

2016

Caerphilly County Borough Council Local Development Plan up to 2021 (Adopted 23 November 2010) 5th Annual Monitoring Report 2016

Covering the period 1st April 2015 to 31st March 2016

October 2016



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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Glossary of Terms and Abbreviations

Adopted LDP	<u>Adopted Caerphilly County Borough Local Development Plan 2010</u>
Replacement LDP	<u>Replacement Caerphilly County Borough Local Development Plan Up To 2031</u>
CCBC	<u>Caerphilly County Borough Council</u>
AMR	<u>Annual Monitoring Report</u>
WG	<u>Welsh Government</u>
CIL	<u>Community Infrastructure Levy</u>
Local Councils	<u>Town Councils and/or Community Councils</u>
SDP	<u>Strategic Development Plan</u>
WPA	<u>Waste Planning Assessment</u>
LCA	<u>Life Cycle Assessment</u>
NDF	<u>National Development Framework</u>
DNS	<u>Developments of National Significance</u>
PPW	<u>Planning Policy Wales Edition 8</u>
Well Being Act	<u>Well-Being of Future Generations (Wales) Act 2015</u>
DAS	<u>Design and Access Statements</u>
JHLAS	<u>Joint Housing Land Availability Studies</u>
TAN 21	<u>Technical Advice Note 21: Waste</u>
TAN 23	<u>Technical Advice Note 23: Economic Development</u>
TAN 12	<u>Technical Advice Note 12: Design</u>
TAN 1	<u>Technical Advice Note 1: Joint Housing Land Availability Studies</u>
TAN 4	<u>Technical Advice Note 4: Retailing and Town Centres</u>
TAN 15	<u>Development and Flood Risk</u>
MTAN	<u>Minerals Technical Advice Note</u>
MW	<u>Megawatts</u>

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 fifth AMR, is based on the period from 1 April 2015 to 31 March 2016 and is required to be submitted to WG by the end of October 2016.
- 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, produced for the period 1 April 2012 – March 31 2013 concluded that, whilst the LDP Development Strategy remained sound, the need to address housing land supply and the requirement for new sites for the 21st Century Schools programme would require a change to the Adopted policy and a review of the plan should be undertaken.
- 1.5** The review of the Adopted Plan was commenced in 2013 and 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 seek further discussions with Welsh Government and local authorities within the Cardiff Capital Region regarding the possible development of a Strategic Development Plan and resolved to withdraw the Deposit Replacement Plan.
- 1.6** Given the above this AMR will address the following:
- A summary of the key findings in respect of the SA/SEA monitoring for the period 1 April 2015 to 31 March 2016;
 - A summary of the key findings in respect of the Strategy Policies for the monitoring period 1 April 2015 to 31 March 2016;
 - The Statutory indicators required by Welsh Government; and
 - The update on the implementation of the Community Infrastructure Levy (CIL).
 - 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 the Strategy Policies are not being implemented and if they are not identify steps to rectify this.
- 2.2** This is the fifth AMR to be prepared for Caerphilly County Borough Local Development Plan up to 2021 (LDP) and it monitors the period from 1st April 2015 to 31st March 2016. The Council is required to submit the 2016 AMR to WG by the 31st October 2016.
- 2.3** Monitoring of the plan for 2015/16 indicates that two Strategy Policies have newly triggered, specifically SP2 – Development in the NCC and SP17 Promoting Commercial Development, whilst three policies that were triggered in the 2015 Report do not trigger in the 2016 Report, namely SP13 Leisure Centre in the HOVRA, SP16 Managing Employment Growth and SP22 Community, Leisure and Education Services. Five policies triggered in the 2015 Report are also triggered in the 2016 Report and these are SP4 Settlement Strategy, SP8 Minerals Safeguarding, SP10 Conservation of Natural Heritage, SP14 Total Housing Requirements and SP15 Affordable Housing Target.
- 2.4** The 2016 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 2016 Report, found a significant change to more positive results in the monitoring results, with an overall reduction in negative results, although there was a slight lessening of the significance of the positive results this year. The 2015 Report saw a move towards more negative results than had previously been realised, but the 2016 Report sees this position revert back to a more positive overall position. When assessed against the adoption of the plan i.e. 2010 there has been a significant
- move towards positive results realising positive effects for the environment as a whole.
- 2.5** The 2016 Report is also required to include information relating to 12 mandatory indicators, which are specified by WG. These indicators are included in Chapter 6 of the 2016 Report.
- 2.6** An overview of the LDP Monitoring Data for the 2016 Report provides an interesting insight into the implementation of the LDP over the monitoring period. Of particular note for 2016 is the following:
- The annual house building rate dropped sharply this year to 187, from 414 in the 2015 Report.
 - The housing land supply figure reduced from 1.9 years in the 2015 Report to the current position of 1.5 years (using the WG preferred method of calculation – the residual method)
 - Average house price for the county borough rose 13% from £98,881 in 2015 to the current figure of £111,890
 - The annual unemployment rate went down from 8.6% to 6.5%
 - The number of residents in employment rose from 76,600 to 79,500
 - Employment development in the monitoring year achieved its highest level, 12.89 hectares, since the first monitoring period.
 - Commuting levels rose by 2.5% across the board, but this figure has fluctuated throughout the years monitoring the Adopted LDP.
 - Vacancy rates in the principal towns reduced, with the exception of Caerphilly that remained the same, although Bargoed triggered but this is due to the ongoing effect of the major regeneration works.

- Footfall in Bargoed and Blackwood fell past their trigger points but this was due to issues with the footfall counters in these areas, specifically periods where the cameras were out of operation. Footfall in Caerphilly dropped by 5% on last year.
- Customer satisfaction with the country parks increased from 83% to 85% whilst visitor numbers increased by just under 200,000 to 1,157,704 visitors.
- Whilst the annual report, which provides the information for monitoring minerals, was not available for the monitoring process this year, minerals production and use has been well down on the monitoring figures and there is no reason to assume this trend has changed. Whilst the figures are low, they are a direct result of lack of demand due to economic conditions.
- Community facilities development realised a significant increase of 8% during the year.

2.7 The 2016 Report also includes the annual monitoring statement for the Council's implementation of its Community Infrastructure Levy. This is the second year the AMR Report has included this. The 2016 CIL Monitoring identified that just over £39,000 had been collected in revenue, with an additional £600 being received in surcharges. Just under £5,900 has been passed to Local Councils (Town and Community Councils) and just under £2,000 has been used to cover the costs of preparing and implementing CIL. Just under £32,000 remains in the CIL pot to assist in funding appropriate infrastructure.

2.8 The 2016 Report concludes that the plan continues to have positive effects on the overall environment and that substantial progress continues to be made in implementing the vast majority of the LDP.

2.9 The 2013 Annual Monitoring Report triggered a review of the Adopted Plan, which was progressed through to Deposit Stage. In July

2016 the Council resolved to seek Ministerial approval for the withdrawal of the Deposit Replacement LDP and seek agreement for the early commencement of the preparation of a Strategic Development Plan (SDP).

2.10 In line with the Council Resolution of 19 July 2016, the Leader, together with the Cabinet Member for Planning & Regeneration, the AM for Caerphilly, the Chief Executive Officer and the Corporate Director Communities held a meeting with the Welsh Government Minister and senior civil servants on 28 September 2016.

2.11 It was confirmed at the meeting that Ministerial approval for plan withdrawal is not presently a requirement of the LDP Regulations and that the decision to withdraw the Replacement LDP is a matter for the Council to determine. No formal objection was raised by the Welsh Government Minister to the proposed withdrawal of the plan, although concerns were raised regarding the Council's exposure to planning through appeal during this period.

2.12 With regard to the five-year land supply and possible funding to incentivise brownfield development and development in less viable areas, it was agreed that a further meeting be scheduled between the Corporate Director Communities and senior civil servants from the Welsh Government to discuss the issues further.

2.13 In order to ensure the LDP Regulations are complied with, the Council is now required to pass an explicit resolution to formally withdraw the Replacement LDP. The plan will then be withdrawn in line with the requirements of Regulation 26 of Town and Country Planning Local Development Plan (Wales) Regulations 2005 (as amended).

3. Contextual Changes

- 3.1** External changes need to be considered as part of the AMR and what affect these have upon how the LDP policies are being implemented. As the 2013 AMR Report recommended that a review of the LDP should be undertaken, which was subsequently agreed by Council and commenced, the contextual changes in respect of the 2014 and 2015 AMRs were addressed simply by stating that the new requirements would be taken into account through the review process.
- 3.2** However, the Replacement LDP has now been withdrawn and the contextual changes from the 2014 and 2015 AMR periods will now need to be considered along with the changes for the 2016 AMR. There are 7 changes that are addressed in this chapter and these are addressed below.

Revision of Technical Advice Note 21: Waste, February 2014

3.3 This is a revision of the previous version of TAN 21 that introduced four main changes, notably

- **Acknowledging that Regional Waste Plans should be revoked.**
The removal of the Regional Waste Plan will mean that emerging plans will not have to take account of this document through their preparation.
- **Introducing a requirement for data collection, monitoring, and annual reports which should be used to support development plans and planning decisions.**
This information will form part of the evidence base for the preparation of emerging development plans and their reviews.
- **Introducing of a minimum landfill capacity for each region relative to a trigger point that would trigger the search for suitable locations for landfill.**

This sets a level and trigger point for a site search for a new facility. This could impact upon existing LDPs where this is triggered, as a new site would need to be identified through the relevant LDP.

- **Updating policy direction to enable waste facilities to move up the waste hierarchy through the introduction of a Waste Planning Assessment (WPA).**

This is a procedural change that places an onus on developers to demonstrate that they have considered the waste hierarchy; their contribution towards meeting Towards Zero Waste and CIM Sector Plan objectives, and any departure from the hierarchy should be justified on the basis of the best environmental outcome through the use of Life Cycle Assessment (LCA). This is a practical change that does not affect the LDP.

3.4 Overall the changes set out in the revised TAN 21 make changes to the background information for LDPs rather than changing planning policy itself. As such the changes do not affect the policy position of the Adopted LDP. The exception to this is the requirement for site search if the trigger for regional landfill



capacity is reached, where new sites may be required to be promoted through LDPs. To date this position has not arisen and therefore no change to the LDP policy position needs to be made.

Technical Advice Note 23: Economic Development, February 2014

3.5 This is a new TAN covering policy for economic development which expands upon the guidance set out in Chapter 7 of Planning Policy Wales. The main issues arising from TAN 23, which relate to the Adopted LDP, are:

- **It requires local planning authorities to provide robust evidence to inform the preparation of their development plans.**

The evidence base is to consist of two parts, a broad overview of the whole economy to inform an economic vision for the plan (based on a regional study), and a closer analysis of B class uses to inform detailed policy (informed by a Local Employment Land Review). The evidence base is required for plan preparation and as such does not impact upon the Adopted LDP.

- **Local planning authorities should work together to prepare regional/sub-regional assessments of the dynamics of the commercial and industrial property markets.**

Local economic visions should set in the context of these assessments. Local planning authorities will need to justify where their visions diverge from the regional context. This, again, is an issue for plan preparation and does not affect the Adopted LDP.

- **The TAN sets out a list of different stakeholders who can provide insights in to the local economy and these should be consulted by the local planning authority**

This is an issue for plan preparation and does not affect the Adopted LDP.

- **The TAN requires local planning authorities to assess the economic benefit associated with allocating sites and determining planning applications for economic development.**

For the development plan this issue relates to allocating sites as part of plan preparation and, as such, does not directly affect the Adopted LDP.

- **Where a site allocation or planning permission, which could cause harm to social and environmental objectives, is being considered the following tests need to be applied:**

- Are there alternative sites for the proposal?
- How many direct jobs will result from the proposal?
- Would such a development make a special contribution to policy objectives?

For the development plan this issue relates to allocating sites as part of plan preparation and, as such, does not directly affect the Adopted LDP. For development management decisions this requirement is an additional consideration over and above the Adopted LDP Policy Framework.

- **Sites should not be identified if there is little prospect of future development and sites already identified for employment but with no reasonable prospect of being used or reused should be re-allocated or de-allocated.**

The TAN sets out the criteria by which local planning authorities should consider proposals to release existing B1-B8 employment sites for other uses.

3.6 Overall the provisions set out in TAN23 apply directly to plan preparation and provide additional considerations over and above those set out in the Adopted LDP. As such no change is required to the Adopted LDP.

Revision of Technical Advice Note 1 – Joint Housing Land Availability Studies, Jan 2015

3.7 The revision to TAN 1 largely addresses procedural aspects of the preparation of the annual JHLAS Report. These procedures do not affect the Adopted LDP itself, although the report sets out the current housing land supply for the local planning authority, which is a material consideration in planning decisions. The TAN does include changes to how the JHLAS are applied, in that they are only now required for local planning authorities that have an Adopted Development Plan. Caerphilly CBC is required to prepare annual JHLAS Reports, which have continued to be prepared following the revision of TAN 1. The principle impact that the TAN has on the Adopted Plan, and particularly its monitoring, is that the TAN now prescribes that the only method for calculation of the housing land supply will be the residual method. Previously the residual method was the preferred method, but calculating land supply by past building rates was also a possible method, particularly where development plans were approaching the end of their plan period.

3.8 The residual method uses the number of houses that remain to be built within the plan period as the basis for calculating the 5-year land supply. This method results in the paradoxical position of realising decreasing housing land supply when previous years house build rates have been low (as the effect of the remaining number of units increases as the plan period passes). The past building rates method, by contrast, uses an averaged figure for the number of units built over the past 5 (or occasionally 10) years as the basis for the calculation and this method increases land supply where past build rates have been reduced below the projected annual figure.

3.9 The requirement to use only the residual method removes the past building rate method as a tool for comparison in respect

of land supply. It also means that, during periods of depressed house building rates, such as those that have accompanied the economic downturn and have coincided with the full period of the Adopted LDP, housing land supply for the county borough (and in most other local authority areas) has fallen dramatically.

3.10 Whilst the county borough has not had a 5-year land supply using the residual method since the 2012 AMR Report (the level now stands at 1.5 years) using the past building rate method the land supply only dropped below 5 years in 2015 and is only just below the 5-year level at 3.8 years in 2016.

The Planning (Wales) Act, July 2015

3.11 The Act was published following a review of planning in Wales and seeks to build on the current system, making new provisions and enhancing existing ones, rather than setting out a new system entirely. The Act sets out a number of changes to the planning system and the most significant, and relevant, are considered below:

- **The Act makes provision for the preparation and revision of a National Development Framework for Wales (NDF).**

The NDF is a national land use plan which will set out Welsh Government's policies in relation to the development and use of land in Wales. This replaces the Wales Spatial Plan. All emerging LDPs will need to be in accordance with, or justify departures from, the NDF.

- **The Act makes provision for Welsh Ministers to designate areas of Wales as strategic planning areas within which a Strategic Development Plan (SDP) will be prepared.**

The Strategic Development Plan will address cross-boundary issues and is required to be in conformity with the

NDF. The Cardiff Capital Region is being considered as a strategic planning area. The SDP will set the regional context for any emerging LDP and as such any plan review will need to take account of the SDP.

- **The Act requires local planning authorities to consider a review of their Adopted Plans upon the publication of the NDF or the SDP for the area.**

This will directly impact upon the Adopted LDP. The Council will need to consider a review of the Adopted Plan when the NDF is published, and when the SDP is published. This requirement is over and above any other course of action recommended by the Annual Monitoring Report for the LDP.

- **The Act introduces a statutory requirement for pre-application engagement in respect of planning applications**

Pre-application consultation with specified persons, likely to include the general public, will be required to be undertaken by the proposed applicant.

- **The Act makes provision for applications to be submitted directly to, and be determined by, Welsh Ministers**

This provision is restricted to two types of applications, namely Developments of National Significance (DNS) and applications that would otherwise be submitted to a local planning authority that has been designated as under-performing (subject to certain criteria). This matter relates to development management and therefore there are no implications for the Adopted LDP.

- **The Act introduces trigger events that prevent the registration of a Town and Village Green on certain sites.**

The registration of sites as Town or Village Greens will be prevented on sites where an application for planning permission has

been granted or sites that are identified for development in a development plan. In addition landowners will have the power to make a declaration ending use 'as of right' over land. This change will prevent the sterilisation of sites allocated in the development plan, which will assist in the implementation of the plan.

3.12 The Act also introduces a number of changes to development management processes. However these changes affect the development management function and do not directly affect the Adopted Plan.

Local Development Plan Manual: Edition 2, August 2015

3.13 The LDP Manual has been amended to take account of the changes to the LDP preparation process that are set out in the Planning (Wales) Act. The LDP Manual is the process guide to preparing Local Development Plans in Wales and, as such, specifically applies to emerging plans, rather than adopted ones. A key change to the Manual, not specifically arising from the Act, is a reduction in the number of the number of Mandatory indicators required to be monitored as part of the Annual Monitoring process, from 10 to just 4.

3.14 This is a significant change in respect of monitoring development plans, which will affect any new development plan. Whilst the ongoing monitoring of the Adopted LDP could reduce the number of mandatory indicators included in the AMR Report to just the 4 set out in Edition 2, this could result in problems in considering AMR Reports over the Adopted Plan period. To date all of the AMR Reports have included data for the mandatory indicators (note that only 8 of the 10 LDP Manual indicators are included as two are not capable of being monitored), and the collection processes for their data are already in place. Changing the number of indicators at this point in the plan period would result in some of the indicators being lost to the

monitoring process. The loss of these indicators would mean that the AMR Reports before and after the change would not be consistent or comparable and the potential to consider the results across the whole plan period would be lost.

- 3.15** Given that the processes are already in place and for consistency and comparison reasons, it has been decided that this and subsequent AMR Reports include all of the original Statutory indicators.

Planning Policy Wales: Edition 8, Jan 2016

- 3.16** Following on from the review of the planning system, which informed the Planning (Wales) Act 2015, a number of changes have been made to the main planning policy document throughout the Adopted Plan period. Specifically Planning Policy Wales, Edition 8 (PPW), sets out five major changes:

- **Chapter 2: Local Development Plans**

This has been changed to incorporate the changes prescribed by the Planning (Wales) Act 2015. The changes to PPW reinforce the changes from the Act and do not set out any further requirements in respect of the Adopted Plan.

- **Chapter 4: Planning for Sustainability**

This chapter has been amended to reflect the changes brought in by the Well-Being of Future Generations (Wales) Act 2015 (Well-Being Act), as well as being updated to reflect the Welsh language provisions of the Planning (Wales) Act 2015, which strengthens the consideration of the Welsh language in the planning system. These changes directly affect emerging plans and, as such, there are no direct implications for the Adopted Plan.

- **Chapter 5: Conserving and Improving Natural Heritage and the Coast**

This Chapter has been updated to include reference to the development of the Welsh Government's Welsh National Marine Plan.

The implications of these changes affect emerging plans and, as such, do not impact directly on the Adopted LDP.

- **Chapter 12: Infrastructure and Services (Renewable and Low Carbon Energy section)**

This chapter has been amended to include non-domestic, small-scale micro generation equipment within the guidance. The main implications from these changes relate to emerging plans so there is no impact on the Adopted Plan.

- **Chapter 14: Minerals**

This chapter has been amended to incorporate the provision of the former Minerals Planning Policy Wales (2001) document. No material change of policy has been made as part of the integration of Mineral guidance into PPW. Minerals Planning Policy Wales (2001) has subsequently been cancelled. Given that there has been no change in policy, there are no implications for the Adopted LDP.

- 3.17** Overall the changes to PPW do not impact directly upon the Adopted Plan.

Revision of Technical Advice Note 12: Design, March 2016

- 3.18** Section 62 of the Town and Country Planning Act 1990 (as amended) required the submission of a Design and Access Statement (DAS) as part of a planning application. Following the review of the planning system in Wales, the Planning (Wales) Act 2015 removed this requirement from primary legislation. The revision seeks to ensure that the requirement to submit DAS as part of planning applications is maintained in Wales and so the requirement has been incorporated into the TAN. In addition, guidance on the preparation of DAS has also been included in the TAN.

- 3.19** The changes to TAN 12 do not impact directly on the Adopted plan.

The Cardiff Capital Region

3.20 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. On the 6th October last year, Council resolved to support the ongoing work towards a City Deal, and 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 in the region, 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.

3.21 The City Deal presents a unique opportunity for the ten local authority areas to collaborate to develop and deliver a strategic approach to housing, regeneration and economic growth which will create an accessible, liveable, 'worklife integrated' and highly connected Capital Region. In this respect the agreement

signed by the Leaders, commits the ten local authorities (in partnership with the Welsh Government) to the creation of an integrated Strategic Development Plan (SDP) that incorporates housing and employment land-use with wider transport plans. The new SDP will provide the blue-print for development across the city-region. The Planning (Wales) Act 2015 which was enacted in July 2015 sets out the statutory process for establishing and preparing the SDP.

3.22 Although the SDP is separate to the 'City Deal' process, there are clear synergies and the SDP is a continuation and strengthening of the regional relationships. Regional land use planning provides a delivery mechanism for some aspects of the City Deal and will provide the regional planning policy framework which will inform the relative status of each area in terms of future economic, transport and housing growth. In short it will be the key mechanism by which Caerphilly County Borough can develop into a pivotal and connected place within the region.

3.23 Justification on the precise boundary of a regional plan will need to be undertaken in due course, however Cardiff University has completed some research into developing a methodology for drawing up strategic planning boundaries in Wales. This work suggests that, based on economic development evidence, a logical boundary would include all ten South-East Wales Local Planning Authorities, from



Bridgend in the west to Monmouthshire in the east. This would mirror the City Deal. A proposal on where the boundary should lie would be subject to specific consultation including with each of the Councils and will be subject of full public consultation, with the final proposal submitted to the Welsh Government for approval.

- 3.24** In the future therefore the SDP will deal with strategic planning issues, such as housing demand, strategic employment sites, supporting transport infrastructure (e.g. Metro), which cut across a number of local planning authorities. This will allow such matters to be considered and planned for in an integrated and comprehensive way within the region and will address concerns that the region is not being planned in a holistic and connected way.
- 3.25** When the SDP is published it will trigger a requirement for all local planning authorities to consider reviews of their adopted plans to ensure they are in accordance with the strategic plan. However, the preparation of a SDP will require a significant amount of work and it is not envisaged that a SDP will have been progressed significantly through its preparation process during the next monitoring period. However the position will need to be reviewed annually to take account of any progress on the preparation of a SDP.

Well-Being of Future Generations (Wales) Act 2015

- 3.26** The Well-Being Act was enacted in July 2015. However, its provisions do not come into force until 1 April 2016, which is outside the period of monitoring for this Annual Monitoring Report. As such the implications of the Well-Being Act are not pertinent to the consideration of the performance of the Adopted LDP over this year's monitoring period. Obviously this will need to be addressed in the 2017 AMR Report.

Environment Wales Act 2016

- 3.27** The Environment (Wales) Act 2016 was not enacted until late 22 March 2016 and the provisions of the Act were only applicable for the last 5 days of the monitoring period. Whilst, technically, the Act was enacted within the monitoring period, the fact that it was enacted at the very end of the period means that it has not, in reality, had any effect on the way that the plan has been implemented during the monitoring period. Given this, it is considered more appropriate to set out the effects for the implementation of the LDO and its monitoring in the 2017 AMR Report.

In Conclusion

- 3.28** Whilst there have been a number of significant changes to the planning position since 2013, the vast majority of the changes affect the preparation of emerging plans and do not directly affect the Adopted LDP or its performance. Consequently it is concluded that, in general, there are no significant implications from the changing circumstances for the Adopted LDP.
- 3.29** One key exception to this is the changes to TAN1: Joint Housing Land Availability Studies and the implications for the LDP Monitoring from calculating the housing land supply via the residual method. The propensity for the residual method to realise reducing levels of housing land availability in periods of low house building levels means that housing land availability is likely to get worse in the near future as the depressed nature of the development industry continues.
- 3.30** The Council have requested that WG reconsider the position in respect of the requirement for the 5-year land supply and the use of the residual method in accordance with the Council resolution taken on 19 July 2016. To this effect the Chief Executive and the Corporate Director Communities will attend a meeting with senior civil servant in the near future to discuss this issue.

4. Strategic Environmental Assessment/ Sustainability Appraisal Monitoring

4.1 The results of the SEA Monitoring process are set out in Appendix 2 to this report. It should be noted that the monitoring period for the AMR is 1 April 2015 to 31 March 2016 and the findings of the assessment are included in the column headed 2016.

2016 SEA Monitoring Results

4.2 The findings of the SEA monitoring will change from year-to-year due to small changes derived from 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 six years of AMR results that need to be considered as part of this section, the 2011 Dummy Run, the 2012, 2013, 2014 and 2015 AMR Report results as well as the current 2016 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 2016 results with those of the 2015 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 1 below sets out the SEA Monitoring results by type and year.

4.5 In 2016 there are no double negative effects recorded and only 4 single negatives. The four negatives relate to the following issues

- Housing provision – due mainly to the suppressed house-building activity in the county borough resulting from the effects of the economic downturn.
- Educational achievement – realising negative results for a second year, although the actions to address the issue lie largely outside of the remit of the plan.
- Flood Risk – realising negative results for the second consecutive year and the third year since 2011. This is largely due to the fact that the issue is assessed against a base level that is set at the absolute lowest level, leaving no room for variation. This realises results that fluctuate year on year.
- Renewable energy – the data for this issue varies significantly year on year and realises results that fluctuate annually. Whilst this is the second year for negative results previous year’s results were positive.

4.6 There are 9 single positives, relating to crime, employment, health, leisure, landscape, culture, water quality, biodiversity and congestion. There are 4 double positives relating to pollution, historic assets, geology and waste.

Comparison of Effects						
Result	2011	2012	2013	2014	2015	2016
XX	3	0	0	0	2	0
X	4	8	5	2	4	4
O	2	5	9	7	4	5
+	6	6	5	9	6	9
++	2	3	3	4	5	4
DNA	7	2	1	0	1	0
NM	1	1	2	3	3	3

Table 1 – Comparison of Effects Results Over Time

The positive results cover a wide range of issues from all three sustainability pillars (social, economic, environmental) meaning positive changes across the environment generally.

- 4.7** There are 5 neutral results and these relate to wealth; employment development; population; the efficient use of land and material assets. There are 3 issues that are not monitored and these are not monitored due to lack of available information.
- 4.8** With the assessment realising no double negative results and a total of 13 positive results (including 4 double positives) the assessment realises a strongly positive overall outcome. Some of this is based upon issues that have supporting data that fluctuates significantly and could realise more negative results in other years, but overall the assessment indicates a positive overall effect from the plan.

Comparison To Previous Years

- 4.9** Table 2 below, 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 (2015 – 2016)

- 4.10** 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 2 the 2016 results show a marked change from previous years where changes are increasingly more positive. This year's results show that the past trend of increasing positive results has resumed after the previous year's turn to more negative ones that reflected the position that

a number of indicators had remained constant, hence no positive improvement. Happily this seems to have been a single year "blip" rather than a change in trend as there are significantly higher levels of positive results in this year's assessment.

- 4.11** The table shows that only two of the preceding year's negatives remained negative, whilst two former positive results reverted to negatives. In addition a single positive result realised a neutral result this year. Given that there is just half the number of negatives compared to last year's results, this definitely points towards a more positive assessment result. It should be noted that the 2016 results have 1 more negative than the 2014 level, and one less than the 2013 level, so the 2016 Report results show that the position this year seems to be re-establishing the positive trend.
- 4.12** There is a significant increase in the number of positive results with seven positive changes and 8 maintaining positive results. There are four positive changes from negative results in 2015, 2 of which are now positive. Meanwhile neutral changes identify that there were only 5 neutrals and these were all maintained from 2015, there were no new changes. Of those 5 maintained changes, 3 were in respect of issues that are no longer monitored due to the lack of available information.
- 4.13** Overall the changes between 2015 and 2016 show a marked positive change and have brought the results broadly back in line with the trends from 2011 to 2014.

Assessment of Long Term Changes (2011 – 2016)

- 4.14** The long-term comparison re-affirms the conclusions from the assessment with the 2015 results, showing significant positive movement. Two issues maintained negative results against the 2011 results:

Effects Changes Over Time						
Change	2011 - 2013	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2011 - 2016
Positive To Neutral Changes	2	1	1	4	1	1
Neutral to Negative Changes	0	0	1	3	0	0
Positive to Negative Changes	1	1	1	3	2	1
DNA To Negative Changes	3	1	0	0	0	1
Double Positive to Double Negative Changes	0	0	0	0	0	0
No Change (Negative)	1	3	0	0	2	2
DNA To Neutral Changes	1	0	1	0	0	3
Negative to DNA Changes	0	0	0	0	0	2
Neutral to DNA Changes	0	0	0	0	0	0
Positive to DNA Changes	0	0	0	1	0	0
No Change (Neutral)	2	4	4	3	5	2
DNA To Positive Changes	3	0	0	0	1	3
Negative to Neutral Changes	4	4	1	0	2	0
Neutral To Positive Changes	0	0	4	3	2	1
Negative To Positive Changes	1	1	3	2	2	3
Double Negative to Double Positive Changes	0	0	0	0	0	0
No Change (Positive)	4	7	6	5	8	6

Table 2 – Comparison of Changes In Effects Over Time

- Educational achievement – although this has reduced in severity from double negative to single negative and has fluctuated from negative to positive throughout the LDP period. Measures to address this position are largely outside the remit of the LDP.
- Flood Risk – The results of this issue fluctuate throughout the plan from negative to positive and back again. This is the second 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.

4.15 Two issues have changed from positive to negative and one of the issues not monitored in 2011 has also realised negative results.

4.16 By contrast there are 6 issues that have maintained their positive results:-

- Crime – 4 of the 6 assessments have realised positive results
- Pollution – increased significance this year realising double positive results. This has fluctuated between positive and negative through the LDP period.
- Historic Assets – 5 of the 6 years have realised positive results
- Water Quality – Realised double positives twice but has reduced in significant to one positive this year.
- Geology – this issue has realised double positives throughout the plan period.
- Waste – 5 of the 6 years have realised positive results with the remaining year not being monitored due to availability of information.

4.17 In addition to the above there are seven positive changes in results, 3 realising positive results from not being monitored in the first

year, 3 changing negative results to positive ones and one issue realising a positive result from an original neutral.

4.18 Neutral changes see 2 issues maintain neutral results, whilst 3 realise neutral results from not being monitored whilst 2 negative results are not monitored due to lack of available information.

In Conclusion

4.19 This year's SEA monitoring realises a significantly more positive overall result than the previous year, with positive levels close to those realised in 2013 and 2014. Whilst this could indicate that the 2015 results were an anomaly, it cannot, with any certainty, be concluded that this is the case. The 2017 monitoring results will be a key factor in defining whether the positive improvements realised through the first 4 years monitoring will continue.

4.20 Overall the 2016 results indicate a far more positive outlook than the 2015 results, meaning the environment generally is realising more positive effects from the implementation of the plan.

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. 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 building 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 necessary, the Council should take.
- 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 3.
- 5.4** The majority of Strategic Policies are being implemented in accordance with the development strategy for the plan. Five of the 22 policies have raised issues, but at the present time no action is required, whilst 2 policies, SP14 Total Housing Requirement and SP15 Affordable Housing Target have raised issues that need action in order to address them. The issues from these policies relate to housing land availability and the delivery of housing development. These issues are considered more fully in Chapter 8. Overall the policy framework is performing well and is broadly delivering the aims and objectives of the plan



Strategic Policy Delivery		
Strategy Policies		Progress
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	
Policy Monitoring Traffic Light System		
Result	Meaning	
	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 3 – Strategic Policy Performance

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 Include:

- 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 Report. However, it has been decided, for consistency and comparison reasons, that the 2016 and subsequent AMR Reports 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 Caerphilly 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 publicising 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 that the Council has received CIL payments.

7.5 Table 4 sets out the summary of CIL receipts and expenditures. During the monitoring period a total of £39,046.14 in CIL receipts were received by the Council. A total of £4,826.78 was paid to 3 Local Councils in accordance with the CIL Regulations. In addition to this £1,030.13 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. As such no expenditure has been made in respect of the CIL receipts to date.

7.7 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 three Community Councils were completed in accordance with this procedure.

7.8 In accordance with the CIL Regulations provisions the Council has taken £1,983.65

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.

7.9 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 £31,832.38.

Local Council Area	CIL Receipts 2016	Local Councils 2016	Surcharges and Interest 2016	Admin Fees 2016
Aber Valley	£0.00	£0.00	£0.00	£0.00
Argoed	£0.00	£0.00	£0.00	£0.00
Bargoed	£0.00	£0.00	£0.00	£0.00
Bedwas Trethomas & Machen	£5,720.00	£858.00	£0.00	£286.00
Blackwood	£0.00	£0.00	£0.00	£0.00
Caerphilly	£3,040.00	£456.00	£608.00	£182.40
Darran Valley	£0.00	£0.00	£0.00	£0.00
Draethen	£0.00	£0.00	£0.00	£0.00
Gelligaer	£23,418.58	£3,512.78	£0.00	£1,170.92
Llanbradach and Pwllypant	£0.00	£0.00	£0.00	£0.00
Maesycwmmmer	£0.00	£0.00	£0.00	£0.00
Nelson	£0.00	£0.00	£0.00	£0.00
New Tredegar	£0.00	£0.00	£0.00	£0.00
Penyrheol, Trecenydd & Energlyn	£0.00	£0.00	£0.00	£0.00
Rhymney	£0.00	£0.00	£0.00	£0.00
Risca East	£0.00	£0.00	£0.00	£0.00
Risca West	£0.00	£0.00	£0.00	£0.00
Van	£0.00	£0.00	£0.00	£0.00
Outside CC coverage	£6,867.56	£1,030.13	£18.80	£344.32
Yearly Total	£39,046.14	£5,856.91	£626.80	£1,983.65
Cumulative Totals	£39,046.14	£5,856.91	£626.80	£1,983.65
Total Income	£39,672.94			
Total Expenditure	£7840.56			
Current CIL Pot	£31,832.38			

Table 4 – Community Infrastructure Levy Income and Expenditure Summary

8. Assessment Conclusions

8.1 Paragraph 2.5.15 of PPW advises that the AMR should address the following matters:

- The extent to which the objectives set out in the LDP are being achieved,
- The identification of any policy that is not being implemented and the reasons why
- The steps the authority intends to take to secure the implementation of the policy, &
- The consideration of whether the plan should be revised or replaced.

8.2 This chapter addresses the first two of these matters, considering the results of the monitoring exercise and identifying the policies that are not being implemented and the reasons why. The latter two matters will be discussed in Chapter 9 below, which will also set out the recommendations emerging from the report.

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 9 Aims set out in the plan. The full list of the objectives, and their relative performance, is set out in Appendix 4 to this document.

8.5 Of the 24 objectives set out in the plan, 15 are being delivered as expected. Eight 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 the eight objectives not being delivered as anticipated.

8.6 Objective 9, which addresses the delivery of housing, has been identified as not being delivered. Whilst nearly 50% of the projected number of units has been permitted to date, this is slightly behind on progress as the LDP is now 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 contrary to the development plan and could lead to such development being allowed on appeal. The combination of these factors means that this objective is falling significantly short of being delivered as anticipated.

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 that an improved economic position in the remaining plan period could not result in some, or all, of these objectives being ultimately met. As a result the overview has to be that the progress on the LDP is 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 the performance of the LDP in respect of this objective. These actions are discussed in Chapter 9.

Are there any Policies not Being Implemented?

- 8.8** Table 3, in Chapter 5 above, sets out the performance of the Strategic Policies in delivering the LDP objectives. Fifteen of the 22 Strategic Policies have been recorded as meeting their respective objectives. These policies are positively contributing towards meeting the LDP objectives and no further action is required in respect of these policies.
- 8.9** Five further 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 prime issue is the employment development at the county borough's largest employment allocations and this has been hit by the current economic climate. However, the economic climate cannot be addressed through the policy

intervention of the LDP and therefore the strategic policy is being affected by external factors.

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 that continue to depress development in the county borough.

- **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. All 4 of the indicators for this policy have triggered, but for separate reasons. The first, footfall counts, have been triggered by footfall



counter issues that have precluded counting over a significant period. Whilst this indicator has triggered it has done so because of incomplete yearly counts.

The second, vacancy rates, 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 before removal and take time to let upon development. The vacancy rate decreased from last year and this year only just exceeds the trigger point. It is clear that, in subsequent years, the vacancy rate will continue to drop below the trigger point and back toward levels more akin with the other Principal Towns.

The third, resident's satisfaction with their centre, has triggered for Caerphilly only. Caerphilly has, for some considerable time, suffered from a lack of regeneration, which is badly needed. Whilst the LDP policies promote the town centre, the lack of investment in redevelopment means that residents are not seeing an improvement in the town centre and this is being translated into dissatisfaction. The lack of redevelopment in the centre is largely attributable to the current risk-averse economic climate, something that is outside the remit of the Adopted LDP.

The fourth, the percentage of expenditure in the retail centres, has triggered in respect of spend on non-bulky goods. It should be noted that the data for this indicator is based upon a retail survey which is undertaken periodically, rather 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. In addition the recent lack of commercial/retail development has resulted in diminishing retail centres, particularly in respect of non-bulky goods, which are naturally located on the high street and are dependent upon the performance of the town centres, which has also decreased recently. 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.

● **SP8 – Minerals Safeguarding**

The data to monitor this policy for the monitoring period is not available as the results from the annual review have yet to be published. This Policy has been included as it has triggered every year that monitoring has taken place. The indicator, and its trigger values, was set against prevailing production and consumption patterns that existing 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 20 years of minerals reserves available and therefore it is not the implementation of the plan that is triggering the policy.

● **SP10 Conservation of Natural Heritage**

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 SINC/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 will affect the asset resulting in the policy being triggered. This year the majority of the land lost from the SINCs was due to permission being granted on sites allocated in the Adopted Plan. Other losses were down to developments occurring within existing developed curtilages or for uses such as wind turbines and the provision of a cyclist bridge.

When the nature of the developments has been taken into account it can be seen that the policy is not failing as the permitted developments would be considered acceptable in their respective locations.

- **SP17 – Promoting Commercial Development**

This policy is monitored through three factors, two of which have been triggered. The first addresses employees in the commercial employment sector. This is considered against the overall number of employees. The number of employees in commercial sector employment has remained fairly constant throughout the plan period. However, in the past two years (corresponding to the 2 years the policy has triggered) there has been a significant increase in the number of total employees, which has skewed the result and gives a monitoring figure that is just over the trigger point. This policy has triggered as a result of the success of other policies and not because the policy is failing.

The second relates to the number of commercial/retail developments permitted outside of the Principal Town Centre Boundaries. This is another Factor that has an ambitious trigger level of none. It should be noted that the retail development hierarchy allows for local retail provision to be made in most locations throughout the county borough, and this sort of development would result in the policy triggering. This year just one application was approved outside the Principal Town Centre boundaries, and that was for a gym located on Croespenmaen Industrial Estate. An industrial estate is an acceptable location for a commercial development like a gym, and whilst the policy has triggered, in this instance it is not as a result of a failing policy.

8.10 Whilst the above policies are not delivering the objectives as anticipated, they are contributing towards their delivery and are 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 of the policies have, however, been identified as not being effectively implemented, namely SP14 - Total Housing Requirements and SP15 - Affordable Housing Targets. These two policies are essentially linked, as the provision of market housing on sites identified under policy SP14 will provide affordable housing to meet the targets under Policy SP15. It should be noted that nearly 50% of the identified number of units for the plan period have been delivered to date. This is only slightly behind the plan period (two-thirds through) and, as such could be considered to be being progressed but not as quickly as anticipated. However, this position needs to be considered in conjunction with the fact that the Council do not have the required 5-year housing land supply (1.5 years housing land supply in the 2016 Report), and falls significantly short of the required amount. The 5-year land supply is a significant

consideration in proposals for development that may not otherwise be in conformity with the development plan. The lack of a 5-year land supply could result in such proposals being granted permission via appeal.

- 8.12** TAN 1 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 has resulted in the county borough having only 1.5 years land supply in the 2016 Report.
- 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 the 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 remains just under the required figure at 3.8 years in 2016.
- 8.14** Whilst there is a significant difference between the residual method and past building rates method figures, they are now both under the required 5-year land supply. Even though housing delivery is not significantly behind the plan period, the general low housing land availability level means that the delivery of housing through the development plan is being significantly compromised.

8.15 The corollary of this is that market housing development has been reduced, due to economic circumstances as well as the LDP position, and this has resulted in a significantly reduced provision of affordable housing through site developments. 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 in accordance with the LDP development strategy and action to remedy this position is discussed in the following chapter.



9. Recommendations

- 9.1** This Chapter addresses the second pair of considerations set out in PPW Edition 8, paragraph 2.5.15, namely:
- The steps the authority intends to take to secure the implementation of the policy &
 - The consideration of whether the plan should be revised or replaced.

Recommendations for Actions to Secure the Implementation of Failing Policies

- 9.2** The 2016 AMR process has identified 2 policies, SP14 and SP15, which are not being effectively implemented, and one objective, objective 9, which is not being met. Consideration needs to be given to what actions the Council can take to secure better implementation of the policies and the objective. Both of the policies and the objective relate to the provision of housing, albeit dealing with slightly different aspects of the issue. All of them are failing due to an accumulation of the same factors, namely low house building rates, risk-averse investment and very low housing land supply figures in the annual reports. Given this, the policies and the objective will react positively to the interventions that seek to address these issues. Consequently it is appropriate to consider both policies and the objective together, rather than address each individually.
- 9.3** The Adopted LDP has been successful in delivering housing, with just under half of the LDP housing requirement having been developed in the first 10 years of the plan. Whilst this is slightly behind the anticipated annual build rate, it is not so far behind that the position could not revert to the anticipated rate given a change in economic climate. Therefore it cannot be said that the LDP is not delivering housing, or that the plan has fallen significantly short in housing delivery throughout the plan period. This is also a period that has seen a sustained suppression of the housebuilding industry due to the economic downturn, a factor that is outside the influence of the LDP.
- Consequently, in terms of delivery to date, the plan is considered to have performed acceptably given the economic conditions.
- 9.4** The key indicator that identifies the failure of the Policies and objective is the 5-year land supply figure that is identified through the annual Housing Land Availability Reports. The 5-year land supply figure is a key consideration in the determination of planning proposals. Where a council does not have a 5-year land supply, it becomes a material consideration in the determination of planning applications. Where a council has a significant shortfall in its 5-year land supply, there is the potential for appeals to be lost on this issue for proposals that are otherwise contrary to the development plan.
- 9.5** Whilst the 5-year land supply is an important issue, there are a number of concerns regarding its process that can significantly influence the level of housing land available. Firstly the categorisation of sites, to identify when they will be implemented, excludes sites from the 5-year land supply due to issues such as being located in a low viability area or having an unsigned legal agreement. This can exclude sites that 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 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, annual JHLAS Reports also considered land availability calculated by the past building rates method. As the past building rates method uses the latest information of build trends, rather than the projected build levels used in the residual method, the past building rate method is, arguably, more reflective of the actual situation.
- 9.8** It is accepted that, for the past two years, neither the residual calculation nor the past building rate calculation realised a land supply of over 5 years. However, the past building rate method has consistently identified higher land availability rates than the residual method as past building rates have taken account of the economic circumstances and the suppression of the building industry. TAN1 removes the ability to consider both of these methods in considering land supply, resulting in the land availability being lower than may otherwise be the case.
- 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 less than 5 year land supply for the county borough and this needs to be addressed.
- 9.10** The simple response to a failing housing delivery policy is to increase the amount of land available for development. Normally this would be considered through a review of the adopted plan. Whilst the Council commenced a review of the Adopted plan in 2013, it has subsequently resolved, subject to Ministerial agreement, to withdraw the plan as a result of the responses to the Deposit Consultation exercise. As a result increasing housing land supply in the short term will require a number of other interventions or actions that will need to address external factors as well as the direct issue of land permitted for housing.
- 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 for housing provision is that housing should only be identified in areas where it is viable for the development industry to build. It should be noted, however, that a development plan is an interventionist 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 these 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 grant 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 funding mechanism for releasing development opportunities on its sites by varying how and when sites are bought for development by developers.
- 9.13** Finally, in order for the Council to improve its housing land availability position, the Council will need to increase the number of

sites that are capable of being built within the next 5-year period. As outlined above, this is normally undertaken through a plan review, but this is no longer a course of action that will assist in the short term. Therefore the only way that the Council can improve the land availability situation directly is to approve new housing sites over and above the allocations in the Adopted Plan. It is highly likely that such sites will be windfall sites or sites located on the edge of settlements, often outside settlement boundaries and which are, therefore, contrary to the Adopted Plan policies. The Council will need to carefully consider proposals for such development balancing the sustainability and benefits and disbenefits of development proposals on a case-by-case basis.

9.14 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 new plan can be adopted to supersede the current plan.

Should the Adopted Plan be Reviewed

9.15 The 2013 Annual Monitoring Report recommended that a review be undertaken on the Adopted Plan for two reasons, namely

in respect of the need to allocate sites for 21st century schools programme and to address the lack of a 5-year land supply. The Council resolved to commence a review of the plan in October 2013. The Council prepared a delivery agreement, which was agreed by the Welsh Government, and the review of the plan was subject to a statutory six-week consultation for its preferred and alternative strategies at the beginning of 2015. On 3 February 2016 the Council resolved to approve the Deposit Replacement LDP as a basis for the statutory six week Deposit consultation period, which commenced on 11 February 2016 and concluded on 22 April 2016.

9.16 Regulation 17 of the LDP Regulations requires local authorities to consider all representations received during the consultation periods on the development plans. Given the consultation response received at deposit stage, and also taking into account the rapidly developing regional agenda, at the Council meeting held on 19 July 2016 the Council resolved to:

- ***Subject to Ministerial Approval formally withdraw the Deposit Replacement Caerphilly County Borough Local Development Plan up to 2031.***
- Seek further discussions with Welsh Government and local authorities within the Cardiff Capital Region regarding the possible development of a strategic development plan.
- 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.

- 9.17** In line with the Council Resolution of 19 July 2016, the Leader, together with the Cabinet Member for Planning & Regeneration, the AM for Caerphilly, the Chief Executive Officer and the Corporate Director Communities held a meeting with the Welsh Government Minister and senior civil servants on 28 September 2016.
- 9.18** It was confirmed at the meeting that Ministerial approval for plan withdrawal is not presently a requirement of the LDP Regulations and that the decision to withdraw the Replacement LDP is a matter for the Council to determine. No formal objection was raised by the Welsh Government Minister to the proposed withdrawal of the plan, although concerns were raised regarding the Council's exposure to planning through appeal during this period.
- 9.19** With regard to the five-year land supply and possible funding to incentivise brownfield development and development in less viable areas, it was agreed that a further meeting be scheduled between the Corporate Director Communities and senior civil servants from the Welsh Government to discuss the issues further.
- 9.20** In order to ensure the LDP Regulations are complied with, the Council is now required to pass an explicit resolution to formally withdraw the Replacement LDP. The plan will then be withdrawn in line with the requirements of Regulation 26 of Town and Country Planning Local Development Plan (Wales) Regulations 2005 (as amended).
- 9.21** The 2016 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 early 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.**

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 JHLAS Apr 2012 Mar 2013	2014 JHLAS Apr 2013 Mar 2014	2015 JHLAS Apr 2014 Mar 2015	2016 JHLAS Apr 2015 Mar 2016	Total
Private Sector	835	554	265	189	241	275	236	189	273	84	3141
H.A. Public	17	102	122	111	117	115	108	162	92	68	1014
Total	852	656	387	300	358	390	344	351	414	187	4239
Land Supply Residual Method	17.3*	22.5*	21.2*	14.2*	4.3	3.5	2.9	2.5	1.9	1.5	

Figures taken from Joint Housing Land Availability Studies

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

APPENDIX 2 – SEA/SA MONITORING OVERVIEW

Objective	2011	2012	2013	2014	2015	2016
To reduce the average resource consumption of each resident	X	DNA	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
To allow equal opportunities for all	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
To ensure a sufficient range of employment sites are available	DNA	X	X	++	O	O
To improve the health of individuals	XX	X	O	++	O	+
To retain the population of county borough to at least current levels and attain a more balanced demographic structure?	DNA	+	+	++	X	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	+	++
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	+	+
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	++	+
To minimise the number of developments affected by flooding	X	O	O	+	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
To protect geologically important sites and improve their accessibility	++	++	++	++	++	++
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	+
To reduce the total amount of CO ² produced within the county borough each year	X	DNA	X	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	+	+	+
To increase the proportion of energy gained from renewable sources.	DNA	+	+	X	++	X
To improve the performance of material assets within the county borough	O	X	O	O	+	O

2016 RESULTS SUMMARY

XX	0	+	9	O	5
X	4	++	4	DNA	0
				NM	3

APPENDIX 3 – LDP ALLOCATION MONITORING

Policy	Issue	Comment	Consideration	Action Required
SP2	Factor 3 Out commuting as a percentage of total commuting of residents of the county borough.	Marginally over trigger These results fluctuate annually so his could be a single occasion. (This is the second time it has triggered, the first time 2 years ago)	The figures are taken from the annual business survey. This is a sample survey subject to natural variances. This results in natural fluctuations in figures explaining the discrepancies year on year.	No immediate action required. Will need to consider further if next years AMR also triggers.
	Factor 1 Annual footfall in 3 of the principal town centres (information is only collected for Bargoed, Blackwood & Caerphilly centres)	Triggered for Bargoed and Blackwood (first time), Caerphilly remains ok.	The figures are absolute counts taken from permanent counters. Counter faults in Blackwood and Bargoed result in an incomplete yearly count, triggering the indicator.	No further action required
SP4	Factor 2 Vacancy Rates in the 5 principal town centres	Bargoed only (2nd 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 push Bargoed past the trigger point.	No further action required.
	Factor 3 Percentage of residents satisfied with their town centres	Caerphilly only (2nd year but 2 yearly data revision). Under target 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 (second year but 2 yearly 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.

Policy	Issue	Comment	Consideration	Action Required
SP8	All	Not triggered but data unavailable due to annual review not being complete.		No action required
	Factor 2	<p>Triggered for third year in a row with increasingly bad figures. Current figure 6 times original trigger value.</p> <p>Note this is not a cumulative figure</p>	<p>All indicators provide absolute figures, rather than taking account of the nature of the development and its potential positive benefits. Factor 2 monitors lost SINC/LNR whilst Factor 3 measures compensatory provision. Neither takes account of the nature of the permitted development or whether it is harmful to the designation. Factor 2 makes no allowance for developments that could benefit the SINC or LNR, whilst Factor 3 does not make such allowance for developments that may benefit SINC/LNRs but don't provide compensatory provision. Taking account of the merits of each and every relevant application would be onerous and impractical so the factors are used to provide a broad impression of the situation.</p>	No action currently required.
SP10	factor 3	<p>Triggered for 4th consecutive year. This years figure is 0% meaning policy was not implemented at all – 2nd time this has happened.</p>		No action currently required.
	factor 4	3rd time triggered in 4 years, this time around first one. Only narrowly triggered which could be down to what the applications were for.	This is similar to the SINC/LNR factors above, in that no consideration is given to the type of development permitted. This has only narrowly triggered and can be put down to permitting acceptable development in the SLA.	No action currently required.
	factor 5	Triggered for 4th consecutive year with decreasing numbers	This again is similar to the Factors 2, 3 and 4, in that no consideration is given to the type of development permitted. The figures for this factor are gradually reducing so progress is being made against the absolute trigger point.	No action currently required.

Policy	Issue	Comment	Consideration	Action Required
SP14	Factor 2 Housing land supply calculated by Past building rates method	Second consecutive figure as the figures for this year are the same as last years. Significantly under target.	Whilst the past building method is not the recommended method of calculating land availability, it provides a counterbalance to he residual calculation that is realising low land availability. The second 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.
	Factor 1 Yearly affordable housing unit numbers delivered through the planning system as a percentage of total housing units (based on units built)	Triggered for the 4th consecutive year for the 10% and 25% areas. Figures are way below the triggers (2% and 0%).	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.
Factor 4 No of units provided on developments using Social Housing Grant or other public sector funding as a percentage of total units	Triggered for 4th time for 25% area and for the 3rd time in 4 years (first time on second set of triggers) for 40% area. 25% has realised no positive data whilst 40% has only 2 years of positive data.	Action required to improve affordable housing delivery.		
SP17	Factor 1 Employees in commercial sector as a percentage of total employees	Triggered for the second consecutive year, although by less than 1% of the target.	It is interesting that the numbers employed for the last 3 years have remained relatively constant, but only the last 2 years have triggered. Therefore this is due to increasing numbers being employed in all sectors in the county borough. So whilst the number in the commercial sector remains relatively constant, it seems the success of the LDP policies in increasing the numbers in employment have worked against this factor.	No action currently required.
	Factor 2 Number of Commercial/Retail employment developments permitted outside the designated Principal Town Centre Boundaries.	Triggered on consistency of apps approved outside PTCBs. Whilst only the second consecutive trigger, the string dates back 4 years.	This factor is again based against an absolute trigger which takes no account of the nature of development. This also explains the length of period of the factor being triggered	No action currently required.

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	

LDP Objective		Commentary	Performance
8.	Concentrate new development in appropriate locations along existing and proposed 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.	This principle underpins the development strategy for the LDP and the allocations have taken this issue fully into account. This issue 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 result in both the LDP and SEA/SA monitoring processes. This objective is being met.	

LDP Objective		Commentary	Performance
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 vulnerable development is directed away from areas of risk wherever possible.	SEA/SA monitoring has realised negative results for this issue in the past 2 years. 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. The same is true for commercial and retail development. Whilst progress is being made the objective is not being implemented as anticipated.	
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.	

LDP Objective		Commentary	Performance
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 development at appropriate locations across the County Borough.	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 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 – 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		Previous permission expired
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		
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
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	09/0440/FULL	1 unit with full permission
HG1.15	Bedwelty Road	Partially	P/06/0671 (Outline), 12/0090/RM (Phase 1)	Phase 1 developed, 5 applications for self-build plots
HG1.16	Land adjacent to Gelynos Avenue	Partially	Outline P/04/0510, full for individual plots	Self build development
HG1.17	Aberbargoed and District Hospital	Developed	12/0594/FULL	Completed 2015

Allocation		Developed	Planning App	Status / Comments
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, Llwyn 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.
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),	Outline granted for east site. Application for west site (14/0802/OUT) waiting signing of s106 but proposed units will be on industrial site rather than remainder of housing allocation, which is being protected for its nature conservation value.
HG1.31	Oak Terrace	Under construction	Developed	Completed 2015
HG1.32	Tir-y-berth	Not Developed		
HG1.33	Penallta Colliery	Under construction	P/99/0781	Last phase currently under construction. 1 unit remaining 2016.
HG1.34	Penallta Yard	Under construction	12/0462/RM	Under construction 2016

Allocation		Developed	Planning App	Status / Comments
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 2016
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	12/0578/OUT	Outline permission granted 30-10-2013
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	Not Developed	07/0453/RSM	Permission implemented by virtue of initial works but no construction of dwellings
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

Allocation		Developed	Planning App	Status / Comments
HG1.54	Eastern part of land adjacent to River Ebbw	Not Developed		
HG1.55	Suflex Factory	Not Developed	07/1524/FULL 13/0809/CLEU	Permission implemented by virtue of initial works but no construction of dwellings
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
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	Under construction	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 2015
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	Partially	11/0410/FULL (phase 1); 14/0855/FULL	Phase 1 completed 2015; Phase 2 awaiting the signing of s106
HG1.68	Castlegate	Partially	P/03/0926 (Outline), multiple full/RSM	Completed 2014
HG1.69	Hendre Infants School	Not Developed		
HG1.70	Cwm Ifor Primary School	Not Developed		
HG1.71	Land east of Coedcae Road	Developed		
HG1.72	Windsor Colliery	Not Developed	09/0243/OUT	Awaiting signing of s106

Allocation		Developed	Planning App	Status / Comments
HG1.73	Land below Coronation Terrace	Not Developed	11/0630/NCC	Application to extend condition for timeframe for submission of 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	Full granted 2010 (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		
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 granted 2014 (housing/commercial)
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	Not Developed	P/99/0768; 15/0675/FULL	Full granted 2002 (housing/employment); Full granted 2016 (housing)
EM1.12	Land at Caerphilly Business Park	Partially	07/0849/OUT	Outline granted 2008 (business park)
EM1.13	Land at Trecenydd	Not Developed		
EM1.14	Land at Western	Developed		Built out

Allocation		Developed	Planning App	Status / Comments
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		

Allocation		Developed	Planning App	Status / Comments
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
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		

Allocation		Developed	Planning App	Status / Comments
CF1.6	Hanger 81, Aberbargoed – New youth centre	Not Developed		
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	Permission granted 2011
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	Permission granted 2014; developed
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
CF1.18	Memorial Hall and Institute, Newbridge – Library	Developed		
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	Permission granted 11

Allocation		Developed	Planning App	Status / Comments
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 School, Caerphilly – New school	Developed	09/0706/LA	Permission granted 2010
CF1.29	Town Centre, Caerphilly – Library / Customer First Centre	Developed	06/0665/FULL	Full granted 2007 (mixed use)
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		
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. Funding and property acquisition required.
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, Abertyswg	Not developed	14/0009/RET to retain cabins for changing facilities	

Allocation		Developed	Planning App	Status / Comments
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	Not developed		Site has been used 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 as 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, Llanbradach	Not developed		
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

Allocation		Developed	Planning App	Status / Comments
TM1.3	Llancaiach Fawr and environs, Nelson	In progress	12/0825/LA	Majority of improvements to manor house complete, only minor cosmetic works outstanding.
TM1.4	Maescwmmmer Mill, Maescwmmmer	Not developed		
TM1.5	Rhymney Riverside Walk, Rhymney – Cefn Mably	Partially		
TM1.6	Monmouthshire and Brecon Canal, Crumlin Arm	Not Developed		EU funding to be 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 16/0079/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.
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		
TR1.9	Network Links from Blackwood / Pontllanfraith	Not Developed		
TR1.10	Newbridge / Crumlin to Crosskeys and Sirhowy Valley / Pontllanfraith Cycle Link	Not Developed		

Allocation		Developed	Planning App	Status / Comments
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
TR1.13	Rhymney Valley Linear Cycle Route - Heads of the Valleys to Bedwas / Caerphilly, Southern	Feasibility work developed		
TR1.14	Caerphilly Basin Radial Routes	Partially		Senghenydd to Caerphilly town centre cycle route complete
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		Station opened December 2013
TR4.1	Rhymney	Completed		Completed July 2014.
TR4.2	Bargoed	Developed		Bargoed Park and Ride official opening November 2009
TR4.3	Pengam	Developed		Pengam Park and Ride official opening June 2013
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

Allocation		Developed	Planning App	Status / Comments
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
TR6.4	Bedwas Bridge Roundabout	Not Developed		
TR6.5	Piccadilly Gyratory	Not Developed		
TR6.6	Penrhos to Pwllpant	Not Developed		
TR6.7	Pwllpant to Bedwas	Not Developed		
TR7.1	Cwm Du Junction / Maesycwmmmer 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 Rhymney	Not Developed		

