avenue	Partially	Outline P/04/0510, full for individual plots , 16/0877/FULL – erect 3 dwellings	Self build development
HG1.17 Aberbargoed and District Hospital	Developed	12/0594/FULL	Completed 2015
HG1.18 Aberbargoed Plateau	Not Developed		
HG1.19 Bargoed Retail Plateau	Not Developed		
HG1.20 YGG Cwm Rhymni	Developed	07/0719/FULL	Completed 2009.100% affordable housing
HG1.21 Park Estate	Not Developed		
HG1.22 Bedwellty Comprehensive School	Not Developed		
HG1.23 Land within curtilage of the Pentwyn Inn	Developed	07/1166/FULL	Completed 2012. 100% affordable housing
HG1.24 Land off Brynhoward Terrace	Developed	10/0456/RM	Completed 2013
HG1.25 Allotment Garden, Liwyn on Lane	Developed	07/1455/RM	Completed 2011
HG1.26 Blackwood Ambulance Station	Partially	13/0589/FULL	Phase 1 – Ty Sirhowy redeveloped for 22 bed residential accommodation (use class C2) developed.

Allocation	Developed	Planning App	Status / Comments
HG1.27 Pencoed Avenue	Partially	16/0085/NCC (west), 12/0707/RM (east)	Site to be developed in two phases. East site developed. West site application to extend condition for timeframe for submission of reserved matters awaiting determination.
HG1.28 Land east of Bryn Road	Not Developed		
HG1.29 South of Thorncombe Road	Developed	13/0005/RM	100% affordable housing. Completed 2016
HG1.30 Land at Hawtin Park	Not Developed	08/0752/OUT (East), 17/0142/RM, 17/0143/RM	Reserved matters application submitted for east site and west site
HG1.31 Oak Terrace	Developed	Developed	Completed 2015
HG1.32 Tir-y-berth	Not Developed		
HG1.33 Penallta Colliery	Developed	P/99/0781	Original development complete – housing development under construction on land directly north.
HG1.34 Penallta Yard	Developed	12/0462/RM	Completed 2017
HG1.35 Land at New Road	Not Developed	14/0129/NCC	Application to extend condition for timeframe for submission of reserved matters approved 6-10-2015.
HG1.36 Land off Valley View	Under construction	07/1211/FULL	Under construction 2017 – one unit remaining
HG1.37 Greenhill Primary School	Not Developed	15/1258/FULL	Housing association application approved 10-3-2016.
HG1.38 Land to the east of Handball Court	Not Developed		
HG1.39 Former Cattle Market Site	Developed	P/04/1216	Completed 2012
HG1.40 Land at Gellideg Heights	Not Developed	12/0269/NCC	Application to extend condition for timeframe for submission of reserved matters approved 14-7-2015.
HG1.41 Land at Ty Pwll	Developed	06/0421/FULL	Completed 2009
HG1.42 Land west of Old Pant Road	Not Developed		Previous permission expired

Allocation	Developed	Planning App	Status / Comments
HG1.43 The Stores, Albertina Road	Not Developed	14/0239/NCC	Application to extend condition for timeframe for submission of reserved matters approved 12-5-2014.
HG1.44 Land at Fields Park	Not Developed		
HG1.45 Pennar Lane	Developed	07/0608/FULL	Completed 2011
HG1.46 Chris Bowen Garage	Not Developed		Previous permission expired
HG1.47 Land west of the A467 and Afon Ebbw	Developed	08/1126/FULL	Completed 2014
HG1.48 Twyncarn House	Developed	08/0649/FULL	Completed 2010. 100% affordable housing
HG1.49 Land at Hillary Rise	Under Construction	07/0453/RSM	Under construction 2017
HG1.50 Land adjacent to Pen-y-Cwarel Road	Not Developed		
HG1.51 Land north east of Llanarth Street	Developed	P/04/1557	Completed 2014
HG1.52 Land at Station Approach, Risca	Not Developed	12/0531/OUT	Outline approved 30-6-14
HG1.53 Rom River	Developed	08/1144/FULL	Completed 2010
HG1.54 Eastern part of land adjacent to River Ebbw	Not Developed		
HG1.55 Suflex Factory	Not Developed	07/1524/FULL 13/0809/CLEU	CLEU application awaiting determination to establish whether development has commenced
HG1.56 Tyn y Waun Farm	Not Developed		Previous permission expired
HG1.57 Waterloo Works	Not Developed	P/06/0037	Awaiting signing of s106
HG1.58 Former Petrol Filling Station, Newport Road	Not Developed		Previous housing permission expired. Now developed for an alternative use (retail)
HG1.59 The Grove	Developed	12/0898/FULL	100% affordable housing. Completed 2016

Allocation	Developed	Planning App	Status / Comments
HG1.60 Bedwas Colliery	Not Developed		
HG1.61 St. James Primary School	Not Developed		Land no longer available for housing as Integrated Children's Centre remains on site in addition to school
HG1.62 Land at Venosa Trading Estate	Developed	07/0447/FULL	Completed 2015
HG1.63 Land at Pontypandy Industrial Estate	Under construction	10/0658/RSM (Phase 1), 12/0860/RM (Phase 2)	Under construction 2017
HG1.64 Cardiff Road / Pentrebane Street	Not Developed		Permission expired 2012
HG1.65 Land between Van Road / Maes Glas, and the Railway	Partially	10/0778/FULL (phase 1), P/05/1683 outline for phase 2	Phase 1 (Encon) 100% affordable housing completed; Phase 2 (Austin Grange) granted permission 12-6-2014
HG1.66 Gas Works Site, Mill Road	Developed	11/0787/RM	Completed 2015
HG1.67 Caerphilly Miners Hospital	Under construction	11/0410/FULL (phase 1); 14/0855/FULL	Phase 1 completed 2015; Phase 2 under construction 2017
HG1.68 Castlegate	Developed	P/03/0926 (Outline), multiple full/RSM	Completed 2014
HG1.69 Hendre Infants School	Not Developed		
HG1.70 Cwm Ifor Primary School	Not Developed	16/0665/FULL	Full permission for 19 units. 100% affordable housing. Not started 2017
HG1.71 Land east of Coedcae Road	Not Developed		
HG1.72 Windsor Colliery	Not Developed	09/0243/OUT	Awaiting signing of s106
HG1.73 Land below Coronation	Not Developed	11/0630/NCC	Application to extend condition for timeframe for submission of

Allocation	Developed	Planning App	Status / Comments
Terrace			reserved matters approved 24-2-2016
HG1.74 Jeremy Oils	Developed	P/04/0873, P/06/0695	Completed 2010
EM1.1 Land at Heads of the Valleys	Not Developed	09/0327/FULL; 15/0092/FULL	Full granted 2009 (wood storage shed); Full granted 2015 (refurbishment and development of adjoining land)
EM1.2 Ty Du	Not Developed	07/0872/OUT; 16/0373/OUT	Full granted 2010 (B1); Pending, subject to S.106 (housing/B1)
EM1.3 Plateau 1, Oakdale Business Park	Partially Developed	09/0573/NCC; 15/0065/FULL	Full granted 2009 (flying model planes); Full granted 2015 (IG Doors); developed
EM1.4 Plateau 2, Oakdale Business Park	Not Developed	12/0649/FULL	Full granted 2013 (demo. track and media centre); not developed
EM1.5 Plateau 3, Oakdale Business Park	Developed	14/0814/LA	Granted (new school); developed
EM1.6 Plateau 4, Oakdale Business Park	Partially	07/0835/LA	Consent granted 2007 (B1)
EM1.7 Hawtin Park north	Not Developed	14/0007/FULL	Full granted 2014 (Erect porch)
EM1.8 Hawtin Park south	Not Developed	08/0752/OUT; 14/0802/OUT	Granted 2014 (housing/commercial); Granted 2016; RM pending
EM1.9 Dyffryn Business Park north	Partially	09/0365/FULL; 13/0778/FULL; 15/0064/FULL	Development commenced
EM1.10 Dyffryn Business Park south	Not Developed		
EM1.11 Penallta Extension	Commenced	P/99/0768; 15/0675/FULL	Full granted 2002 (housing/employment); Full granted 2016 (housing); under construction
EM1.12 Land at Caerphilly Business Park	Partially	07/0849/OUT; 07/1518/FULL	Outline granted 2008 (business park); Full granted 2008; developed
EM1.13 Land at Treceynydd	Not Developed		

Allocation		Developed	Planning App	Status / Comments
EM1.14	Land at Western	Developed		Built out
CM4.1	The Lawn	Resource Centre Developed	11/0140/FULL 09/0980/FULL	Erect extension to previously approved Caerphilly Integrated Health and Social Care Resource Centre, ref no 09/0980/FULL, to provide pharmacy facility. Erect Caerphilly Integrated Health and Social Care Resource Centre No proposals for a retail foodstore on this site at present.
CM4.2	Bargoed Retail Plateau	Retail Units developed	11/0259/OUT	Redevelop including engineering works (cut and fill) and sewer diversions to facilitate erection of retail units (Use Class A1), restaurants and cafes (Use Class A3), financial and professional services (Use Class A2), Cinema (Use Class D2), residential
CM4.3	Former Cinema, Hanbury Square	Developed	06/0646/FULL	Erect four storey office redevelopment
CM4.4	Car Park Site, Rear of High Street	Not Developed	06/0507/OUT	Erect new office development with associated public realm works and ancillary car parking – Application submitted by Urban Renewal
CM4.5	Gateway Site	Developed,	11/0934/PCO	Erect freestanding restaurant (McDonalds) with associated drive thru, car parking and landscaping
CM4.6	Penallta Colliery	Not developed	10/0067/FULL	Construct purpose-built creche with associated external works (granted)
CM4.7	Former Palace Cinema	Developed	P/06/0046	Re-develop site for food store, retail and offices at ground floor and library at first floor
CM4.8	Adjacent to Lidl	Not developed		
CM4.9	Foundry Site	Developed	08/0568/FULL	Erect Class A1 retail foodstore, petrol filling station and associated car parking, access, servicing, landscaping and flood alleviation scheme, together with new pedestrian footbridge and riverside walkway
CM4.10	Gallagher Retail Park Extension	Developed	P/05/1368FULL	Phase 3 Gallagher Retail Park, Crossways, Caerphilly

Allocation	Developed	Planning App	Status / Comments
CM4.11 Gallagher Retail Park Redevelopment	Developed	06/0550/NCC	Vary Condition 4 attached to Planning permission P/05/1369 in terms of range of goods to be sold. Condition varied, site redeveloped for Tesco
CM4.12 Park Lane	Not developed		Site cleared, development options pending.
CM4.13 Cardiff Road	Not developed	06/0665/FULL	Permission lapsed
CM4.14 Castlegate	Developed	P/03/0926	Erect mixed use dev. of offices, hotel, P.H., inc. all engineering & building operations and landscaping
CM5.1 High Street, Bargoed	Not developed		
CM5.2 High Street, Blackwood	Not developed		
CM5.3 Castle Street To Piccadilly, Caerphilly	Not developed		
CF1.1 North of Rhymney Cemetery, Rhymney – Cemetery extension	Developed	14/0385/LA	Cemetery extension granted 2014; developed
CF1.2 The Lawn, Rhymney – Health and Social Care Resource Centre / Further Education	Developed		
CF1.3 Bryn Awel Primary School, Rhymney – New school	Developed	P/05/0239	Completed
CF1.4 Fochriw Youth Centre, Fochriw – New youth centre	Not Developed		
CF1.5 Leisure Centre, New Tredegar – New youth centre	Not Developed		
CF1.6 Hanger 81, Aberbargoed – New youth centre	Not Developed		

Allocation	Developed	Planning App	Status / Comments
CF1.7 Adjacent to Ysgol Bro Sannan, Aberbargoed – School extension	Not Developed		
CF1.8 Aberbargoed Primary School, Aberbargoed – School extension	Not Developed	10/0870/LA	Permission granted 2011
CF1.9 South of Aberbargoed Plateau, Aberbargoed – Fire station	Developed	11/0649/FULL	Completed
CF1.10 Hanbury Road Baptist Church, Bargoed – Library	Developed	09/0550/FULL 09/0551/LBC	Completed
CF1.11 Gilfach Street, Bargoed – Health centre	Developed	07/1373/COU	Completed
CF1.12 East of Gelligaer Cemetery, Gelligaer – Cemetery extension	Developed	11/0772/LA	Completed
CF1.13 Greenhill Primary School, Gelligaer – New school	Developed	09/0641/LA	Completed
CF1.14 Maesglas School, Gelligaer – GP surgery	Not Developed	08/1030/FULL	Permission granted 2011
CF1.15 Ysgol Penalltau, Ystrad Mynach – New school	Developed	P/06/0333	Completed
CF1.16 Oakfield Street, Ystrad Mynach – GP surgery	Not Developed		
CF1.17 Ystrad Fawr, Ystrad Mynach – Local General Hospital	Developed	P/06/0164 08/0118/RM	Completed

Allocation	Developed	Planning App	Status / Comments
CF1.18 Memorial Hall and Institute, Newbridge – Library	Developed		Completed
CF1.19 Pantside, Newbridge – Community centre	Not Developed		
CF1.20 Adjacent to Recreation Ground, Hafodyrynys – Community centre	Developed	08/0288/NCC	Completed
CF1.21 West/east of Abercarn Cemetery, Abercarn – Cemetery extensions	Not Developed		
CF1.22 Pencerrig Street, Llanbradach – GP surgery	Not Developed	08/1210/OUT 12/0735/RM	Allowed on Appeal 2009 (housing); RM granted 2014
CF1.23 Senghenydd Health Centre, Senghenydd – GP surgery	Not Developed		
CF1.24 Ysgol Ifor Bach, Senghenydd – New school	Developed	P/06/0298	Completed
CF1.25 Cwm Ifor Primary School, Caerphilly – New school	Developed	10/0750/LA	Completed
CF1.26 Adjacent to Penyrheol Cemetery, Caerphilly – Cemetery extension	Not Developed		
CF1.27 Hendre Junior School, Caerphilly – School extension	Not Developed		
CF1.28 St James Primary	Developed	09/0706/LA	Completed

Allocation	Developed	Planning App	Status / Comments
School, Caerphilly – New school			
CF1.29 Town Centre, Caerphilly – Library / Customer First Centre	Developed	06/0665/FULL	Completed
CF1.30 Castlegate, Caerphilly – GP surgery / residential home for elderly	Developed	07/0305/FULL	Completed
CF1.31 Old Nantgarw Road, Caerphilly – New cemetery	Not Developed	16/0553/LA	Granted 2016; conditions being discharged
CF1.32 Workmen's Hall and environs, Bedwas – Cultural centre	Not Developed	07/0230/LBC	LBC granted 2007 (restoration of front elevation)
CF1.33 Former Bedwas Colliery, Bedwas – New school	Not Developed	13/0219/NCC	Granted 2014 (Extend period of submission of RM for further six months)
CF1.34 Former Cray Valley Paint Works, Waterloo – New school	Not Developed		P/06/0037 pending
CF1.35 Former Bus Station, Crosskeys – College extension	Developed	07/1279/FULL	Completed
CF1.36 Palace Cinema, Risca – Library	Developed	P/06/0046	Completed
CF1.37 South of Danygraig Cemetery, Risca – Cemetery extension	Developed	P/02/1182	Permission granted 2010; developed
LE2.1 Former Markham Colliery, Markham	Not Developed	11/0565/COU	Permitted COU to form country park. Land partly acquired. Funding required.

Allocation	Developed	Planning App	Status / Comments
LE2.2 Bedwas Community Park, Bedwas	Part Developed	n/a	Southern part of site (south of main road) is now developed as a riverside walk. The northern part is still to be developed.
LE4.1 North of Glan y Nant, Rhymney	Not developed		
LE4.2 Former McLaren Colliery, Abertysswg	Not developed	14/0009/RET to retain cabins for changing facilities	
LE4.3 Pont Bren, Deri	Not developed		Site is unlikely to come forward
LE4.4 Heol Fargoed, Bargoed	Not developed		
LE4.5 Former Bedwellty Comprehensive School, Aberbargoed	Developed		Site has been developed as playing pitches, with storage container for changing rooms.
LE4.6 South of Gilfach, Gilfach	Not developed		Site is an informal play area, with MUGA and basketball hoop.
LE4.7 Pantside, Newbridge	Not developed	10/0801/FULL to provide engineering for new pitches – Refused 17/03/2011	Site is unlikely to come forward for playing pitches as the area has been developed as a wildlife corridor and is now known as 'Pantside Community Woodland Park'.
LE4.8 Adjacent to Ysgol Penalltau, Ystrad Mynach	Not developed		
LE4.9 Former Hospital, Ystrad Mynach	Site Developed		Application for demolition of hospital site submitted November 2011. New Centre of Excellence constructed and completed May 2014. Site is now operational.
LE4.10 Land off Penallta Road, Ystrad Mynach	Part Developed		Part of site being used as allotment. Remainder of site yet to be developed.
LE4.11 Llanbradach Plateau,	Not developed		

Allocation	Developed	Planning App	Status / Comments
Llanbradach			
LE4.12 Former Bedwas Colliery, Bedwas	Not developed		
LE4.13 Adjacent to Bedwas Comprehensive School, Bedwas	Developed	P/05/1223	Community/sports hall developed.
LE4.14 Adjacent to St Cenydd School, Caerphilly	Not developed		Site now a MUGA and so unlikely to become sports hall.
LE4.15 Castlegate, Caerphilly	Developed		Site is now a Junior Playing pitch
TM1.1 Parc Bryn Bach, Rhymney / Tredegar	Not developed		
TM1.2 Winding House, New Tredegar	Developed	5/5/87/0962 5/5/93/0761 P/05/1135 08/0721/LA	Erection of extension to form Museum Erect extension for Interpretation centre Erect extension and demolish existing annexe Erect Artwork
TM1.3 Llancaiach Fawr and environs, Nelson	Developed	12/0825/LA	Complete
TM1.4 Maescywmmwr Mill, Maescywmmwr	Not developed		
TM1.5 Rhymney Riverside Walk, Rhymney – Cefn Mably	Partially		
TM1.6 Monmouthshire and Brecon Canal, Crumlin Arm	Not Developed		EU funding applied for as a regional proposal.
TM1.7 Nantcarn Valley, Cwmcarn	Partially	13/0148/FULL 13/0614/LA 14/0613/FULL 15/0260/NOTF 15/0392/NOTF	Applications to increase the number of Mountain bike trails have been completed. Some parts of forest are closed due to the felling of Larch crops infected by Phytophthora ramorum.

Allocation	Developed	Planning App	Status / Comments
		16/0079/NOTF	
TM1.8 Rhymney Riverside Walk, Rhymney - Cefn Mably	Partially		
TM1.9 Caerphilly Castle Grounds, Caerphilly	Partially		
TR1.1 Rhymney Valley Linear Cycle Route - Heads of the Valleys to Bedwas / Caerphilly, HOV	Developed		Route complete from Butetown to Rhymney Comprehensive
TR1.2 Completion and Extension of Cycle Route NCN 46	Outline design developed		
TR1.3 Bargoed Country Park to Bowen Industrial Estate	Outline design developed		
TR1.4 Extension to the Sirhowy Valley Cycle Route	Outline design developed		
TR1.5 Local Links to Bargoed Town Centre	Partially		
TR1.6 Link from Fochriw to NCN 46 via Rhaslas Pond	Not Developed		
TR1.7 Local Cycle Link from Argoed to Oakdale	Partially		One of two routes completed.
TR1.8 Rhymney Valley Linear Cycle Route - Heads of the Valleys to Bedwas / Caerphilly, Northern	- Feasibility work developed		Included in draft Active Travel Integrated Network Map (different route alignment shown than that in LDP proposals map)
TR1.9 Network Links from	Not Developed		Some sections included in draft Active Travel Integrated Network Map.

Allocation	Developed	Planning App	Status / Comments
Blackwood / Pontllanfraith			
Newbridge / Crumlin to Crosskeys and Sirhowy Valley / Pontllanfraith Cycle Link	Not Developed		Some sections included in draft Active Travel Integrated Network Map.
TR1.10			
TR1.11 Local Links from Crumlin	Partially		Crumlin to Pontypool cycle route complete
TR1.12 Local Link from Penallta to Ystrad Mynach	Not Developed		Land negotiations ongoing. Included in draft Active Travel Integrated Network Map.
TR1.13 Rhymney Valley Linear Cycle Route - Heads of the Valleys to Bedwas / Caerphilly, Southern	Feasibility work developed		Included in draft Active Travel Integrated Network Map.
TR1.14 Caerphilly Basin Radial Routes	Partially		Senghenydd to Caerphilly town centre cycle route complete. Included in draft Active Travel Integrated Network Map.
TR1.15 Link from Crosskeys NCN47 to Newbridge	Not Developed		
TR2.1 Cwmbargoed rail line between Ystrad Mynach and Bedlinog	Not Developed		
TR3.1 Nelson	Not Developed		
TR3.2 Crumlin	Feasibility work developed		Welsh Government progressing scheme development
TR3.3 Energlyn / Churchill Park	Developed		Completed. Station opened December 2013
TR4.1 Rhymney	Developed		Completed July 2014.
TR4.2 Bargoed	Developed		Completed
TR4.3 Pengam	Developed		Completed

Allocation		Developed	Planning App	Status / Comments
TR4.4	Llanbradach	Not Developed		
TR5.1	A467 Newbridge to Crosskeys	Not Developed		
TR5.2	A467 Newbridge to Crumlin	Not Developed		
TR5.3	A472 Ystrad Mynach to Nelson	Not Developed		
TR5.4	Newbridge Interchange	Not Developed		
TR5.5	A472 Crown Roundabout to Cwm Du Roundabout	Not Developed		No progress on wider scheme described in TR 5.5, but improvements to the southern section completed as part of the Ysbyty Ystrad Fawr development
TR6.1	Tafwys Walk	Not Developed		
TR6.2	Trecenydd Roundabout	Developed		Works completed October 2011.
TR6.3	Pwllpant Roundabout	Outline design developed		Preferred design option identified. Delivery on hold until Summer 2017. £1.5m WG funding secured in 2017/18 to enable works to start in 2017/18.
TR6.4	Bedwas Bridge Roundabout	Not Developed		
TR6.5	Piccadilly Gytratory	Not Developed		
TR6.6	Penrhos to Pwllpant	Not Developed		
TR6.7	Pwllpant to Bedwas	Not Developed		
TR7.1	Cwm Du Junction / Maesycwmmwr Junction	Developed		Highway improvements to support the Ysbyty Ystrad Fawr development complete
TR7.2	Bedwas Colliery Access Road	Not Developed		
TR8.1	A469 Bargoed and A4049 Aberbargoed to	Not Developed		A469 New Tredegar to Pontlloftyn Highway Resilience Feasibility Option Appraisal Report completed July 2016

