

2019

Caerphilly County Borough Council Local Development Plan up to 2021 (Adopted 23 November 2010) 8th Annual Monitoring Report 2019

Covering the period 1 April 2018 to 31 March 2019

October 2019

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

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1 Introduction

- 1.1** The Caerphilly County Borough Local Development Plan up to 2021 (LDP) was formally adopted by Caerphilly County Borough Council (CCBC) on the 23 November 2010. Following the adoption of its LDP, the Council has a statutory obligation under section 76 of the Planning and Compulsory Purchase Act 2004 to produce an Annual Monitoring Report (AMR) for submission to the Welsh Government (WG).
- 1.2** This, the eighth AMR, is based on the period from 1 April 2018 to 31 March 2019 and is required to be submitted to WG by the end of October 2019.
- 1.3** The main aim of the AMR is to assess the extent to which the LDP Strategy and Strategy Policies are being achieved. It therefore has two primary roles; firstly to consider whether the policies identified in the monitoring process are being implemented successfully; and secondly to consider the plan as a whole against all of the information gathered to determine whether a complete or partial review of the plan is necessary.
- 1.4** The 2013 AMR concluded that a review of the LDP was required. The review was commenced and a Replacement LDP was progressed through to Deposit stage before the Council formally withdrew the plan review in October 2016.

1.5 The 2019 AMR will address the following:

- A summary of the key findings in respect of the SA/SEA monitoring for the period 1 April 2018 to 31 March 2019;
- A summary of the key findings in respect of the Strategy Policies for the monitoring period 1 April 2018 to 31 March 2019;
- The Statutory indicators required by Welsh Government;
- The update on the implementation of the Community Infrastructure Levy (CIL); and
- Identify actions to be undertaken.



2 Executive Summary

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

2.2 This is the eighth AMR to be prepared for the Caerphilly County Borough Local Development Plan up to 2021 (LDP) and it monitors the period from 1st April 2018 to 31st March 2019. The Council is required to submit the 2019 AMR to WG by the 31st October 2019.

2.3 Monitoring of the plan for 2018/19 indicates that:

- Eleven policies have triggered again, after triggering in the 2018 AMR as follows:
 - SP3 Development in the SCC,
 - SP4 Settlement Strategy;
 - SP5 Settlement Boundaries,
 - SP10 Conservation of Natural Heritage;
 - 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 and
 - SP20 Road Hierarchy.

- 2 policies triggered after a gap in triggering, namely:
 - SP2 Development in the NCC; and
 - SP8 Minerals Safeguarding.

2.4 The 2019 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 AMR, identifies more positive results than in 2018, but there are still a number of negative indicators. However, when assessed against the adoption of the plan i.e. 2010, the implementation of the plan has realised positive effects for the environment as a whole.

2.5 The 2019 AMR is also required to include information relating to 12 mandatory indicators, which are specified by WG. These indicators are discussed in Chapter 6.

2.6 An overview of the LDP monitoring data for the 2019 AMR provides an interesting insight into the implementation of the LDP over the monitoring period. Of particular note for 2019 are the following:

- The annual house building rate in this AMR has fallen this year from 284 to 190 units (based on 2018 Joint Housing Land Availability Study figures).
- The housing land supply figure has increased from 2.1 years to 2.3 years using the residual method, following the approval of several major housing applications. *(It should be noted that the AMR uses the data from the previous year's JHLAS, due to the fact that the JHLAS is generally agreed after the preparation of the data for the AMR Report. Therefore, the 2019 AMR uses the 2018 JHLAS information that actually covers the period 1 April 2017 to 31 March 2018. The 2019 JHLAS has recently been agreed and the housing land supply*

has decreased to 2.0 years. This is still well below the 5-year requirement. This figure will be reflected in the 2019 AMR).

- The average house price for the county borough increased by 2% from £129,928 to £132,469.
- The annual unemployment rate decreased from 6.2% to 5.2%.
- The number of residents in employment increased from 80,700 to 81,900.
- A further 12 hectares of employment land was granted planning permission.
- Of the principal town centres, only Caerphilly and Risca-Pontymister have a vacancy rate of lower than 10% and both towns saw their vacancy rates decrease this year to the lowest levels since the LDP was adopted. Blackwood, Bargoed and Ystrad Mynach have all seen an increase in vacancy rates.
- In the three principal towns with footfall counters (Caerphilly, Blackwood, Bargoed) there has been an increase in footfall in both Caerphilly and Blackwood. However, the previous AMR year data included a period of six weeks where the footfall counters were out of action so the data is not directly comparable. The figures in Bargoed have decreased, but this is to be expected as there is now only one footfall camera within the town rather than two.
- There was a further increase in visitor numbers to countryside recreation facilities to 1.5 million visitors per annum, and customer satisfaction has increased from 75% to 85%.

2.7 The 2019 AMR includes the annual monitoring statement for the Council's implementation of its Community Infrastructure Levy. This is the fifth year

the AMR has included this. The 2019 CIL Monitoring identified that £756,590 had been collected in revenue, whilst £87,513 has been passed to Local Councils (Town and Community Councils) and a £37,830 has been used to cover the costs of preparing and implementing CIL. A total of just over £1,086,000 remained in the CIL pot to assist in funding appropriate infrastructure as at 1st April 2019.

- 2.8** The 2013 AMR and subsequent AMRs have clearly identified the need for the LDP to be reviewed. Work commenced on a Review of the LDP in 2013, but in July 2016 the Council resolved to withdraw the Replacement LDP and seek support for the early preparation of a Strategic Development Plan (SDP) for the Cardiff Capital Region.
- 2.9** Following extensive discussions, in June 2019 the Cardiff Capital Region (CCR) Cabinet approved the principle of preparing the SDP and agreed a report template to be reported to each of the 10 constituent local authorities seeking their agreement to commence work on the SDP. This report will be presented to all 10 councils by the end of October 2019.
- 2.10** The fact that the CCR authorities are now in this position means that the July 2016 Council Resolution has now been met. As a result, this resolution can no longer be used as a reason not to commence work on the review of the Adopted LDP.
- 2.11** Assuming all ten local authorities agree to the preparation of the SDP, the proposed timescales for its preparation will mean that it is unlikely to be adopted until 2025 at the earliest. The new form of plan referred to as the LDP Lite which would be prepared alongside the SDP, cannot commence until the regulations are laid by Welsh Government and therefore such a plan for Caerphilly would not be adopted until 2026 at the earliest. This would

result in a lack of local development plan coverage for the county borough for at least 5 years.

2.12 If a full review of the LDP were to commence as a consequence of Council's consideration of the 2019 AMR, it is envisaged that a new Replacement LDP could be adopted in late 2023/early 2024, meaning that there would potentially be a 3-year period without local development plan coverage. In summary, the length of time the county borough would be without local development plan coverage would be significantly reduced.

2.13 In light of the above, the pressure for the Council to commence work on a new Replacement LDP is compelling as:

- There is a statutory requirement to move to review after four years;
- There has been a substantial passage of time since the 2013 AMR identified the need to prepare a new plan;
- Post 2021 the LDP will 'drop dead' and every effort should be made to ensure that the time without local development plan coverage is minimised;
- There is an urgent need to increase the housing land supply to deliver market and affordable housing;
- There is an urgent need to identify additional employment land to encourage economic growth in the county borough; and
- Further unplanned development is likely to be allowed on appeal in the short term.

2.14 The 2019 Annual Monitoring Report therefore concludes and recommends that:

R1 The 8th Annual Monitoring Plan has indicated that substantial progress has been made in implementing the

Caerphilly County Borough Local Development Plan up to 2021.

R2 In recognition of the need to identify more land for employment and housing to support local need and regional aspirations the 8th Annual Monitoring Report recommends that a review of the Adopted LDP be commenced.

R3 In the period up to the adoption of a new Replacement LDP, the Council will continue to address the shortfall in the 5-year housing land supply through proactive action, including:

- **Considering 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;**
- **Lobbying Welsh Government to establish funding mechanisms to incentivise sites in low viability areas and promote remediation of suitable brownfield sites for development;**
- **Utilising the innovative funding model to bring forward Council owned sites with viability issues;**
- **The identification of schemes through the Regeneration Project Board where funding opportunities could be exploited to deliver regeneration projects, including for housing and employment.**
- **Prioritise affordable and new build Council housing on brownfield sites to help preserve our natural environment**
- **Work to ensure new housing complies with high environmental standards to help address the climate emergency**

3. Contextual Changes

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

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

National Development Framework

3.3 Work is progressing on the National Development Framework (NDF), the 20 year land use framework for Wales, which will:

- set out where nationally important growth and infrastructure is needed and how the planning system - nationally, regionally and locally - can deliver it;
- provide direction for Strategic and Local Development Plans and support the determination of Developments of National Significance;
- sit alongside Planning Policy Wales, which sets out the Welsh Government's planning policies and will continue to provide the context for land use planning;

- support national economic, transport, environmental, housing, energy and cultural strategies and ensure they can be delivered through the planning system; and

- be reviewed every 5 years.

3.4 Welsh Government published a consultation on the Issues, Options and Preferred Option for the National Development Framework on 30th April 2018. The consultation document sets out a Vision for 2020 to 2040 based on the delivery of sustainable places, together with a series of objectives and alternative spatial frameworks. The Preferred Option is based on the delivery of sustainable places and the spatial policies and choices made in the NDF will support decarbonisation, climate change resilience, health and well-being, cohesive communities and the Welsh language objectives.

3.5 The NDF Spatial strategy identifies three regions – North Wales, Mid & South West Wales and South East Wales, and indicates that City region and growth deal areas will be identified. NDF policies will provide a framework for regional planning including the preparation of SDPs.

3.6 It is stated that the NDF policies will identify regional policy based population and housing projections for each region, which will include a regional range of housing numbers for the plan period. In the response to the 2018 consultation, Caerphilly officers raised concerns about a number of elements contained within the Issues, Options and Preferred Options paper, including the approach to determining housing numbers, as it is considered that this is more appropriately

determined at a regional level rather than national level.

- 3.7** The draft NDF was published for consultation in the summer of 2019. As this consultation commenced outside of the monitoring period, the content and potential implications of the NDF will be considered in the 2020 AMR.

Planning Policy Wales (Edition 10)

- 3.8** Planning Policy Wales (PPW) sets out the national land-use planning policies of the Welsh Government and provides the policy basis to inform policies and land-use allocations in Local Development Plans (LDPs). It is also a material consideration for decision makers in determining planning applications. Edition 10 of PPW was published in December 2018, following a public consultation which ended in May 2018.
- 3.9** Edition 10 of PPW has been restructured, with a move away from topic-specific chapters and into policy themes derived from the well-being goals set out in the Well-being of Future Generations (Wales) Act 2015. It identifies 'Placemaking' as a central concept for delivering sustainable places. Whilst PPW 10 retains a significant element of the policy content included in Edition 9, there are a number of new policy statements across a range of policy areas which need to be considered in the determination of planning applications and in the preparation of future development plans. Where changes in policy wording and/or the introduction of new policies have an impact on the determination of future planning applications, this will be reflected in the analysis of specific policies and indicators in future AMR reports.

Development Plans Manual

- 3.10** In June 2019, the Welsh Government published a draft Development Plans Manual (Edition 3) for consultation. Whilst the consultation document was published outside of the monitoring period, it is the key guidance document on the preparation of Local Development Plans in Wales and therefore its contents are critical to the AMR and will inform future development plans.

Circular 005/2018 Planning for Gypsy, Traveller and Showpeople Sites (June 2018)

- 3.11** This circular provides updated guidance on the planning aspects of identifying sustainable sites for Gypsies and Travellers. The circular supersedes advice contained in Circular 30/2007 "*Planning for gypsy and traveller caravan sites*", Circular 78/91 "*Travelling Showpeople*" and Circular 76/94 "*Gypsy Sites Policy and Unauthorised Camping*".
- 3.12** The Circular confirms that there is a legal duty on local authorities to ensure that the accommodation needs of Gypsies and Travellers are met. Local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to have policies for the provision of appropriate sites in their Development Plans.
- 3.13** The guidance indicates that collaborative working within a region to prepare a Gypsy and Traveller Accommodation Assessment (GTAA) is an option, although the data arising from jointly conducted assessments must remain capable of disaggregation to the local authority level.

3.14 The Circular provides guidance on the allocation of sufficient sites within development plans for residential use, transit sites and temporary stopping places, as well as the approach to criteria based policies. The content of the Circular will be given due consideration in the future preparation of development plans.

Technical Advice Note (TAN 1): Joint Housing Land Availability Studies (2015)

3.15 Technical Advice Note (TAN) 1 '*Joint Housing Land Availability Studies*,' together with PPW, requires local authorities to have a 5 year housing land supply.

3.16 The Council, together with a number of stakeholders, have been lobbying successive Welsh Cabinet Secretaries in respect of the way that TAN 1 determines: which sites form part of the land supply; how the land supply figure is calculated; and the weight afforded to the 5 year land supply. As of 1st April 2018, 19 of the 25 LPAs in Wales did not have a 5 year housing land supply, which is a significant matter of concern. Further discussion on this issue is included in Section 8 of this report.

3.17 Paragraph 6.2 of TAN 1 states that "*the housing land supply figure should also be treated as a material consideration in*

determining planning applications for housing. Where the current study shows a land supply below the 5-year requirement or where the local planning authority has been unable to undertake a study... , the need to increase supply should be given considerable weight when dealing with planning applications provided that the development would otherwise comply with development plan and national planning policies."

3.18 Following concerns raised by stakeholders, together with an increase in the number of speculative applications for housing being submitted in parts of Wales, a consultation on the dis-application of Paragraph 6.2 was undertaken in 2018 by Welsh Government. This was followed by a 'Dear Chief Planning Officers' letter of 18th July 2018, which confirmed that paragraph 6.2 of TAN1 will no longer apply after that date. The letter states that "*it will be a matter for decision makers to determine the weight to be attributed to the need to increase housing land supply where an LPA has a shortfall in its housing land."*



3.19 There have been a number of appeals considered by the Planning Inspectorate since the dis-application of Paragraph 6.2, where the Inspector considers this issue of 'weight' and the 5 year housing land supply. An appeal decision in Conwy issued in February 2019 for a site in Deganwy is useful in this respect as it sets out that *"the weight to be attached is dependent on the magnitude of the shortfall, how long the shortfall will persist, what the local planning authority is doing to reduce it and how much will the development contribute to meeting the shortfall."* These key factors are considered to be reasonable in the consideration of this issue in future planning applications.

Call for evidence on the 'Delivery of housing through the planning system'

3.20 In July 2018, the Welsh Government issued a call for evidence on the delivery of housing through the planning system. The consultation sought evidence based views on how to establish LDP housing requirements, how to ensure the deliverability of housing sites allocated to meet the LDP housing requirement, and the monitoring arrangements for housing land supply once LDPs are adopted. This 'call for evidence' has informed the revisions to Planning Policy Wales, TAN1 and the Development Plans Manual.

The Cardiff Capital Region City Deal

3.21 On the 17th June 2015, Cabinet agreed to support the development of a plan for the City Deal, with all ten local authorities contributing towards the cost of research and financial planning. In February 2016,

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

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

Recommendation 8 states:

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

3.23 In January 2018 the Cardiff Capital Region (CCR) Cabinet endorsed the

recommendation that work should commence on a Strategic Development Plan (SDP) for the Region. Since then, work has been ongoing to establish some key areas of agreement to enable the project to proceed. The CCR Cabinet has held workshops attended by the Leaders, Chief Executives, Lead Cabinet Members for Planning and Chief Planning Officers of the 10 Cardiff Capital Region Authorities to discuss the key issues of:

- The area to be covered by the SDP (Strategic Planning Area [SPA]);
- The scope and content of the SDP and the period it would cover;
- Governance arrangements associated with the Strategic Planning Panel (SPP) including apportionment of membership and voting for the constituent authorities; and
- The costs associated with the process, including the mechanism for delivering the SDP and how the costs should be apportioned between each of the constituent authorities.

3.24 Following extensive discussions, in June 2019 the Joint Cabinet endorsed the principle of preparing the SDP and agreed that a report be presented to each of the constituent councils to seek their approval to commence the SDP for the region. The report will be presented to each local authority in autumn 2019, with the report to Caerphilly County Borough Council being presented in October 2019.

3.25 The further implications of the preparation of the SDP are considered in Chapter 9 of this report.

Strategic Development Plans: Guidance to LPAs

3.26 In March 2019, Welsh Government published guidance on Designating a Strategic Development Plan Boundary and Establishing a Strategic Planning Panel (SPP). The document provides guidance on the process from an initial expression of interest through to the establishment of the Strategic Planning Panel (SPP) and the issues LPAs may wish to consider when defining the SDP area. This guidance has informed the agreed Joint Cabinet Report that will be considered by the individual Councils, as referred to in the previous section.

Our Valleys, Our Future: Delivery Plan

3.27 The latest Delivery Plan for the Valleys Task Force was published in November 2018. The document sets out how three key priorities would be met:

- Good quality jobs and the skills to do them
- Better Public Services
- My local community – Valleys Regional Park

3.28 Seven 'strategic hubs' have been identified across the Valleys, including the Caerphilly/Ystrad Mynach strategic hub, where it has been identified that there is a priority for strategic employment and residential sites; employment hubs linked to strategic transport infrastructure improvements; town centre redevelopments; tourism and cultural development and residential development.

3.29 The strategic hubs will act as a focus for job creation by attracting private sector investment, allowing existing businesses to grow and promoting business start-ups. This will include realising economic regeneration opportunities through housing delivery and public service provision, while increasing connectivity through the South Wales Metro.

3.30 Welsh Government have allocated £25 million capital funding towards strengthening the strategic hubs and the taskforce and local authorities will work closely with the City Deal on shared ambitions to ensure the strategic hubs complement the development of the Valleys Regional Park.

In Conclusion

3.31 There have been a number of changes to legislation and guidance since the 2018 AMR, most notably the publication of PPW Edition 10 and a draft consultation on the Development Plans Manual. These

documents will significantly influence policy direction and the content of future development plans.

3.32 There have been a number of changes to policy in PPW10 and these will need to be considered in the determination of planning applications. In addition, the dis-application of Paragraph 6.2 of TAN 1 may influence the determination of future planning applications and in turn the delivery of certain elements of the LDP. This will be considered in more detail in subsequent sections.

3.33 City Deal and the Valleys Task Force will continue to facilitate economic growth in the region and it is important that the local authority exploits the opportunities this offers through the identification of appropriate development sites.

3.34 In respect of future development plan preparation, there has been significant progress on the SDP, with an agreement from the Joint Cabinet to proceed, and agreement is being sought from each of the 10 Local Authorities in the autumn of 2019.



4. Strategic Environmental Assessment/ Sustainability Appraisal Monitoring

4.1 The results of the SEA Monitoring process are set out in Appendix 2. It should be noted that the monitoring period for the AMR is 1 April 2018 to 31 March 2019 and the findings of the assessment are included in the column headed 2019.

2019 SEA Monitoring Results

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

4.3 There are nine years of AMR results that need to be considered as part of this section, the 2011 Dummy Run, AMR results from 2012 to 2018, and the current 2019 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 2019 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 2019 results with those of the 2018 AMR and the original baseline of 2011.

4.4 The first consideration is the number recorded for each type of result. Table 4.1 below sets out the SEA Monitoring results by type and year.

4.5 In 2019 there were 2 double negative effects recorded, and five single negatives.

- **Education** – for the second year in a row, there was a decrease in the number of children achieving Level 2 (equivalent to 5 GCSE grade A*-C passes), whilst the Wales average remains the same, resulting in no substantial improvement against the Welsh average. Furthermore, when measuring improvements to literacy and numeracy, there has been a decline in the percentage of working age adults qualified to NQF Level 2 or higher in Caerphilly. Whilst the Welsh average

Comparison of Effects									
Result	2011	2012	2013	2014	2015	2016	2017	2018	2019
XX	3	0	0	0	2	0	2	1	2
X	4	8	5	2	4	4	5	9	5
O	2	5	9	7	4	5	4	4	4
+	6	6	5	9	6	9	6	4	9
++	2	3	3	4	5	4	3	3	1
DNA	7	2	1	0	1	0	3	1	1
NM	1	1	2	3	3	3	2	3	3

Table 4.1 – Comparison of Effects Results Over Time

has also declined, there has been no progress in closing the gap between the Caerphilly figure and the Welsh average.

- **Pollution** – this indicator considers air, odour, light and noise pollution and this year has seen a significant increase in the number of locations failing N02 air quality monitoring. There has been an increase in complaints in respect of odour, which now significantly exceeds the 2005 'base' figure. Similarly, whilst recorded light complaints have decreased from last year, they are still higher than the base figures. There has also been a significant increase in noise complaints in the previous year, although the number remains lower than base levels.

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

- **Housing** – there has been a small increase in the house price to earnings ratio, as house prices have increased at a faster rate than wages.
- **Employment site availability** – vacancy rates have increased to 13.2% across the County Borough.
- **Protection** – Protection of areas of landscape value – there has been an increase in the area of land granted planning permission for non-agricultural uses outside of the settlement boundary. In addition, there has been an increase in the amount of land granted planning permission within Historic Landscapes, following a small number of minor applications granted within Gelligaer Historic

Landscape. Furthermore, the amount of land subject to environmental management through Section 106 agreements has decreased.

- **Flooding** – drealising negative results for the fifth consecutive year. The amount of land granted permissions for highly vulnerable uses within Zone C of the flood plain, and where no mitigation is in place, has decreased significantly this year to 0.04 ha. However, as the indicator target is for there to be no cases, this indicator records a negative result.
- **Safeguarding soil** – due to the loss of land of agricultural importance.

4.7 Only one indicator recorded double positive results –the protection of geologically important sites, as there has been no loss of land for Regionally Important Geological Sites (RIGS) or geological Sites of Special Scientific Interest (SSSI) There are 9 single positive results, relating to:

- **The percentage of working age people in employment;**
- **Wealth;**
- **Health;**
- **Cultural identify;**
- **Protection and enhancement of historic assets;**
- **Waste;**
- **Biodiversity;**
- **Sustainable travel;**
- **Renewable energy;**

- 4.8** The positive results cover a wide range of issues from all three sustainability pillars (social, economic, environmental) meaning positive changes across the environment generally.
- 4.9** There are 4 neutral results (offsetting positives and negatives realising a stable balanced position or where there has been no change) and these relate to crime, population balance, leisure and material assets. There are 4 issues that were not monitored in this AMR due to a lack of available information. Of these 3 are permanently not monitored (NM) and 1 where the data was not available this year (DNA).
- 4.10** The overall results show a balanced outcome – whilst the overall number of double negatives has increased since last year, there are now single negatives. All of the indicators that are recorded as negative this year have previously been negative in at least one other AMR report. None have been consistently negative since the start of the plan period; there has been significant variation across the years.
- 4.11** There is only one double positive indicator this year (one that has been positive consistently across all AMRs). There has been an increase in the number of indicators that have generated a single positive outcome, but these indicators have varied on a yearly basis. Overall, the balance in this year's AMR is towards slightly more positive effects. However, the assessment of impacts in numerical terms would be only a crude assessment and the analysis of the key issues is more important.
- 4.12** Many of the impacts that are negative are influenced by factors outside of the remit of the development plan. Furthermore, certain indicators are based upon a comparison with Welsh or UK data. Whilst Caerphilly may have made progress in respect of particular factors, if the Welsh/ UK average data has increased/decreased at a faster rate, in comparison the indicator is deemed to be negative.
- 4.13** Table 4, sets out the trends of how the objective results have changed over time. This information is important as it gives an indication of whether the objective results are constant or whether the results are changing significantly, and if so in which direction. The key periods that need to be assessed are the short-term changes from last year (2018 AMR to 2019 AMR) and the long-term trends assessed against the first year monitoring (2011 – 2019)
- Assessment of Recent Changes (2017 AMR – 2018 AMR)**
- 4.14** The table sets out the changes in groups, starting with negative changes (changing to a more negative result) neutral changes and then positive ones. As can be clearly seen from Table 4.2, the 2019 results show a slight positive effect when compared with last year, with 13 of the 25 objectives realising or maintaining positive changes and 8 objectives realising or maintaining negative changes.
- 4.15** The direction of change this year is skewed towards more positive changes. There are 3 negative to positive changes, whilst only 1 in the other direction. There are 3 neutral to negative changes and 3 neutral to positive. Overall this implies a more positive outcome this year when compared to previous years.

4.16 It will be noted from the results of previous years that there have been significant variations, in the results, with evidence of a number of indicators switching between positive and negative on an annual basis. The results are heavily influenced by single events and variances in the data, which can skew results from one year to another.

4.17 In the 2018 AMR, it was reported that the changes between 2017 and 2018 show a marked move towards more negative results. The 2018 report concluded that, given the annual fluctuations between yearly results, the outcome of the 2019 AMR should be considered prior to commenting on whether the change to more negative results in the 2018 AMR (and also in the 2017 AMR before it) were significant. There has been a slight shift towards positive effects in the 2019 AMR.

4.18 It should be noted that only 3 indicators out of 25 have been negative for two consecutive years (housing, flooding and soil), and only 1 indicator of those indicators has been negative for more

than 3 consecutive years (flooding). This indicates that there are few areas that are consistently performing poorly. There will be a need in future AMRs to consider any indicators that have had more than 1 year of negative results to establish if there is scope to address this through the development plan process, or whether these are matters that are influenced by external forces.

Assessment of Long Term Changes (2011 – 2019)

4.19 The long-term comparison maintains the positive movement from the starting point for the monitoring process. Two issues maintained negative results against the 2011 results:

- **Educational Attainment** – this objective recorded a double negative result in both 2011 and 2019. However, it has not provided negative results in all monitoring years as in 2013 and 2014 it recorded a positive result, as well as a neutral result in 2017. The two indicators that inform this objective both relate to how well the indicator is performing in comparison to the Welsh average. This means that even if Caerphilly's results improve consistently, it will only score positive if the level of improvement is greater than the improvement in the Welsh average.



Effects Changes Over Time

Change	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2011 - 2019
Positive To Neutral Changes	2	1	1	4	1	2	2	1	2
Neutral to Negative Changes	0	0	1	3	0	3	2	2	0
Positive to Negative Changes	1	1	1	3	2	2	4	1	3
DNA To Negative Changes	3	1	0	0	0	0	0	0	2
Double Positive to Double Negative Changes	0	0	0	0	0	1	0	0	0
No Change (Negative)	1	3	0	0	2	2	4	4	2
DNA To Neutral Changes	1	0	1	0	0	0	0	0	2
Negative to DNA Changes	0	0	0	0	0	0	0	0	0
Neutral to DNA Changes	0	0	0	0	0	1	0	0	0
Positive to DNA Changes	0	0	0	1	0	1	0	0	1
No Change (Neutral)	2	4	4	3	5	3	1	0	1
DNA To Positive Changes	3	0	0	0	1	0	1	0	3
Negative to Neutral Changes	4	4	1	0	2	2	2	3	0
Neutral To Positive Changes	0	0	4	3	2	1	2	2	1
Negative To Positive Changes	1	1	3	2	2	1	1	3	1
Double Negative to Double Positive Changes	0	0	0	0	0	0	0	0	0
No Change (Positive)	4	7	6	5	8	6	3	5	3

Table 4.2 – Comparison of Changes In Effects Over Time

- **Flood Risk** – The results of this issue fluctuate throughout the plan from negative to positive and back again. This is the fifth consecutive year a negative result has been identified. The indicators for this issue are set against absolute bottom end targets and consequently there is no flexibility that may take account of anomalies that may arise on a case by case basis. In most cases the area of land within the flood zone is not the subject of the permitted development, but forms ancillary space and so no flood issues arise.

4.20 Three issues have changed from positive to negative (housing, pollution and soil) although all of these have realised a range of results (both positive and negative) throughout the plan period, with housing being broadly positive. Again a trend of results would need to be established in these objectives before any conclusion can be reached.

4.21 Two objectives changed from DNA to negative (employment sites and landscape). Both objectives have realised a range of results over the plan period.

4.22 By contrast there are 3 issues that have maintained their positive results:

- **Historic Assets** – 8 of the 9 assessments have realised single positive results, 3 of the 8 have realised double positive results;
- **Waste** – this has been positive or neutral in all years that data was available;
- **Geology** – this issue has realised double positives throughout the plan period.

4.23 In addition to the above there are eight positive changes in results, 3 realising positive results from not being monitored in the first year, 1 negative result changing to a positive one (sustainable travel), and one issue realising a positive result from an original neutral.

In Conclusion

4.24 This year's SEA monitoring shows a marked improvement to the position of the last two AMR years, where the results were skewed towards a negative overall effect. Whilst some indicators did record negative effects this year, many were different indicators to the ones that were negative in previous years and overall there continues to be no indicators that have consistently been negative since the adoption of the plan. The picture across all objectives is one of significant variation due to the site-specific nature of certain indicators, external circumstances and the fact that many indicators are considered relative to national averages, rather than on a trend basis.

4.25 The 2019 results reinforce the longer-term trends of the AMR that overall have seen positive effects, whilst noting the variable nature of these indicators, which means this needs to continue to be monitored.

5. LDP Policy Monitoring

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

they are not included in it. The strategic policies are considered against the monitoring framework to identify if any of the policies are not being implemented in accordance with the development strategy. A summary of the results for each policy are set out in Table 5.1.

- 5.4** It continues to be the case that a significant proportion of the strategic policies are identified as not delivering as expected. A total of 11 of the twenty-two policies have been identified as not delivering as anticipated but not requiring action, whilst 2 policies (SP14 Total Housing Requirement and SP15 Affordable Housing Target) have raised issues that need action in order to address them. The remaining 9 policies are being delivered in accordance with the overall strategy.
- 5.5** Whilst the vast majority of the policies do not need intervention measures, the fact that over half of the policies are not being delivered as anticipated raises concerns in respect of the future delivery of the plan strategy. Both this issue, and the issue associated with the failing housing policies will be considered fully in Chapter 8.

Strategic Policy Delivery		
Strategy Policies		Performance
SP1	Development in the HOVRA	Green
SP2	Development in the NCC	Orange
SP3	Development in the SCC	Orange
SP4	Settlement Strategy	Orange
SP5	Settlement Boundaries	Orange
SP6	Place Making	Green
SP7	Planning Obligations	Green
SP8	Minerals Safeguarding	Orange
SP9	Waste Management	Green
SP10	Conservation of Natural Heritage	Orange
SP11	Countryside Recreation	Green
SP12	Development of the Valleys Regional Park	Green
SP13	Leisure Centre in the HOVRA	Green
SP14	Total Housing Requirements	Red
SP15	Affordable Housing Target	Red
SP16	Managing Employment Growth	Orange
SP17	Promoting Commercial Development	Orange
SP18	Protection of the Strategic Leisure Network	Orange
SP19	Transport Infrastructure Improvement	Orange
SP20	Road Hierarchy	Orange
SP21	Parking Standards	Green
SP22	Community, Leisure and Education Facilities	Green
KEY		
Green	Policy is being met or exceeded. No intervention required.	
Orange	Policy is not delivering as anticipated but is delivering sufficiently and does not require intervention measures.	
Red	Policy is failing to deliver as anticipated and intervention measures should be considered.	

Table 5.1 – 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, that the AMR includes:
- The housing land supply taken from the current Housing Land Availability Study; and
 - The number (if any) of net affordable and general market dwellings built in the LPA's area.
- 6.2** In addition, the Regulations also require that the information be provided for the period in respect of which the AMR is made; and the period since the LDP was first adopted or approved. Housing land availability information is monitored for the period April to end of March annually through the Joint Housing Land Availability Study (JHLAS). This information is set out in Appendix 1 and is also contained within the Mandatory indicators Table in the LDP Monitoring Background Tables document.
- 6.3** Technical Advice Note 1 sets out a requirement to monitor the five year housing land supply that is required to be maintained by all local planning authorities. This information is also set out in Appendix 1 and is also contained within the Mandatory Indicators Table in the LDP Monitoring Background Tables document.
- 6.4** LDP Manual: Edition 2 has revised the position in respect of the number of Statutory indicators that are required to be included in the AMR. However, it was decided for consistency and comparison reasons that the 2016 AMR and subsequent

AMRs will continue to include all 12 of the original Mandatory indicators. These indicators are:

- The net employment land supply/development (ha/sq. m.);
- The amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as % of total development permitted (ha and units);
- The average density of housing development permitted on allocated development plan sites;
- The amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a percentage of all development permitted;
- The amount of major retail, office and leisure development (sq. m) permitted in town centres expressed as a percentage of all major development permitted (TAN 4);
- The amount of development permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests;
- The amount of greenfield and open space lost to development (ha) which is not allocated in the development plan;
- The amount of waste management capacity permitted expressed as a percentage of the total capacity required, as identified within the Regional Waste Plan (TAN 21) [not monitored];

- The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN);
- The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type (TAN 8) [not monitored]

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



7. Community Infrastructure Levy

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

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

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

- Details of Infrastructure payments accepted by the Council.

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

7.4 Table 7.1 sets out the summary of CIL receipts and expenditures for the 2018/2019 monitoring period. During this period a total of £756,590.43 in CIL receipts were received by the Council. A total of £87,513.21 was paid to seven Local Councils in accordance with the CIL Regulations. In addition to this a further £25,346.12 is being retained for use within those areas of the county borough that are not covered by Local Councils.

7.5 The Council has set up procedures for considering and determining the expenditure of CIL receipts on infrastructure items on an annual basis. Specifically, expenditure will occur at the end of the financial year as part of the Councils budgetary considerations for the following year. To date, the Council has not allocated any of the CIL receipts to infrastructure projects.

7.6 The Council has reached agreement with all Local Councils that neighbourhood CIL payments will be made to the relevant Community/Town Council by no later than the 30th June each year. The relevant payments to the seven Community/Town Councils have been completed. Appendix

5 details any Local Council spend and any spend within areas that are not covered by Local Councils.

7.7 In accordance with the CIL Regulations provisions the Council has taken £37,829.52 of the CIL receipts in admin fees to assist in covering the cost of implementing and operating the CIL. The admin fees amount to 5% of the total CIL receipts for the year.

7.8 It can be confirmed that no infrastructure payments have been received in lieu of CIL and no CIL receipts have been passed to third parties to provide infrastructure. Given the above, the remaining amount of CIL receipts available for expenditure on infrastructure items is £1,086,038.10. infrastructure items is £1,086,038.10.

Local Council Area	CIL Income 2018/19	Local Councils 2018/19	Outside CC/TC coverage 2018/19	Outside CC/TC coverage 2018/19
Aber Valley	£0.00	£0.00		0.00
Argoed	£0.00	£0.00		0.00
Bargoed	£0.00	£0.00		0.00
Bedwas Trethomas & Machen	£349,393.00	£52,217.70		17,469.65
Blackwood	£2,022.71	£303.41		101.14
Caerphilly	£49,248.90	£7,379.79		2,462.45
Darran Valley	£0.00	£0.00		0.00
Draethen, Waterloo & Rudry	£5,042.45	£756.37		252.12
Gelligaer	£4,560.48	£549.37		228.02
Llanbradach & Pwllypant	£0.00	£0.00		0.00
Maesycwmmmer	£158,884.80	£23,695.14		7,944.24
Nelson	£0.00	£0.00		0.00
New Tredegar	£0.00	£0.00		0.00
Penyrheol, Trecenydd & Energlyn	£0.00	£0.00		0.00
Rhymney	£0.00	£0.00		0.00
Risca East	£17,409.55	£2,611.43		870.48
Risca Town	£0.00	£0.00		0.00
Van	£0.00	£0.00		0.00
Outside CC /TC coverage (see Appendix 5 for Ward breakdown)	£170,028.54		£25,346.12	8,501.43
Total 2018/2019	£756,590.43	£87,513.21	£25,346.12	£37,829.52
Cumulative Total	£1,355,348.08	£169,758.46	£31,784.11	£67,767.41
Total Income		£1,355,348.08		
Total Expenditure		£237,525.87		
Retained for areas outside CC/TC coverage		£31,784.11		
CIL remaining for CCBC		£1,086,038.10		

Table 7.1: Community Infrastructure Levy Income and Expenditure Summary

8. Commuted Sums and Financial Payments within Section 106 Agreements

8.1 As part of the monitoring of Policy SP7, data is collected on the number of applications where a Section 106 agreement has been signed, requiring the provision of physical infrastructure and/or financial contributions required to make a development acceptable in planning terms. This section sets out the financial contributions that have been secured within the monitoring year through the signing of Section 106 agreements, together with information on the contributions that the Council have received from Section 106 payments and commuted sums within this year.

8.2 Table 8.1 sets out the amount of money secured through Section 106 agreements in respect of financial payments and commuted sums. A commuted sum is a one-off payment

of capital as a contribution towards the future maintenance of eligible assets to be adopted for the lifetime of the development. The rationale for seeking commuted sums for future maintenance and associated works is to ensure that the local authority has the financial resource to cover the upkeep and replacement of assets they adopt from developers.

8.3 The Table also includes information on the financial payments towards the off-site provision of affordable housing. The amount secured should be equivalent to the cost of providing affordable housing and will only be negotiated where the onsite provision of affordable housing is not appropriate.

8.4 The data below relates to applications where a Section 106 agreement was signed during the Monitoring Year 1st April 2018 to 31st March 2019

Site	Payment type	Number of units	Amount Secured (2018/19)
Land adjacent to Islwyn Bowls Club, Pontllanfraith (Plot 2)	Off-site provision of affordable housing	1	£13,502
Land adjacent to Islwyn Bowls Club, Pontllanfraith (Plot 4)	Off-site provision of affordable housing	1	£13,502
Land adjacent to Islwyn Bowls Club, Pontllanfraith (Plot 5)	Off-site provision of affordable housing	1	£13,502
Land to the South of the Glade, Wyllie	Off-site provision of affordable housing	5	£64,844
Catnic, Caerphilly	Maintenance of Leisure provision (LEAPs/ Playing pitches etc)	176	To be determined at the time of transfer
Total Amount Secured			£105,350

Table 8.1 – Commuted sums and financial payments agreed within a signed Section 106 agreement

Site	Payment type	Service Area	Total amount received (2018/19)
Dyffryn Ind Est Units Phase 5, Ystrad Mynach	S106 Financial contribution	Parks/Countryside	£19,372.48
Woodfield Park, Woodfieldside	S106 Financial contribution	Parks/Countryside	£82,657.31
Mackworth Grange, Caerphilly	S106 Financial contribution	Highway Operations	£365,982.49
Cwm Farm, Caerphilly (Indexation)	S106 Financial contribution	Highway Operations	£169.70
Pandy Road, Bedwas	S106 Financial contribution	Highway Operations	£179,709.00
Hawtin Park, Pontllanfraith	S106 Financial contribution	Education	£188,415.86
Ty Du, Nelson	Commutated sum (footbridge, culvert, swale and pelican crossing – paid in advance)	Highway Operations	£566,037.51
			£1,402,344.35

Table 8.2 – Commuted Sums and S106 financial payments received

8.5 Table 8.2 sets out the amount received by the Council between 1st April 2018 and 31st March 2019 for financial contributions agreed as part of Section 106 agreements, and money received as commuted sums for highways operations.

8.6 On 7th January 2019, it became a requirement by Welsh Government for new developments over 100 sq m to apply to the Sustainable Drainage Approval Body (SAB) for the approval and adoption of drainage systems. As part of this, commuted sums would normally be

required for the ongoing maintenance of these drainage systems.

8.7 Commuted sums agreed by the Sustainable Drainage Approval Body (SAB) within Monitoring Year 1st April 2018 to 31st March 2019 will be monitored as part of the AMR. As the regime only applied to 3 months of the monitoring period, no commuted sums were secured during these dates (as shown in Table A6.3) and no commuted sums have been received. However, this will continue to be monitored as part of future AMRs.

Reason for commuted sum	Number of SAB applications approved with commuted sums	Total Amount Secured (2018/19)
Drainage maintenance	0	0

Table 8.3 - Commuted sums agreed as part of SAB Approval

9. Assessment Conclusions

9.1 Section 9.4 of the LDP Manual Edition 2 states:

“Each authority is required to prepare an Annual Monitoring Report covering the preceding financial year from 1 April to 31 March. It must be submitted to the Welsh Government by 31 October each year and published on the authority’s web site, in accordance with LDP Regulation 37.

The AMR should assess the extent to which LDP strategies, policies and key sites are being delivered... Monitoring should indicate current data values, and where possible build-on identified trends in preceding AMRs.

[It should] identify any improvements/ changes to key parts of the plan which would need to be considered in a future review and possible plan revision.”

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

Are the LDP Objectives being achieved?

9.3 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 part-way through the plan period. Therefore consideration of this matter will be focused on whether the policies

are contributing towards achieving the objectives.

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

9.5 Of the 24 objectives set out in the plan, 14 are being delivered as expected. Seven of the objectives have made progress but are not being delivered as anticipated in the development strategy. The poor economic climate during much of the plan period has resulted in a depressed development industry and as a result residential, commercial and employment development has not progressed as originally projected.

9.6 Objective 9, which addresses the delivery of housing, has been identified as not being delivered. Whilst just over 50% of the total housing requirement has been delivered to date, this is behind the anticipated rate, as only two years of the plan period remain. Furthermore, the Council does not have the required five-year housing land supply. This is a material consideration in the determination of housing applications and has resulted in a number of housing applications being allowed on appeal in locations that are contrary to the LDP.

9.7 Objective 17 which addresses Caerphilly’s role as a commercial and employment centre and Objective 18, on providing and protecting a diverse portfolio of employment land for a variety of employment uses, have also been identified as not delivering, on the grounds of the small amount of land granted planning permission for employment use

and no allocated employment sites being developed for employment use during the monitoring period. The LDP has been relatively successful in respect of the development of employment sites and it is therefore not surprising that only a few sites remain. However, it is important that opportunities are explored through the development plan process to ensure that there will be a diverse portfolio of sites available in the future to support Caerphilly County Borough's strategic position in respect of employment and commercial development.

- 9.8** 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) and the fact that only two years of the plan period remain, it is not surprising that a number of the indicators have not been delivered as expected.
- 9.9** As a result the overview has to be that the progress on the LDP is generally meeting its objectives. The only exception to this is in respect of housing objectives and consideration will need to be given to actions that can address this. These actions are discussed in Chapter 9.

Are there any Policies not being implemented?

- 9.10** Table 5, in Chapter 5, sets out the performance of the Strategic Policies in delivering the LDP objectives. Nine of the 22 Strategic Policies have been recorded positively contributing towards meeting

the LDP objectives and no further action is required in respect of these policies.

- 9.11** Thirteen Strategic Policies have been identified as not delivering the LDP objectives as anticipated. These policies are:

- **SP2 – Development in the NCC**

This policy focuses on the key issues to be addressed in the strategy area, namely greenfield/brownfield development, reducing commuting, the efficient use of land, the protection of the natural heritage and capitalising on employment opportunities at Oakdale/Penyfan.

The policy only triggers on one of its indicators, namely out-commuting. Whilst this can be affected by LDP policies it should be noted that this indicator has been fluctuating between just under and just over the trigger point in previous AMRs. 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 influenced by external factors, including the economic conditions and the availability of employment opportunities in the region, as well as internal factors, such as the nature and scale of job creation locally. Consequently, whilst the anticipated reduction in out-commuting has not materialised to date, this may not be due to the failure of LDP policies, but a combination of other factors.

Notwithstanding this, we should be mindful that other indicators in respect of economic growth under Policy SP2 indicates negative trends in terms of employment growth this

year. Indicators show a decline in the amount of land granted permission for employment on allocated sites (Indicator 2). Furthermore, whilst development has commenced on an 8.8 Ha allocated employment site, it should be noted that this was not for Class B employment use, but rather for a housing development (Land at Hawtin Park South). The development of Class B uses on allocated employment sites (as monitored under SP16) dropped to zero in the monitoring period. Whilst this factor does not trigger the policy as the trigger is set to 5 years with no development of EM1 sites, this is a matter that needs to be given close consideration alongside the results of other policies.

● **SP3 – Development in the SCC**

The strategy in the SCC seeks to consolidate development within existing settlement boundaries and 96% of the housing sites allocated in this area were on brownfield sites. The 2019 AMR shows a decrease in the number of housing completions on brownfield sites compared to previous years. The majority of the completions relate to a development of two large greenfield sites. One was allocated in the LDP (Hillary Rise, Pontywaun) by virtue of an extant planning permission at the time of plan preparation. The other, (Watford Road, Caerphilly) is a field within the urban settlement, which forms part of an allocated site developed in two phases (the first phase was brownfield and the second phase is an area of open space adjoining the brownfield site). The other greenfield completions were on small sites (less than 5 dwellings) that were primarily infill sites within the defined settlement boundary, which accords with the strategy aim to consolidate development within existing settlement boundaries.

Whilst the policy has triggered, the fact that the greenfield sites that have been developed have been within settlement limits means that the policy itself is not failing. However, there have been two notable large developments permitted on appeal on greenfield sites outside the settlement boundary in the SCC (Pandy Road and Hendredenny) and once the completions from these sites are factored into future AMRs, it is highly likely that this policy will trigger in future AMR years.

● **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 four indicators for this policy have triggered, but for separate reasons.

The first relates to annual footfall rates in Caerphilly, Bargoed and Blackwood. Bargoed has seen a decrease in footfall, but this is expected as the town now only records footfall in one location, rather than in two locations, as was previously the case. Blackwood and Caerphilly have seen an increase in footfall, but caution is required in respect of these figures as they are compared to the previous year when data was unavailable for 6 weeks due to an issue with the footfall monitors. This should continue to be monitored in future years.

Secondly, the vacancy rate in Bargoed continues to be above 20%, increasing by 2.1% to 22.9% when compared to 2018 figures. Bargoed has been the subject of major regeneration work and has suffered due to the recession. However, there continues to be development interest in the town, which is likely to return Bargoed below the trigger point, but this may not be immediate.

There has been a small increase in vacancy rates in both Ystrad Mynach and Blackwood over the monitoring period, although in both towns the figure is lower than 15%, so within an acceptable monitoring level.

The third monitoring factor relates to the satisfaction of residents with their town centres. This has triggered for Caerphilly town centre only. This is the fifth year that this has triggered, but that is due to the fact that the data is based upon a survey that is only undertaken every few years and this is the fifth year without a new survey.

There is also a triggered indicator relating to the percentage of expenditure in the retail centres. This has triggered in respect of spend on non-bulky goods only. It should be noted that the data for this indicator is also based upon a retail survey that is not undertaken annually. The policy first triggered in the 2015 AMR Report, which included the data from the first retail survey conducted since the adoption of the LDP. The data from this survey indicates a significant decrease from the previous level and has resulted in this indicator triggering. It should be noted that the sample used for this survey changes markedly between surveys and part of the decrease could be attributed to the characteristics of the relative samples. However, given an upturn in the economic position and increased investment in retail/commercial development, there is no reason to doubt that expenditure on non-bulky goods will increase towards more usual levels. This year's results and those set out in the 2019 AMR are based on the same data used in the 2015 AMR.

Overall, the triggering of the four Indicators is a result of forces beyond the control of the LDP and the limited updating of information from which the results are calculated. Neither reason

could lead to the conclusion that the policy is failing to be delivered.

● **SP5 – Settlement Boundaries**

SP5 sets the policy framework for the designation of Settlement Boundaries that aim to define where development would normally be allowed, to promote the full and effective use of urban land, prevent the coalescence of settlements and prevent inappropriate development in the countryside.

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

The policy triggered in the 2017 AMR for the first time as urban forms of development had been located outside of settlement boundaries. The number of applications approved for urban forms of development outside the settlement has decreased from 20 last year to 5 this year. This includes the approval of reserved matters applications in relation to 2 major housing sites that were approved on appeal (Land south of Pandy Road, Bedwas, and Land at Oakdale Golf Club) and 3 minor housing sites (single dwellings).

The approval of applications outside of the settlement boundary is a matter of concern. However, these are primarily linked to the

housing land supply issue rather than a failure of the settlement boundary as a mechanism to prevent inappropriate development in the countryside.

The dis-application of Paragraph 6.2 of TAN 1 will no longer require “considerable weight” to be given to the lack of a 5-year land supply when determining planning applications. It should be noted that there is still a need to consider the lack of the 5-year land supply, but the weight that is to be attributed to it will be for decision makers to determine, guided by the considerations set out in recent appeal decisions. Future applications will therefore be considered on their merits.

The purpose of this change was to alleviate the pressure that some local authorities have experienced from speculative applications on sites outside of the settlement boundary. This may influence the number of out of settlement applications approved in future years and the impact of this change in policy (introduced in July 2018) will need to continue to be monitored.

● **SP8 Minerals Safeguarding**

This policy seeks to ensure that the county borough continues to produce its minerals requirements by safeguarding reserves and maintaining a 10-year land bank. This policy has triggered on one of its two Indicators, relating to the yearly production of aggregates (based on usage) averaged across a three-year period. This Indicator has triggered in every AMR except the 2016 and 2018 AMRs, where the data for its monitoring was not available.

The indicator, and its trigger values, was set against prevailing production and consumption patterns that existed prior to the economic downturn and, therefore, the trigger values reflect more commercially buoyant times.

The economic downturn has had the effect of significantly reducing demand for minerals and, given that the supply of minerals closely mirrors the demand for it, the production of minerals has also significantly reduced below the trigger level for the policy. The Council still has in excess of 50 years of minerals reserves available, meaning that the policy is being delivered as anticipated, although the demand for minerals has reduced.

● **SP10 Conservation of Natural Heritage**

This policy seeks to protect, conserve and enhance the natural heritage of the county borough. This policy is monitored through 5 Factors that address different designations of landscape quality and natural heritage protection. Two of these factors address natural heritage issues, one related to loss of SSSI land (no loss recorded) and one considered the loss of SINC/LNR land (3 applications recorded). All of the factors under this policy have the ambitious trigger level of no loss of asset. These triggers are absolute and make no consideration for the nature of the proposed development (taking such account each year would make the monitoring process excessively onerous). As a result, any development that affects the asset will trigger the policy.

The three proposals that have been granted permission include two single dwelling schemes – one within the curtilage of an existing dwelling, and one on the edge of a settlement, plus an industrial use. In each case, it was considered that the development would not result in harm to the SINC.

Two of the Indicators address landscape designations, one relates to VILLs and the other relates to SLAs, neither of which have triggered this year.

- **SP16 - Managing Employment Growth**

This policy makes provision for economic growth during the plan period, identifying the amount of land allocated for employment through a range of employment sites. This policy is monitored through 4 Indicators, only one of which has triggered, with 32.7% of employees being in part-time employment, which is slightly above the trigger level of 30%.

Whilst there has been an increase in part-time employment as a percentage, there has been an overall increase during the monitoring period in the number of people in employment, at 81,900. Annual unemployment rates have also decreased by 1% since the 2018 AMR. Whilst the increase in employment is positive, there has also been an increase in the proportions of residents out-commuting. This could indicate that the growth in employment has been outside of the County Borough and also that the growth has been in part-time jobs, as indicated by monitoring factor 3.

SP2 considers the take-up of land on allocated (EM1) employment sites for all uses, whereas SP16 considers the overall development of EM1 land for just class B uses. The figure in this monitoring year is zero, as the only development on allocated employment land has been for housing (at Hawtin Park). There was 2.7 Ha of development in 2018 (all Class B uses) and, no development in the year before that (2017). As the trigger for this policy is two consecutive years where there has either been less than 2 Ha developed, or where there has been greater than 10 Ha, this policy has not triggered. However, the low rate of development for business uses in the last three years does raise concerns.

In terms of planning permissions, 12 Ha of employment land was granted permission on

allocated and protected sites in the monitoring period, less than half the area that was granted in the previous year, although this is in keeping with longer term trends.

- **SP17 Promoting Commercial Development**

This policy is monitored through three factors, one of which has been triggered. The monitoring considers employment levels in commercial services, which has remained constantly above the trigger point for the last 3 years. It also monitors the number of commercial/retail developments permitted outside of the Principal Town Centre Boundaries.

The third factor, which has triggered, relates to the granting of permission for class B1 office uses within the Commercial Opportunity Areas identified within each of the principal towns of Bargoed, Blackwood and Caerphilly. Blackwood and Caerphilly have both triggered, as there has been no B1 office development within the defined areas of Blackwood (5 years) and Caerphilly (3 years). The Commercial Opportunity Areas in both towns have relatively low vacancy rates and are occupied by a range of uses, although not B1 office use. There have also been office developments elsewhere in both towns, which is positive. Therefore the lack of office development in itself is not considered to be a sign of the failure of the policy.

- **SP18 – Protection of the Strategic Leisure Network**

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

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

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

● **SP19 – Transport Infrastructure Improvements**

This indicator considers the number of schemes that have been delivered in respect of Policy TR5 Transport Improvement Schemes in the Northern Connections Corridor, TR6 Transport Improvement Schemes in Caerphilly Basin and TR7 New Roads to Facilitate Development. Indicator TR5 is the only policy of the three to trigger, as none of the five schemes identified within the LDP in the Northern Connections Corridor have been delivered. This is not a failure of the plan, rather it relates to the limited financial resources to fund schemes. The schemes that have been prioritised are those with the most significant congestion issues.

● **SP20 – Road Hierarchy**

This policy sets out the Road Hierarchy for the county borough. The establishment of a road hierarchy facilitates the efficient use of the highways network by ensuring that traffic is channeled onto the most appropriate routes in order to maintain appropriate environmental, amenity and safety conditions.

Therefore, it is the effectiveness and efficiency of the highway network that is monitored through 2 indicators: one in respect of monitored road links that exceed their design capacity, i.e. they are congested; and one that identifies if any of the congested links do not have programmed or allocated improvements. The latter Indicator has triggered, as one of the 4 congested links does not have a programmed or allocated improvement scheme (A469 South of Watford Road).

The link that triggers this Indicator forms part of the strategic network around Caerphilly. Whilst the link itself is not subject to an improvement scheme, its traffic issues are in a large part caused by the congestion issues affecting the Caerphilly Northern Bypass. The LDP allocates improvement schemes across the Northern Bypass from Bedwas Bridge roundabout to Penrhos roundabout. Furthermore, land is safeguarded under Policy TR9 for the Caerphilly South Eastern Bypass and these improvements, when implemented, would have the knock-on effect of reducing the congestion on the triggered link.

Traffic flows have remained almost constant since last year, when the indicator also triggered. The link is over its congestion level by 10.6%. There were improvements ongoing at the Pwllypant roundabout during the monitoring period and this would have had a consequential effect on the wider Caerphilly Strategic

highway network. The improvement scheme has now been completed and the impacts of this will need to be considered through future monitoring as it is likely that congestion will reduce overall. Therefore, the triggering of this indicator is not considered to indicate that the policy is failing.

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

9.13 Two Strategic Policies have been identified as not being implemented as anticipated, namely: SP14 - Total Housing Requirements; and SP15 - Affordable Housing Targets. These two policies are linked, as the provision of market housing on sites identified under Policy SP14 will provide affordable housing to meet the targets specified under Policy SP15.

● **SP14 - Total Housing Requirements**

It should be noted that over 50% of the houses needed for the plan period have been delivered to date, however this falls short in terms of delivery for the whole plan period. As such, the policy is not delivering housing as quickly as anticipated. This position also needs to be considered in conjunction with the fact that the County Borough does not have the required 5-year housing land supply specified by Welsh Government. The 5-year housing land supply is a material consideration in the determination of proposals for residential development that may not otherwise be in conformity with the development plan.

Whilst there is no longer a requirement for “considerable weight” to be given to the 5-year land supply, the weight given is now a matter for the decision maker, an appeal decision in Conwy in February 2019 provides clear advice on what factors the Planning Inspectorate consider are important. The appeal decision states “the weight to be attached is dependent on the magnitude of the shortfall, how long the shortfall will persist, what the local planning authority is doing to reduce it and how much will the development contribute to meeting the shortfall.”

TAN 1: Joint Housing Land Availability Studies requires housing land supply to be calculated using only the residual method. There are concerns about the use of this approach as the residual method has the paradoxical effect of decreasing land availability during years of low house building rates, and this has resulted in the county borough having only 2.3 years land supply in the 2018 JHLAS.

Whilst the land supply calculated through the residual method has been consistently below the required 5-year level, there has been an increase this year from 2.1 years to 2.3 years based on the 2018 JHLAS (although this has again decreased to 2.0 years based on the recently completed 2019 JHLAS study). Whilst there have been a number of planning applications that have been approved (including at appeal) on departure sites in recent years, development had only commenced on three major sites at the base date of the last study (Hawtin Park, Pandy Road and Oakdale Golf Club), with only a small proportion of the total units actually having been completed.

Since 2015, the Council has granted permission for nearly 670 units of housing on major sites, and a further 840 have been granted approval following an appeal. It should be noted that not all of these units are within the 5-year housing land supply as the timescales for the delivery of all units on larger sites may extend beyond the 5 year period. However, build rates continue to fall as the sites with permission have not yet led to commencements or completions, and those major sites that were on site have now been built out. The annual house-building rate based on the 2018 JHLAS is only 190 units, which is only a third of the LDP annual requirement. This figure dropped to 122 units in the 2019 JHLAS, which is the lowest rate ever recorded since records began in 1991/92 and is a matter of significant concern.

The monitoring of policy SP14 also considers the past build rates method of calculating the 5-year land supply, by measuring the average build rate for the last 5 years against the total land available for the next 5 years. This method more appropriately measures demand against supply. As a result of the increase in the land supply following the granting of a number of new planning permissions, coupled with low build rates over the past 5 years, the land supply using the past build rates method has risen from 6.3 years in the 2018 AMR to 8.3 years in this year's AMR (increasing to 9.3 years based on the recently completed 2019 JHLAS study). This element of the indicator is now above the indicator trigger point.

Notwithstanding this, the fact that housing delivery overall is significantly behind where it should be means the delivery of the housing needed to meet the Plan's housing requirement up to 2021 is being seriously compromised.

● **SP15 Affordable Housing Target**

The delivery of affordable housing is also a matter of concern. For the second year running, there were no affordable dwellings secured through a Section 106 agreement delivered in the monitoring period. As a result, all of the area-specific indicators (apart from the 0% target area) have triggered as no Section 106 affordable housing has been delivered on an area specific basis.

Affordable housing has historically been delivered in Caerphilly through the RSL's own build programmes. It will be noted from Appendix 1 that in previous years affordable housing units comprised between 25% and 50% of all completions in each year, demonstrating the role that the RSL sector are playing in overall housing delivery. However, in this year's AMR, the amount of net affordable housing delivered has decreased to less than 3% of all housing using figures from the JHLAS. The lack of Section 106 affordable housing is a factor in this, but it may be in part due to very high levels of completions last year, which utilised that grant funding allocated to each RSL. Forecasted completions next year are anticipated to be at a much higher level, so it is considered that this variance from the longer-term trends is unlikely to continue.

However, this indicator specifically considers housing delivered through the planning system, and only a quarter of the affordable housing target identified within the LDP has been delivered. Whilst this is due to prevailing economic conditions in the earlier part of the plan period, which impacted on overall housing delivery, and viability, it still remains a matter of significant concern.

10. Recommendations

10.1 This Chapter addresses the steps that the authority intends to take to secure the implementation of the policies and any intention to revise or replace the LDP. It identifies any changes to key parts of the plan that would need to be considered in a review and possible plan revision.

Should the Adopted Plan be Reviewed

Housing

10.2 The 2019 AMR process has identified that 2 housing policies, namely: SP14 Total Housing Requirements; and SP15 Affordable Housing Target, are not being implemented as anticipated and require action to be taken. It also identifies one objective, namely Objective 9, which seeks to: *“Ensure an adequate and appropriate range of housing sites are available across the County Borough in the most suitable locations to meet the housing requirements of all sections of the population”* is not being met.

10.3 Consideration needs to be given therefore to how the Council can secure better implementation of these policies and their associated objective. All relate to the provision of housing, albeit dealing with slightly different aspects. All are failing due to an accumulation of the same factors, specifically low house building rates, risk-averse investment and very low housing land supply figures. Consequently, it is appropriate to consider both policies and the objective together, rather than address each individually.

10.4 Since the economic crash in 2008 there has been a sustained reduction in housing delivery by the housebuilding industry, a factor that is outside the influence of the LDP. During this time, the Adopted LDP has been successful in delivering housing, with just over half of the housing requirement developed to date. Given the poor economic conditions during much of the plan period, the scale of delivery is considered acceptable. However, with only two years of the plan period remaining, there is insufficient time for the build rate to increase to address the shortfall, even with improved economic conditions. The 2019 JHLAS identifies that around 900 dwellings are expected to be delivered over the next two years, which means that there would still be a significant shortfall as there are 3,800 units remaining of the 2021 housing requirement.

10.5 The key indicator that identifies the failure of Policies SP14 and SP15 and Objective 9 is the 5-year land supply figure that is taken from the annual Joint Housing Land Availability Study (JHLAS). The 5-year land supply figure is a key consideration in the determination of planning proposals, although the weight that should be attributed to it has reduced following the dis-application of paragraph 6.2 of TAN 1 in July 2018.

10.6 Where there is a significant shortfall in the 5-year land supply, there is the potential for appeals to be lost even when proposals are contrary to the adopted development plan. This situation has manifested itself in the county borough over recent years. The

granting of planning permission for a range of housing sites, both by the LPA and at appeal, has increased the housing land supply, but there is still a substantial shortfall when assessed against LDP targets.

10.7 The appropriate response to addressing the shortfall in housing would be to undertake a review of the adopted plan. However, even if a review of the LDP were to commence, there is still a need to increase the housing land supply in the short term, which will require a number of other direct interventions or actions to address this issue.

10.8 Firstly, consideration needs to be given to how sites currently identified as not being developable in the 5-year period can be brought forward and released for development. The two key issues that preclude development of sites are: the costs of remediating brownfield sites; and sites being located in unviable locations. Whilst the costs of remediating brownfield sites are well documented and understood, the prevailing view of Government and the housing industry is that housing should only be identified in areas where it is viable to build. It should be noted, however, that a development plan is a tool that intervenes in the market to address social, economic and environmental issues. Many of the residents of the county borough live in less viable areas, in communities that are under threat due to a lack of investment and development. The development plan seeks to promote new housing and employment opportunities in those areas in order to comply with its requirement to contribute toward

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

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

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

10.11 The Council is striving to increase the number of sites that are physically capable of being built within the next 5-year period. There is a need therefore for the Council as the Local Planning Authority to have sufficient regard for the

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

- 10.12** 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. This will make a significant contribution to the housing shortfall. However, there will still remain a substantial shortfall that should be addressed at the earliest opportunity through the preparation of a new Replacement LDP.

Employment

- 10.13** Whilst Policy SP16 on Managing Employment Growth has not triggered, there are significant concerns that two of the objectives of the plan are not being met:

- Objective 17 - Capitalise on Caerphilly's strategic position further developing its role as a commercial & 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 & Newport.
- Objective 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.

- 10.14** Mandatory indicator M3 indicates that 37.2 Ha of allocated employment land has been developed since the start of the plan period, approximately a third of all the land allocated in the LDP. Only 23.4 Ha of this land has been developed for business uses, as a number of sites have been developed for other uses (including a new school on Plateau 3, Oakdale and housing at Hawtin Park and Penallta).

- 10.15** The adopted LDP allocates three sites in the Caerphilly Basin. To date, one of these sites has been built out (Western Industrial Estate) and a further site (Caerphilly Business Park) has been partially developed. The land available for new employment development within the Caerphilly Basin is, therefore, very limited. Whilst there are opportunities for redevelopment on existing industrial estates, the lack of any significant sites for employment growth is a concern from a strategic perspective, due to the identification of Caerphilly and Ystrad Mynach, as a 'strategic hub' by the Ministerial Taskforce for the South Wales Valleys.

- 10.16** Proposals for employment space; residential development; an integrated transport hub; business incubation and entrepreneurship; town centre regeneration and tourism and cultural development are critical to the development of Caerphilly and Ystrad Mynach as a strategic hub and

it is important that land is identified to help facilitate these proposals. It is anticipated that the initial projects within the strategic hub will act as a catalyst for further private sector investment within the hub, leading to job creation, business start-ups and regeneration. The availability of land for employment uses within the strategic hub is critical to this and the review of the LDP would offer the opportunity to allocate new employment land in appropriate locations to best achieve these aims.

10.17 Employment land does remain in other parts of the County Borough, including at Oakdale Plateaux 1, 2 and 4, Heads of the Valleys, Hawtin Park North, Duffryn South and Trecenydd. There is also land for smaller scale development and redevelopment within existing industrial estates. However, in light of the developments that have taken place during the plan period to date, the diversity and range of allocated sites that remain are limited and it would be timely to reconsider whether these continue to meet the needs of the business community. The decrease in permissions for B1/B2/B8 employment this year, together with the low rates of delivery over the past three years, raises concerns that there is no longer the range and diversity of sites to meet future needs. This is critical in respect of regional aspirations, where City Deal strives to deliver 25,000 jobs in the region; the allocation of land is needed to facilitate this.

Expiry of the Adopted LDP

10.18 Another key consideration is the status

of the adopted LDP after the drop dead date of 31st December 2021. Section 12 of the Planning (Wales) Act states that on expiry of the plan period, the LDP cannot be used for the purposes of making planning decisions. There has been an ongoing dialogue between Senior Members and officers and the Welsh Ministers and their officials regarding the possibility of deleting this subsection of the legislation to allow LDPs to be used beyond this date. The Minister for Housing and Local Government wrote to the Leader on 12th June 2019 to advise that this would not be considered, as the evidence base informing LDPs would be out of date. The Minister states that she would encourage LAs who have passed the review point for their LDPs to progress work on an LDP alongside an SDP. The Minister has also advised that there is no intention to issue a Chief Planner Officer Letter to LPAs setting out the weight to be attached to expired LDPs, as "regard cannot be had to the adopted LDP as it has ceased to have effect."

10.19 The consequence of the Welsh Government stance is that post 2021, planning applications will need to be determined against national policy rather than the local policies within the LDP. This will restrict the ability to utilise a range of policies such as the settlement boundary, town centre boundaries, employment site use restrictions or certain planning obligations (e.g. affordable housing targets, open space requirements).

10.20 Technical Advice Note (TAN) 1: Joint Housing Land Availability Study states that "*local planning authorities that do not*

have either an adopted LDP or UDP will be unable to demonstrate whether or not they have a 5-year housing land supply and effectively will be considered not to have a 5-year supply." As a result, the expiry of the plan will reduce the housing land supply to 0 years, and this will lead to pressure for development in locations that would have been contrary to the development plan.

10.21 The commencement of a review of the LDP following the recommendations of this AMR will seek to minimise the amount of time without a local development plan. If work was to progress on an LDP in 2020, then it is anticipated that a Replacement LDP could progress to adoption by late 2023/ early 2024. This would result in a three-year period with no local development plan coverage.

Preparation of an SDP and LDPL

10.22 The Planning (Wales) Act 2015 sets out the process for establishing and preparing a Strategic Development Plan (SDP). Welsh Government have invited all Local Planning Authorities to submit proposals for SDPs, stating that SDPs are necessary to provide a robust framework for the delivery of the land use implications of existing City Deal proposals and to allow larger than local issues such as housing, employment and infrastructure which cut across LPA boundaries to be considered in an integrated and comprehensive way.

10.23 Work has been undertaken by the ten authorities comprising the Cardiff Capital Region ('CCR') to look at the potential for

a Strategic Development Plan (SDP) for the 10 Local Authorities in the region. As highlighted in the previous sections, the Cardiff Capital Region Cabinet have held workshops attended by the Leaders, Chief Executives, Lead Cabinet Members for Planning and Chief Planning Officers of the 10 Cardiff Capital Region Authorities to discuss the key issues of:

- Strategic Planning Area Boundary
- Governance
- Scope, Content and Plan Period

10.24 At these workshops and at subsequent discussions, a preferred way forward has been identified in respect of these issues. A report setting out these issues has been endorsed by the CCR Cabinet and will be presented to each of the 10 constituent local authorities seeking their agreement to commence the preparation of a SDP. This report will be considered by Caerphilly County Borough Council on 8th October 2019.

10.25 Subject to agreement by each of the 10 Local Authorities, it is anticipated that plan preparation on the SDP will commence in 2020. A 'roadmap' for the SDP setting out the provisional timeline for its preparation has been prepared. This highlights that following the agreement from the 10 Local Authorities, work on the evidence base will commence as soon as possible, with a Preferred Strategy published in 2022, a Deposit Plan in 2023 and Examination then Adoption in 2024/25.

10.26 It is expected there will be core issues / topics that must be covered by the SDP, including:

- Housing need & supply – whole region, by LPA or Housing Market Areas
- Employment need & supply
- Strategic sites and new settlements
- Strategic Infrastructure e.g. Transport
- Green Infrastructure e.g. Green Belt
- Strategic Policies / Development Management Policies

10.27 There may be other matters that could be covered, if there was a willingness and / or need to do so, to maximise the benefits of preparing an SDP for the region. These could include: Decarbonisation and Climate Change Mitigation, Minerals, Waste, Gypsy and Traveller need and provision, Renewable Energy, Retail, Tourism, Air Quality or the Health Agenda.

10.28 If a full LDP Review is not undertaken, it will be necessary for the LPA to prepare a Local Development Plan Lite (LDPL). The SDP would set out the core framework and requirements in terms of strategy, settlement hierarchy, strategic policies and strategic allocations. The LDPL would set out local level allocations and locally focused policies and would need to be in general conformity with the SDP. Welsh Government considers that LDPLs will be simpler and shorter so should require less resources and time to prepare, with an estimate of 2 years for preparation.

10.29 It would not be appropriate to make significant progress on an LDPL until

such time as there is certainty on the soundness of the SDP strategy. The soundness of the SDP strategy will not be known until such time as the outcomes of the SDP Examination are known, which is estimated to be in 2024/25. An LDPL could not be adopted until 2026 as a minimum, which would leave Caerphilly County Borough without an adopted local development plan for a period of 5 years; two years longer than if a full LDP Review was instigated in 2020. This would have significant implications for investment decisions in the County Borough, as well as increasing the time that the County Borough is vulnerable to speculative planning applications for all forms of development.

Previous Withdrawal of the Replacement LDP

10.30 The second AMR, covering the period 2012 - 13, triggered a review of the Adopted LDP. Consequently, preparation of a Replacement LDP commenced in 2013 and was progressed to Deposit stage and was subject to public consultation in spring 2016. Following this consultation, at the meeting of the Full Council on 19 July 2016 the Council resolved to withdraw the Replacement LDP (subject to Ministerial approval) and seek support for the early preparation of the Strategic Development Plan (SDP) for the Cardiff Capital Region. This decision was formalised at the Council meeting on 11 October 2016, following discussion with Welsh Government Ministers. Therefore, until such time as a new replacement plan is prepared, the Council will continue to use the

Adopted LDP to determine the future use of land and buildings in the county borough. The decision to withdraw the Replacement LDP in 2016 included four recommendations, namely:

- To consider the content of the report and in particular the implications associated with the alternative options for progressing work on the development plan for Caerphilly County Borough.
- To work with all local planning authorities across the Cardiff City Capital Region to prepare a strategic development plan in line with the signed City Deal Agreement at the earliest possible time.
- Subject to Ministerial Approval, formally withdraw the Deposit Replacement Caerphilly County Borough Local Development Plan up to 2031.
- Seek an urgent meeting with the WG Minister to advise on the intention to withdraw the Deposit Replacement LDP and seek support for the preparation of the SDP as a matter of urgency.

10.31 As explained above, the Council has been working closely with the 10 LAs within the Cardiff Capital Region to progress the SDP to a point where the Governance, Strategic Planning Area Boundary and Scope, Content and Plan Period will hopefully be agreed by each authority in the Autumn of 2019. The timescales to reach this point have, however, been longer than anticipated and critically

the timetable for adoption of the SDP is now anticipated to be 2024/25, which is some three years after the expiry of the Adopted LDP, which expires on 31 December 2021. It is therefore necessary to consider whether this position is still in the best interest of the County Borough.

Conclusion

10.32 As outlined above all of the AMRs since 2013 have concluded that a revision of the Adopted LDP was required. However, the withdrawal of the Replacement LDP at its Deposit stage in 2016 modified this position, as one of the resolutions from the decision was for the Council to seek the early preparation of a SDP. This has been a major consideration in AMRs subsequently concluding not to commence a review of the Adopted LDP to date.

10.33 As outlined above the CCR Cabinet has endorsed a report that will be presented to each of the constituent 10 local authorities for their agreement to commence the preparation of a SDP. The fact that the CCR authorities are now in this position means that the Council resolution has now been met. As a result, this resolution can no longer be used as a reason not to commence a review of the Adopted LDP.

10.34 Subject to the agreement by the 10 LAs, it is anticipated that work will progress on the SDP in 2020. However, the proposed timescales for the preparation of the SDP would see its earliest adoption in 2024/25, meaning that a subsequent LDP Lite, which could only be commenced at a late stage in the SDP preparation

process, would not be adopted until 2026 at the earliest. This would result in a minimum 5-year period without formal local development plan coverage for the County Borough.

10.35 The Adopted LDP will remain in-force until the end of 2021, after which it will no longer be in effect. The lack of local development plan coverage would have significant implications for the County Borough. The lack of certainty that would exist in the absence of an adopted local development plan would have a very significant adverse impact on investment in the County Borough, at a time when City Deal is seeking significant economic growth throughout the whole region.

10.36 Post 2021, development would take place in the absence of a statutory local planning policy framework and defined land use strategy, which is likely to result in development taking place in those parts of the county borough with the highest development pressure. Conversely, areas with less or no development pressure would realise little, if any development. However the whole County Borough would be vulnerable to applications for speculative development for all forms of development.

10.37 If a full review of the LDP were to be commenced, this could see a Replacement LDP adopted in late 2023 / early 2024, meaning that there would only be a 3-year period without local development plan coverage. In addition to this the Deposit version of the revised plan, which reflects the plan that the Council considers to be sound, could

potentially be published late 2022, which would offer some degree of policy context for planning decisions to be made. Overall the commencement of a full review of the LDP would mean that the length of time the County Borough would be without local development plan coverage would be significantly reduced.

10.38 There are key issues that have been identified through the AMR process – the failure of the housing policies in delivering housing, including affordable housing, and the significant concerns around the future availability of land for employment to meet the needs of investors, linked to the wider regional aspirations for economic growth and prosperity. These are issues that are most appropriately addressed through a Review of the LDP, which could be prepared in a timelier manner than the SDP followed by a LDPL, reducing the amount of time the County Borough would be without a local development plan.

10.39 Given that the Adopted LDP has only 2 years to run, it is not surprising that policies will reach their trigger points, as things have changed markedly since their drafting and Adoption. As a result the need for review extends to a number of other issues in addition to the two significant areas of concern. The 2013 AMR and subsequent AMRs have clearly identified the need for a full review of the LDP and the findings of these reports together with the updated evidence base will form part of the evidence base for future plan preparation.

10.40 The 2019 Annual Monitoring Report concludes and recommends that

R1 The 8th Annual Monitoring Plan has indicated that substantial progress has been made in implementing the Caerphilly County Borough Local Development Plan up to 2021.

R2 In recognition of the need to identify more land for employment and housing to support local need and regional aspirations the 8th Annual Monitoring Report recommends that a review of the Adopted LDP be commenced.

R3 In the period up to the adoption of the revised LDP, the Council will continue to address the shortfall in the 5-year housing land supply through proactive action, including:

- Considering 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;

- Lobbying Welsh Government to establish funding mechanisms to incentivise sites in low viability areas and promote remediation of suitable brownfield sites for development;
- Utilising the innovative funding model to bring forward Council owned sites with viability issues;
- The identification of schemes through the Regeneration Project Board where funding opportunities could be exploited to deliver regeneration projects, including for housing and employment;
- Prioritise affordable and new build Council housing on brownfield sites to help preserve our natural environment;
- Work to ensure new housing complies with high environmental standards to help address the climate emergency.



	2007	2008	2009	2010	2011	2013	2014	2015	2016	2017	2018	2019	Total Up to 2019 JHLAS
	JHLAS Apr 06 Mar 07	JHLAS Apr 07 Mar 08	JHLAS Apr 08 Mar 09	JHLAS Apr 09 Mar 10	JHLAS Apr 10 Mar 11	AMR 2012 Apr 11 Mar 12	AMR 2013 Apr 12 Mar 13	AMR 2014 Apr 13 Mar 14	AMR 2015 Apr 14 Mar 15	AMR 2016 Apr 15 Mar 16	AMR 2017 Apr 16 Mar 17	AMR 2018 Apr 17 Mar 18	
Land Supply (JHLAS) Residual method	17.3*	22.5*	21.2*	14.2*	4.3	3.5	2.9	2.5	1.9	1.5	2.1	2.3	2.0
Total Completions (JHLAS)	852	656	387	300	358	390	344	351	414	187	284	190	4713
Net Market Dwellings #	835	553	265	176	239	274	232	275	318	97	137	178	3579
Net Affordable Dwellings #	17	102	122	111	92	115	108	70	96	85	142	5	1065
													4835

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

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

Due to the timescales associated with the preparation of the JHLAS, it is necessary to report data from the previous year's study (1st April 2018). Since the background tables for the AMR were prepared, the 2019 JHLAS has been published and the headline figures from the study are included in the table for information only.

APPENDIX 2 – SEA/SA Monitoring Overview

Objective	2011	2012	2013	2014	2015	2016	2017	2018	2019
To reduce the average resource consumption of each resident	X	DNA	NM	NM	NM	NM	NM	NM	NM
To improve the condition of housing and ensure the range of housing types are accessible to meet the needs of residents.	+	+	+	+	++	X	+	X	X
To reduce the incidence of crime	+	X	X	+	+	+	+	X	O
To improve educational achievement	XX	X	+	+	X	X	O	XX	XX
To allow equal opportunities for all	NM	NM	NM	NM	NM	NM	NM	NM	NM
To increase the percentage of people of working age in employment	XX	++	O	O	XX	+	+	X	+
To increase the wealth of individuals in CCBC	DNA	X	X	+	O	O	X	X	+
To ensure a sufficient range of employment sites are available	DNA	X	X	++	O	O	DNA	+	X
To improve the health of individuals	XX	X	O	++	O	+	XX	O	+
To retain the population of county borough to at least current levels and attain a more balanced demographic structure?	DNA	+	+	++	X	X	O	X	O
To allow all residents easy access to leisure facilities	DNA	+	++	+	++	++	++	+	O
To reduce air, noise, light and odour pollution and ensure air quality improves.	+	O	O	X	+	+	XX	O	XX
To protect the landscape value of the most important landscapes in the county borough and maintain a clean and accessible environment to encourage a greater sense of belonging.	DNA	X	O	O	X	+	++	O	X
To protect the cultural identity of the county borough	DNA	+	X	O	+	+	O	++	+
To protect and enhance important historic assets	+	++	++	O	+	+	+	++	+
To protect aquifers and improve the quality and quantity of the water in our rivers and to reduce water consumption	++	O	DNA	O	++	+	DNA	DNA	DNA
To minimise the number of developments affected by flooding	X	O	O	+	X	X	X	X	X
To make the most efficient use of land and to reduce contamination and safeguard soil quantity, quality and permeability.	+	X	O	O	XX	O	X	X	X
To protect geologically important sites and improve their accessibility	++	++	++	++	++	++	++	++	++
To reduce the amount of waste produced and increase the reuse of materials	+	+	+	+	DNA	++	+	O	+
To enhance the biodiversity of the county borough	O	O	O	+	O	O	X	+	+
To reduce the total amount of CO ² produced within the county borough each year	X	DNA	X	NM	NM	NM	NM	NM	NM
To reduce congestion by minimising the need to travel, encourage alternatives to the car and make best use of the existing transport infrastructure.	X	O	O	+	+	+	O	+	+
To increase the proportion of energy gained from renewable sources.	DNA	+	+	X	++	X	X	X	+
To improve the performance of material assets within the county borough	O	X	O	O	+	O	+	X	O

Key					
XX	Most, if not all indicators not meeting targets	+	Overall balance of indicators meeting targets	O	Offsetting positives and negatives realising a stable balanced position
X	Overall balance of indicators not meeting targets	++	Most, if not all indicators meeting targets	DNA	The Objective could not be effectively assessed
				NM	Not Monitored

APPENDIX 3: Triggered Policies

Policy	Issue		Comment	Consideration	Action Required
SP2	Factor 3	Out commuting as a percentage of total commuting of residents of the county borough.	The trigger point for this factor is for out-commuting to exceed 50%. This current rate is 52.7%, which is an increase of 4.7% from last year. The policy has triggered three times in the last 4 years.	The figures are taken from the Annual Population Survey, which provides information on commuting patterns by local authority in Wales. This is a sample survey subject to natural variances. This results in natural fluctuations in the results, which could explain why only 3 years out of 8 have triggered. As the previous year was below the trigger and there has been significant variation, this is not considered to be a matter that requires immediate action and should be monitored further.	No immediate action required. Will need to consider further if next year's AMR also triggers.
SP3	Factor 2	Percentage of total new housing development on Brownfield land.	Only 61% of new housing development was on brownfield land, which was below the trigger point of 88%.	There has been a decrease in the number of housing completions on brownfield sites compared to previous years. This is mainly due to the development of two greenfield sites that were allocated in the LDP. The other greenfield completions were primarily on small sites (less than 5 dwellings) that were infill sites within the defined settlement boundary, which accords with the strategy aim of consolidating development within existing settlement boundaries. Whilst the policy has triggered, the fact that the greenfield sites that have been developed have been within settlement limits means that the policy itself is not failing. However, future AMRs will record completions on greenfield sites allowed on appeal.	No immediate action required. Will need to consider further if next year's AMR also triggers.
	Factor 1	Annual footfall in 3 of the principal town centres.	Footfall has decreased in Bargoed and is below the target. Caerphilly and Blackwood have seen an increase in footfall over the last year, but Caerphilly is still below the target.	Bargoed has seen a decrease in footfall, but this is expected as the town now only records footfall in one location, rather than in two locations, as was previously the case. Blackwood and Caerphilly have seen an increase in footfall, but this is compared to the previous year when data was not available for 6 weeks due to a footfall monitor replacement programme.	No further action required.

Policy	Issue		Comment	Consideration	Action Required
SP4	Factor 2	Vacancy Rates in the 5 principal town centres.	Vacancy rates in Bargoed are over 20% for 5th consecutive year. Increased by 2.1% above last year's results.	<p>The vacancy rate in Bargoed continues to be above 20%, increasing by 2.1% to 22.9% when compared to 2018 figures. Bargoed has been the subject of major regeneration work and has suffered due to the recession. However, there continues to be developer interest in the town, which may return Bargoed below the trigger point, but this may not be immediate.</p> <p>There has been a small increase in vacancy rates in both Ystrad Mynach and Blackwood over the monitoring period, although in both towns the figure is lower than 15%, so within an acceptable monitoring level.</p>	No further action required.
	Factor 3	Percentage of residents satisfied with their town centres.	Caerphilly only (5th year but no revision for 5 years). Under the trigger by 3%	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. The data has not been updated for 5 years so is now outdated.	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 (5th year but 5 years since last data revision). Significantly under the trigger.	Retail spend has declined throughout the county borough in line with the recession. This position has been exacerbated by the regeneration works in Bargoed and the lack of redevelopment in Caerphilly. The data has not been updated for 5 years so is now outdated. Whilst this issue will need to be monitored closely in the future, it is not yet an issue that would require a review of the plan.	No action at the current time.
SP5	Factor 1	Number of applications for urban forms of development (not defined by criterion C, Policy CW15) located outside of settlement boundaries either approved by CCBC or allowed on appeal	This is the third year that this Factor has triggered. This year, it has triggered both in relation to the number of applications approved in the monitoring year (5 applications), and on the trigger of three consecutive years where urban development outside of the settlement boundary has been approved.	<p>The number of application approved for urban forms of development outside the settlement has decreased from 20 last year to 5 this year. This includes the approval of reserved matters applications in relation to 2 major housing sites that were approved at appeal and 3 minor housing sites (single dwellings in appropriate locations).</p> <p>The change in policy stance to dis-apply the "considerable weight" applied to the lack of a 5 year land supply could change the future consideration of applications so may reduce the number of speculative out of settlement applications approved in the future and this will need to be monitored in future AMRs.</p>	No further action required. Will need to consider further if next year's AMR also triggers.

Policy	Issue		Comment	Consideration	Action Required
SP8	Factor 2	Average yearly usage of aggregates by the construction industry (averaged across the preceding 3 years)	Triggered in every year of the monitoring, apart from where data was not available.	Minerals production is intrinsically aligned to minerals use (minerals are not produced if there is no market for them). Mineral use has reduced dramatically as a result of the economic downturn and has not yet recovered in any substantive way. As a result mineral production has dramatically reduced to reflect this. No action required. Given that there is not a shortfall in production over usage, the fact that the Factor triggers is not significant.	No further action required.
SP10	Factor 2	Number of approved applications that result in loss of Area of SINC/LNR to development	Triggered for the fifth year in a row, but, because it is based on a 3 year cumulative trigger, it has actually failed for the past 7 years. The number of applications approved has fallen from 12 to 3.	This Factor, like many others, is based upon an absolute trigger that does not take account of the nature of the applications that are being permitted. Whilst 3 applications have recorded loss of SINC/LNR land, there is no qualification as to whether the applications actually result in any damage to this land. The three proposals that have been granted permission within SINC/LNRs include two single dwelling schemes – one within the curtilage of an existing dwelling, and one on the edge of a settlement, plus an industrial use. In each case, there was considered to be no harm to the SINC. Two of the Indicators address landscape designations, one relates to VILLs and the other relates to SLAs, neither of which have triggered this year, although both have triggered in previous years.	No action currently required, although careful consideration should be given to subsequent triggering and consideration for remedial action may be required
SP14	Factor 1	Annual building rate	This indicator has triggered for the third year running, as the average completions are well below 50% of the average annual requirement.	The 2019 result is significantly under the trigger level of 288 units for this Factor. The housing completions figure have decreased from last year (284 to 190) and it is a matter of concern that completions are significantly below 50% of the annual requirement. The low level of completions is due, in part, to the legacy of the economic recession where the number of submitted housing applications decreased significantly. There remains viability issues for developing in certain parts of the County Borough	Action required to improve overall housing delivery.

Policy	Issue		Comment	Consideration	Action Required
SP15	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 7th consecutive year for the 10% and 25% areas, with figures way below the trigger level. It also triggered this year in the 40% area	Affordable housing is not being delivered at the required rates, but this is a corollary of general house building being low due to the economic climate. Low levels of development viability also impact on the level of affordable housing delivered and this, in conjunction with potential reductions on capital grant funding could result in further reduction in the provision of affordable housing.	Action required to improve affordable housing delivery.
	Factor 2	Average House Price (over the base Viability Study 2009 level)	Triggered for the third year as house prices continue to increase.	The Factor has triggered for the third time. It is now almost £13,500 above the maximum sensitivity test used to set the affordable housing targets. In theory, the increase in house prices should mean that development should be more viable, and more affordable housing is delivered, but there are a number of factors that need to be considered on a site-by-site basis that influence this. Overall, there is a need to improve affordable housing delivery, and the increase in average house price would support this, rather than being a matter of concern.	No action currently required.
SP16	Factor 3	Number of employees in part time employment as a percentage of total employees in employment	Triggered for the seventh consecutive time.	<p>This has effectively triggered every year, with the exception of the first year when a lack of data availability prevented it from being monitored.</p> <p>The monitoring framework was set out before the economic downturn and sets out triggers that are more reflective of the more buoyant economic climate. The economic downturn has undoubtedly been the reason that the percentage of part time workers has increased (with less full time employees and increasing part time employees). As a result the triggering factor is reflecting the economic conditions which are largely outside of the control of the development plan and, therefore, does not indicate that the policy is failing.</p>	No action currently required.

Policy	Issue		Comment	Consideration	Action Required
SP17	Factor 3	Area of Class B1 employment uses permitted within Commercial Opportunity Areas, as a percentage of total designated area	Blackwood and Caerphilly have both triggered, as there has been no B1 office development within the defined areas with 5 years (Blackwood) and 3 years (Caerphilly). This is the sixth year in a row that Caerphilly has triggered and the fourth year for Blackwood.	The indicator relates to the granting of permission for class B1 office uses within the Commercial Opportunity Areas identified within each of the principal towns. Blackwood and Caerphilly have both triggered. The Commercial Opportunity Areas in both towns have relatively low vacancy rates and are occupied by a range of uses, although not B1 office use. There have also been office developments elsewhere in both towns, which is positive. It is not therefore considered that the lack of office development in itself is a sign of the failure of the policy.	No action currently required.
SP18	Factor 2	Numbers of planning applications that provide new formal play areas through S106 agreements	Triggered for the seventh consecutive time	<p>The monitoring framework was set out when development levels were high and the trigger level for this Factor was set against high levels of planning gain. Since the economic downturn the number of submitted planning applications has reduced significantly and, as a corollary, the numbers of facilities secured through S106 agreements to those applications have similarly decreased.</p> <p>Therefore the Factor is triggering as a direct result of the economic downturn and would be expected to rise when the economy starts to recover. The economic conditions are largely outside of the control of the development plan so the triggering of the Factor is not a significant indicator that the policy is failing.</p>	No action currently required.
SP19	Factor 1a	Number of Schemes identified in Policy TR5 delivered through Obligations and agreements.	Triggered for the first time.	This indicator considers the number of schemes that have been delivered in respect of Policy TR5 Transport Improvement Schemes in the Northern Connections Corridor. None of the five schemes identified within the LDP have been delivered for a period of 7 years. This is in itself not a failure of the plan, but relates to the limited financial resources to fund schemes. The schemes that have been prioritised are those within the most significant congestion issues.	No action currently required.

Policy	Issue		Comment	Consideration	Action Required
SP20	Factor 2	The Number of Monitored Links That Are Above CRF level that do not have planned improvements	Triggered for the second time, but has in fact triggered every year, but has not been recorded due to the trigger being over a 3-year period and that no data was available for the 2014 AMR.	<p>Four of the 17 monitored links are above their nominal design capacity, but 3 of the links have proposals in the LDP to address the issue.</p> <p>One of the links is not subject to proposals for improvement and therefore triggers the policy.</p> <p>There were improvements ongoing at the Pwllpant roundabout during the monitoring period and this would have had a consequential effect on the wider Caerphilly Strategic highway network. The improvement scheme has now been completed and the impacts of this will need to be considered through future monitoring as it is likely that congestion will reduce overall. Therefore, the triggering of this indicator is not considered to indicate that the policy is failing.</p>	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 has already accommodated the population levels that had been predicted for the end of the plan period. Whilst the projected population levels have been met, the associated housing development required to ensure that this population is accommodated in the most sustainable way has not been delivered as expected.	
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 well 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 and VILLs, this development is very limited in scale and, on balance, 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 those issues that are currently monitored, even though the rate of improvement may be low.	
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 in respect to certain elements of waste.	

LDP Objective		Commentary	Performance
7	Encourage the re-use and/or reclamation of appropriate brownfield and contaminated land and prevent the incidence of further contamination and dereliction	The majority of allocated brownfield sites in the NCC and SCC have been reclaimed and redeveloped. The policy framework is controlling development to ensure that further contamination does not take place. The objective is being met.	
8	Concentrate new development in appropriate locations along existing and proposed 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 only just over 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 over two thirds through its plan period and house-building is not being delivered in sufficient numbers. Furthermore, affordable housing is also not being delivered at the levels required. 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 some landscape indicators, but there are some areas of concern in respect of some elements of the landscape and this needs to be monitored going forward.	

LDP Objective		Commentary	Performance
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 Heritage has 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 some positive results in both the LDP and SEA/SA monitoring processes. This objective is being met.	
14	Manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.	This issue has not received any negative impacts from the SEA/SA monitoring in the early part of the plan period, although the data has not been available for the previous 2 AMRs.	
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 for consecutive 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 unacceptable 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 this year and the figure now exceed the trigger point. Other indicators, such as the number of schools with travel plans, show some positive moves towards achieving this objective.	

LDP Objective		Commentary	Performance
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 economic conditions in the earlier part of the plan period. However, the 2019 AMR indicates lower rates of development this year compared to previous years. There has been no development on allocated EM1 employment land for employment use in this monitoring year. Furthermore, the amount of land granted permission on EM1 land has been the lowest rate since 2012. In terms of protected employment sites, development of floorspace has decreased significantly since last year and has been at one of the lowest rates seen in the plan period. Whilst the floorspace granted permission on EM2 employment land has increased slightly compared to last year, there is significant concern about the level of economic development taking place in the County Borough and the availability of attractive sites.	
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.	Whilst a number of employment sites have been developed over the plan period, it is important that there continues to be a diverse portfolio of sites available to meet demand. As above, there is concern about the take up of employment land in the County Borough, as low take up rates raises concern about the suitability of the sites that remain undeveloped within the LDP.	
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.	A total of 6 of the 9 allocations have been delivered, at least in part. 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 is taking place, which provides 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.	The majority of allocations in the LDP either have either been delivered or have planning permission. This objective is being met.	

LDP Objective		Commentary	Performance
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 in respect of all four factors. Whilst this is a sign that the objective is not being delivered as well as anticipated, particularly in Bargoed, where there is a high vacancy rate, the indicators have been influenced by incomplete and out of date data.	
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 in respect of all four factors. Whilst this is a sign that the objective is not being delivered as well as anticipated, particularly in Bargoed, where there is a high vacancy rate, the indicators have been influenced by incomplete and out of date data.	
24	Protect and enhance the overall quality of the historic natural and built environment of the County Borough	SEA/SA monitoring has consistently realised strong positive outcomes for the historic environment with the policy framework protecting assets and the number of buildings at risk being reduced overall. The objective is being met.	

APPENDIX 5 – Local Council CIL Payments and Spend

Local Council	Local Council CIL Balance	CCIL Revenue 2018/19	CIL Spend 2018/19	Remaining CIL Balance
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 and Machen	£5,566.40	£52,217.70	£0.00	£57,784.10
Blackwood	£5,789.53	£303.41	£0.00	£6,092.94
Caerphilly	£18,467.32	£7,379.79	£0.00	£25,847.11
Darran Valley	£0.00	£0.00	£0.00	£0.00
Draethen, Waterloo and Rudry	£607.92	£756.37	£0.00	£1,364.29
Gelligaer	£17,859.58	£549.37	£3600.00	£14,808.71
Llanbradach and Pwllypant	£3,580.75	£0.00	£0.00	£3,580.75
Maesycwmmmer	£24,654.67	£23,695.14	£0.00	£48,349.81
Nelson	£906.64	£0.00	£906.64	£0.00
New Tredegar	£0.00	£0.00	£0.00	£0.00
Penyrheol, Trecenydd and Energlyn	£0.00	£0.00	£0.00	£0.00
Rhymney	£0.00	£0.00	£0.00	£0.00
Risca East	£0.00	£2,611.43	£0.00	£2,611.43
Risca Town	£0.00	£0.00	£0.00	£0.00
Van	£0.00	£0.00	£0.00	£0.00

Details of Local Council spend 2018/19

Local Council	Project	CIL spend
Gelligaer	Footbridge at Bedwlwyn Road, Ystrad Mynach	£3,600
Nelson	Provision of benches at Nelson Wern Park	£906.64

Wards with no local council coverage CIL Payments and Spend

Ward	Ward CIL Balance	CIL Revenue 2018/19	CIL Spend 2018/19	Remaining CIL Balance
Abercarn	£0.00	£0.00	£0.00	£0.00
Crumlin	£0.00	£2,399.24	£0.00	£2,399.24
Newbridge	£498.80	£0.00	£0.00	£498.80
Cefn Fforest	£0.00	£0.00	£0.00	£0.00
Pengam	£2,072.68	£0.00	£0.00	£2,072.68
Penmaen	£612.95	£21,178.20	£0.00	£21,791.15
Pontllanfraith	£977.90	£977.90	£0.00	£1,955.81
Crosskeys	£0.00	£0.00	£0.00	£0.00
Ynysddu	£2,275.66	£790.78	£0.00	£3,066.44

APPENDIX 6 – LDP Allocation Monitoring

Allocation		Developed	Planning App	Status / Comments
SP13	The Council will support the development of a leisure centre within the Heads of the Valleys Regeneration Area	Not Developed		No proposals for a leisure centre at present.
MW1.1	Cwmbargoed Disposal Point, north west of Fochriw	Not Developed		
HG1.1	Land to the South of Merthyr Road	Not Developed	P/05/0366, P/05/0295	Only 2 units complete Only 2 units complete. No planning applications submitted for remainder of site.
HG1.2	Land East of Llechryd Bungalow	Not Developed		
HG1.3	Old Barrel Store	Developed	06/0066/FULL	Completed 2012
HG1.4	Lower Hill Street	Not Developed	15/0621/FULL	New full permission granted 27-11-15
HG1.5	Maerdy Garage adjacent to Maerdy House	Not Developed	16/1059/FULL	Permission granted in March 2017 to carry out infrastructure works to create new access drives and footways to serve future residential development
HG1.6	Maerdy Crossing	Not Developed	15/0528/NCC	Application to extend the time for submission of reserved matters approved 7-12-15
HG1.7	Former depot south of Pontlottyn Link Road	Not Developed	16/0642/OUT	Outline permission for 25 dwellings granted 15-9-2016
HG1.8	Heol Evan Wynne	Developed	P/06/0124	Completed 2012
HG1.9	Greensway	Not Developed		
HG1.10	Land south west of Carn y Tyla Terrace	Not Developed		Previous permission expired
HG1.11	Land adjacent to Brynglas	Developed	07/0019/FULL	Completed 2013
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	Partially	14/0232/FULL 16/0683/FULL	1 dwelling developed, 1 with full planning permission
HG1.15	Bedwellty Road	Partially	P/06/0671 (Outline), 12/0090/RM (Phase 1)	Phase 1 developed, multiple applications for self-build plots
HG1.16	Land adjacent to Gelynos Avenue	Partially	Outline P/04/0510, full for individual plots , 16/0877/FULL – erect 3 dwellings	Self build development
HG1.17	Aberbargoed and District Hospital	Developed	12/0594/FULL	Completed 2015
HG1.18	Aberbargoed Plateau	Not Developed		

Allocation		Developed	Planning App	Status / Comments
HG1.19	Bargoed Retail Plateau	Not Developed		
HG1.20	YGG Cwm Rhymini	Developed	07/0719/FULL	Completed 2009.100% affordable housing
HG1.21	Park Estate	Not Developed		
HG1.22	Bedwellty Comprehensive School	Not Developed	18/1005/FULL	Full permission granted; discharge of conditions
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	12/0707/RM (east), 16/0085/NCC (west)	Site to be developed in two phases. East site completed 2015. 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	Under construction	08/0752/OUT (East), 17/0142/RM, 17/0143/RM	Reserved matters application approved for east site and west site. Site under construction.
HG1.31	Oak Terrace	Developed	Developed	Completed 2015
HG1.32	Tir-y-berth	Not Developed		
HG1.33	Penallta Colliery	Partially	P/99/0781; 18/0362/FULL	New build development. Conversion of three of the listed buildings complete. Other listed conversions have not commenced. Planning application for land at Winding Wheel Lane awaiting signing of a Section 106 agreement.
HG1.34	Penallta Yard	Developed	12/0462/RM	Completed 2017
HG1.35	Land at New Road	Not Developed	14/0129/NCC	Application to extend condition for timeframe for submission of reserved matters approved 6-10-2015.
HG1.36	Land off Valley View	Developed	07/1211/FULL	Completed 2018
HG1.37	Greenhill Primary School	Under construction	15/1258/FULL	Housing association application approved 10-3-2016. Under construction

Allocation		Developed	Planning App	Status / Comments
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	18/0289/NCC	Application to extend condition for timeframe for submission of reserved matters awaiting determination
HG1.41	Land at Ty Pwll	Developed	06/0421/FULL	Completed 2009
HG1.42	Land west of Old Pant Road	Not Developed		Previous permission expired
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	Developed	07/0453/RSM	Completed 2018
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	17/0545/NCC	Application to extend condition for timeframe for submission of reserved matters approved 20-03-2018
HG1.53	Rom River	Developed	08/1144/FULL	Completed 2010
HG1.54	Eastern part of land adjacent to River Ebbw	Not Developed		
HG1.55	Suflex Factory	Not Developed	07/1524/FULL	Application to extend condition for timeframe for submission of reserved matters approved 10-05-2018
HG1.56	Tyn y Waun Farm	Not Developed		Previous permission expired
HG1.57	Waterloo Works	Not Developed	P/06/0037	Housing application refused (June 2019)
HG1.58	Former Petrol Filling Station, Newport Road	Not Developed		Previous housing permission expired. Now developed for an alternative use (retail)

Allocation		Developed	Planning App	Status / Comments
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	Developed	07/0447/FULL	Completed 2015
HG1.63	Land at Pontypandy Industrial Estate	Developed	10/0658/RSM (Phase 1), 12/0860/RM (Phase 2)	Completed 2019
HG1.64	Cardiff Road / Pentrebanne Street	Not Developed		Permission expired 2012
HG1.65	Land between Van Road/ Maes Glas, and the Railway	Partially	10/0778/FULL (phase 1), P/05/1683 outline for phase 2	Phase 1 (Encon) 100% affordable housing completed; Phase 2 (Austin Grange) granted permission 12-6-2014
HG1.66	Gas Works Site, Mill Road	Developed	11/0787/RM	Completed 2015
HG1.67	Caerphilly Miners Hospital	Under construction	Developed	Phase 1 completed 2015; Phase 2 completed 2019
HG1.68	Castlegate	Developed	P/03/0926 (Outline), multiple full/RSM	Completed 2014
HG1.69	Hendre Infants School	Not Developed		
HG1.70	Cwm Ifor Primary School	Not Developed	16/0665/FULL	Full permission for 19 units. 100% affordable housing.
HG1.71	Land east of Coedcae Road	Not Developed		
HG1.72	Windsor Colliery	Not Developed	09/0243/OUT	Awaiting signing of s106
HG1.73	Land below Coronation 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; 16/0373/OUT	Full granted 2010 (B1); Granted 2017 (housing/B1)
EM1.3	Plateau 1, Oakdale Business Park	Partially Developed	09/0573/NCC; 15/0065/FULL	Full granted 2009 (flying model planes); Full granted 2015 (IG Doors); developed

Allocation		Developed	Planning App	Status / Comments
EM1.4	Plateau 2, Oakdale Business Park	Not Developed	12/0649/FULL	Full granted 2013 (demo. track and media centre); not developed
EM1.5	Plateau 3, Oakdale Business Park	Developed	14/0814/LA	Granted (new school); developed
EM1.6	Plateau 4, Oakdale Business Park	Partially	07/0835/LA	Consent granted 2007 (B1)
EM1.7	Hawtin Park north	Not Developed	14/0007/FULL	Full granted 2014 (Erect porch)
EM1.8	Hawtin Park south	Under construction	08/0752/OUT; 14/0802/OUT 17/0142/RM	Granted 2014 (housing/commercial); Granted 2016; (housing) Granted 2017 (housing)
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	Developed	P/99/0768; 15/0675/FULL	Full granted 2002 (housing/employment); Full granted 2016 (housing); Completed
EM1.12	Land at Caerphilly Business Park	Partially	07/0849/OUT; 07/1518/FULL	Outline granted 2008 (business park); Full granted 2008; developed
EM1.13	Land at Trecenydd	Not Developed		
EM1.14	Land at Western	Developed		Built out
CM4.1	The Lawn	Resource Centre Developed	11/0140/FULL 09/0980/FULL	Erect extension to previously approved Caerphilly Integrated Health and Social Care Resource Centre, ref no 09/0980/FULL, to provide pharmacy facility. Erect Caerphilly Integrated Health and Social Care Resource Centre No proposals for a retail foodstore on this site at present.
CM4.2	Bargoed Retail Plateau	Retail Units developed	11/0259/OUT	Redevelop including engineering works (cut and fill) and sewer diversions to facilitate erection of retail units (Use Class A1), restaurants and cafes (Use Class A3), financial and professional services (Use Class A2), Cinema (Use Class D2), residential
CM4.3	Former Cinema, Hanbury Square	Not Developed	06/0646/FULL	Previous permission for offices expired
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

Allocation		Developed	Planning App	Status / Comments
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 expired
CM4.7	Former Palace Cinema	Developed	P/06/0046	Re-develop site for food store, retail and offices at ground floor and library at first floor
CM4.8	Adjacent to Lidl	Not developed		
CM4.9	Foundry Site	Developed	08/0568/FULL	Erect Class A1 retail foodstore, petrol filling station and associated car parking, access, servicing, landscaping and flood alleviation scheme, together with new pedestrian footbridge and riverside walkway
CM4.10	Gallagher Retail Park Extension	Developed	P/05/1368FULL	Phase 3 Gallagher Retail Park, Crossways, Caerphilly
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		

Allocation		Developed	Planning App	Status / Comments
CF1.5	Leisure Centre, New Tredegar – New youth centre	Not Developed		
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	Developed	10/0870/LA	Permission granted 2011
CF1.9	South of Aberbargoed Plateau, Aberbargoed – Fire station	Developed	11/0649/FULL	Completed
CF1.10	Hanbury Road Baptist Church, Bargoed – Library	Developed	09/0550/FULL 09/0551/LBC	Completed
CF1.11	Gilfach Street, Bargoed – Health centre	Developed	07/1373/COU	Completed
CF1.12	East of Gelligaer Cemetery, Gelligaer – Cemetery extension	Developed	11/0772/LA	Permission granted 2014; developed
CF1.13	Greenhill Primary School, Gelligaer – New school	Developed	09/0641/LA	Completed
CF1.14	Maesglas School, Gelligaer – GP surgery	Developed	08/1030/FULL	Permission granted 2011; developed
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		Completed
CF1.19	Pantside, Newbridge – Community Centre	Not Developed		
CF1.20	Adjacent to Recreation Ground, Hafodyrynys – Community centre	Developed	08/0288/NCC	Completed
CF1.21	West/east of Abercarn Cemetery, Abercarn – Cemetery extensions	Developed		
CF1.22	Pencerrig Street, Llanbradach – GP surgery	Not Developed	17/0936/FULL; 17/1042/FULL	Permission for new GP surgery granted – conditions being discharged; Housing on part of site
CF1.23	Senghenydd Health Centre, Senghenydd – GP surgery	Not Developed		
CF1.24	Ysgol Ifor Bach, Senghenydd – New school	Developed	P/06/0298	Completed
CF1.25	Cwm Ifor Primary School, Caerphilly – New school	Developed	10/0750/LA	Completed

Allocation		Developed	Planning App	Status / Comments
CF1.26	Adjacent to Penyrheol Cemetery, Caerphilly – Cemetery extension	Developed		Completed
CF1.27	Hendre Junior School, Caerphilly – School extension	Developed	12/0630/LA	Completed
CF1.28	St James Primary School, Caerphilly – New school	Developed	09/0706/LA	Completed
CF1.29	Town Centre, Caerphilly – Library/Customer First Centre	Developed	06/0665/FULL	Completed
CF1.30	Castlegate, Caerphilly – GP surgery/residential home for elderly	Developed	07/0305/FULL	Completed
CF1.31	Old Nantgarw Road, Caerphilly – New cemetery	Not Developed	16/0553/LA	Granted 2016; conditions being discharged
CF1.32	Workmen’s Hall and environs, Bedwas – Cultural centre	Not Developed	15/1075/LBC	LBC granted 2015 (remove projector room and replace flat roof)
CF1.33	Former Bedwas Colliery, Bedwas – New school	Not Developed		
CF1.34	Former Cray Valley Paint Works, Waterloo – New school	Not Developed	P/06/0037	Housing application refused (June 2019)
CF1.35	Former Bus Station, Crosskeys – College extension	Developed	07/1279/FULL	Completed
CF1.36	Palace Cinema, Risca – Library	Developed	P/06/0046	Completed
CF1.37	South of Danygraig Cemetery, Risca – Cemetery extension	Developed	P/02/1182	Permission granted 2010; developed
LE2.1	Former Markham Colliery, Markham	Not Developed	11/0565/COU	Permitted COU to form country park. Land partly acquired. Funding required.
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	
LE4.3	Pont Bren, Deri	Not developed		Site is unlikely to come forward
LE4.4	Heol Fargoed, Bargoed	Not developed		
LE4.5	Former Bedwellty Comprehensive School, Aberbargoed	Developed		Site has been used as playing pitches, with storage container for changing rooms.

Allocation		Developed	Planning App	Status / Comments
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 – Re-refused 17/03/2011	Site is unlikely to come forward for playing pitches as the area has been developed as a wildlife corridor and is now known as 'Pantside Community Woodland Park'.
LE4.8	Adjacent to Ysgol Penalltau, Ystrad Mynach	Not developed		
LE4.9	Former Hospital, Ystrad Mynach	Site Developed		Application for demolition of hospital site submitted November 2011. New Centre of Excellence constructed and completed May 2014. Site is now operational.
LE4.10	Land off Penallta Road, Ystrad Mynach	Part Developed		Part of site being used as allotment. Remainder of site yet to be developed.
LE4.11	Llanbradach Plateau, 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/Tredegear	Not developed		
TM1.2	Winding House, New Tredegear	Developed	5/5/87/0962 5/5/93/0761 P/05/1135 08/0721/LA	Erection of extension to form Museum Erect extension for Interpretation centre Erect extension and demolish existing annexe. Erect Artwork
TM1.3	Llancaiach Fawr and environs, Nelson	Developed	12/0825/LA	Complete
TM1.4	Maesycwmmmer Mill, Maesycwmmmer	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.

Allocation		Developed	Planning App	Status / Comments
TM1.8	Rhymney Riverside Walk, Rhymney - Cefn Mably	Partially		
TM1.9	Caerphilly Castle Grounds, Caerphilly	Partially	18/0370/FULL	Create a new attraction – Gilbert's Maze
TR1.1	Rhymney Valley Linear Cycle Route - Heads of the Valleys to Bedwas/ Caerphilly, HOV	Developed		Sections of route from HOV46 at Bute Town to Rhymney Comprehensive completed.
TR1.2	Completion and Extension of Cycle Route NCN 46	Outline design developed		Part of link being progressed as part of the HOV A465 Trunk Road works by WG included in the side road orders for delivery post 2019.
TR1.3	Bargoed Country Park to Bowen Industrial Estate	Outline design developed		
TR1.4	Extension to the Sirhowy Valley Cycle Route	Outline design developed		
TR1.5	Local Links to Bargoed Town Centre	Partially		
TR1.6	Link from Fochriw to NCN 46 via Rhaslas Pond	Not Developed		
TR1.7	Local Cycle Link from Argoed to Oakdale	Partially		One of two routes completed.
TR1.8	Rhymney Valley Linear Cycle Route - Heads of the Valleys to Bedwas/ Caerphilly, Northern	Feasibility work developed		Included in draft Active Travel Integrated Network Map (different route alignment shown than that in LDP proposals map)
TR1.9	Network Links from Blackwood/ Pontllanfraith	Not Developed		Some sections included in draft Active Travel Integrated Network Map.
TR1.10	Newbridge/Crumlin to Crosskeys and Sirhowy Valley/Pontllanfraith Cycle Link	Not Developed		Some sections included in draft Active Travel Integrated Network Map
TR1.11	Local Links from Crumlin	Partially		
TR1.12	Local Link from Penallta to Ystrad Mynach	Not Developed		Part constructed by developer.
TR1.13	Rhymney Valley Linear Cycle Route - Heads of the Valleys to Bedwas/ Caerphilly, Southern	Feasibility work developed		Initial feasibility report looking at route options completed.
TR1.14	Caerphilly Basin Radial Routes	Partially		Some routes completed e.g. Senghenydd to Caerphilly town centre. Others still to be delivered.
TR1.15	Link from Crosskeys NCN47 to Newbridge	Not Developed		

Allocation		Developed	Planning App	Status / Comments
TR2.1	Cwmbargoed rail line between Ystrad Mynach and Bedlinog	Not Developed		
TR3.1	Nelson	Not Developed		
TR3.2	Crumlin	Feasibility work developed		Welsh Government progressing scheme development
TR3.3	Energlyn/Churchill Park	Developed		Completed. Station opened December 2013
TR4.1	Rhymney	Developed		Completed July 2014.
TR4.2	Bargoed	Developed		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		Study commenced
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. Options report complete.
TR6.1	Tafwys Walk	Not Developed		
TR6.2	Trecenydd Roundabout	Developed		Works completed October 2011
TR6.3	Pwllpant Roundabout	Developed		Works completed November 2018
TR6.4	Bedwas Bridge Roundabout	Not Developed		Design work commenced
TR6.5	Piccadilly Gyatory	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		A469 New Tredegar to Pontlottyn Highway Resilience Feasibility Option Appraisal Report completed July 2016

