

2013

Caerphilly County Borough  
Local Development Plan up to 2021

## **Annual Monitoring Report 2013**

Monitoring Period 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2013

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- 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 second AMR, is based on the period from 1st April 2012 to 31st March 2013 and is required to be submitted to Welsh Government by the end of October 2013
- 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.

## The Requirement for Monitoring

- 1.4 In order to monitor the plan's performance consistently, the plan needs to be considered against a standard set of tests or issues. Appendix 19 of the LDP sets out the Monitoring Framework that forms the basis of the AMR and provides information that is required to be included by LDP Regulation 37. In this context the AMR is required to:
- Identify policies that are not being implemented and for each such policy:
    - Outline the reasons why the policy is not being implemented
    - Indicate steps that can be taken to enable the policy to be implemented
    - Identify whether a revision to the plan is required.
  - Specify the housing land supply from the Housing Land Availability Report for that year, and for the full period since the adoption of the plan.
  - Specify the number of net additional affordable and general market dwellings built in the LPA area for that year, and for the full period since the adoption of the plan.
- 1.5 The LDP Manual supplements this requirement by setting out additional factors that should be assessed in the AMR, namely:
- Whether the basic strategy remains sound (if not, a full plan review may be needed);
  - What impact the policies are having globally, nationally, regionally and locally;
  - Whether the policies need changing to reflect changes in national policy;
  - Whether policies and related targets in the LDP have been met or progress is being made towards meeting them, including publication of relevant supplementary planning guidance (SPG);

- Where progress has not been made, the reasons for this and what knock on effects it may have;
- What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives; and
- If policies or proposals need changing, the suggested actions are required to achieve them.

1.6 Monitoring the Plan also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/ SA).

#### Format and Content

1.7 The AMR is the main mechanism for reviewing the relevance and success of the LDP and identifying any changes that might be necessary. The principle function of the

monitoring process is to identify when the revision of the LDP should take place. In order to fulfil this function the AMR needs to be highly focused rather than merely a statistical compendium.

1.8 Inevitably the monitoring process involves the collection and interpretation of significant amounts of information. Inclusion of this information within the AMR would lead to the report being overly long and difficult to use. Consequently, the data analysis that informs the AMR will not be contained within the report itself.

1.9 The structure of the AMR is as follows:

- **Executive Summary:** A succinct written summary of the key findings.
- **Contextual Changes:** A written account of any changes in circumstances outside the remit of the plan that could affect the performance of the policy framework.
- **Sustainability Monitoring:** A written statement outlining the principal findings of the Monitoring of the Plan against the indicators identified in the SEA/SA Scoping Report, identifying the main effects and if a review of the plan is necessary on sustainability grounds.
- **Policy Monitoring:** A written statement of the main findings of the Monitoring Framework, including identification of policies that have reached their trigger points; assessments of whether those policies require amendment taking account of any mitigating circumstances, and recommendations for action to secure the policy's successful implementation.
- **Mandatory Monitoring Indicators:** A written statement addressing the findings in respect of the Mandatory Indicators, which are set out in the LDP Manual. The commentary will identify the current figures and relate them to previous years' figures to provide an overview of each Indicator.



- **Recommendations:** A statement of actions that will be required to be taken in respect of the findings of the Monitoring exercise, including a statement on whether any policies need adjusting and/or whether there are any further amendments to the plan required.

### What Should Be Monitored

- 1.10 In order to monitor the success of the LDP Strategy, the AMR monitors the policies that have been included in the plan specifically for the purpose of realising the strategy i.e. the Strategy Policies.
- 1.11 The Strategy Policies are the point from which the Countywide and Area Specific policies are derived. The successful implementation of the Countywide and Area Specific policies will assist in realising the Strategy and therefore the Strategy Policies provide a reasonable gauge of how the other policies, as a framework, are fairing and whether there are any policies that are failing to deliver.

### How is the Plan Monitored

- 1.12 As part of the preparation of the Plan, a Monitoring Framework was devised that would enable a statistical analysis to be undertaken to ascertain whether policies in the Plan are being implemented. The Monitoring Framework is set out in Appendix 19 of the LDP.

### Changes to the Monitoring Framework

- 1.13 Both the LDP Monitoring Framework and the SEA/SA Monitoring Framework are set out in the Appendices to the Adopted LDP (Appendix 19 and Appendix 18 respectively). Appendices are part of the Adopted LDP and, as such, cannot be amended without undertaking a formal review of the Plan.
- 1.14 The monitoring process is dependant upon a wide range of statistical information that is sourced from local authority and external sources. Whilst the council can

control information that it supplies, there is a significant risk of change in respect of external data as that information is out of the control of the local planning authority.

- 1.15 In order to ensure that the Policies are effectively monitored throughout the life of the plan, where circumstances have changed so that it renders an Indicator obsolete, one of three actions will be taken:

- **Amendment:** The Indicator will be amended to re-align it with relevant data. The amendment will not seriously change the nature or scope of the Indicator/Factor, but will allow it to be considered against a different or amended data set.
- **Replacement:** The Indicator will no longer be used and be replaced by an indicator that monitors a similar issue to the original.
- **Omission:** The Indicator becomes obsolete and is omitted as there are no other similar factors or data sets available to monitor that issue. This is the last resort action and omitted Indicators will be reviewed yearly to identify whether new data sets have become available that could be used to monitor its policy.

### Assessment and Conclusions

- 1.16 As indicated previously the AMR has two primary roles; firstly to consider whether the policies identified in the monitoring process are being implemented 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.
- 1.17 It should be noted that, whilst there is a significant amount of statistical information gathered and used in the monitoring process, the information gained through this process must be tempered with judgement exercised through complete consideration of the policies and issues raised. It would be inappropriate for the statistical information to solely and directly dictate when policies, or

the plan as a whole, require amendment. A more measured and considered approach, that takes account of these factors, whilst acknowledging the findings of the monitoring information provides the best approach to ensure effective monitoring of the plan.

- 1.18 The AMR must therefore specifically and directly identify its findings. If policies are found to be failing, clear recommendations on what needs to be done to address this will be identified in Section 6 of the Report.

## 2 Executive Summary

- 2.1 Section 76 of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to monitor the implementation of their Adopted LDPs by preparing an Annual Monitoring Report (AMR) that is to be submitted to the Welsh Government (WG) each year. This is the second AMR for the Caerphilly County Borough LDP and the deadline for it to be submitted to WG is by the end of October 2013.

### Background

- 2.2 The Council formally adopted the Caerphilly County Borough Local Development Plan (LDP) on the 23 November 2010. Following the adoption of its LDP, the Council has a statutory obligation, under section 61 of the Planning and Compulsory Purchase Act 2004 to keep all matters under review that are expected to affect the development of its area. Further, section 76 of the Act requires the Council to produce information on these matters in the form of an Annual Monitoring Report for submission to the Welsh Government. This, the second AMR, is based on the period from 1st April 2012 to 31st March 2013 and is required to be submitted to WG by the 31 October 2013.
- 2.3 Whilst the LDP was adopted in November 2010, the plan period runs from 2006 up to 2021, with 2006 being the base date for the plan. Consequently whilst this is only the second AMR since adoption, this AMR is monitoring the halfway point of the formal plan period.
- 2.4 There have been many changes since 2006 that will impact on the successful implementation of the LDP, the most notable of which are:
- The downturn in the global economy, which has impacted on the commercial and housing property markets; and
  - The identification and availability of sites for

development within the region through the preparation of local development plans, most notably Cardiff City.

2.5 Given the changes in the Welsh Economy and the changes in the regional context, the second AMR will therefore consider whether the Development Strategy that underpins the LDP remains valid; and will assess whether or not the Strategy Policies contained in the LDP are being effective in delivering the Development Strategy and meeting the objectives of the plan.

2.6 The LDP Regulations and the LDP Manual specify what the AMR is required to include as follows:

- An Executive Summary
- A review of changes to national and regional policy and guidance and their implications for the LDP.
- SEA/SA Monitoring based on the SEA/SA Monitoring Framework (LDP Appendix 18).
- LDP Monitoring based on the LDP Monitoring Framework (LDP Appendix 19).
- Statutory Indicators.
- Recommendations on the course of action in respect of policies and the LDP as a whole.

2.7 In addition to the above the AMR also considers external influences which impact on the implementation of the LDP but which are very much outside of the Council's control. Nevertheless the Council should consider whether or not a change in its policy framework could serve to alleviate some of the issue raised by these external factors.

2.8 Copies of the full AMR entitled "Caerphilly County Borough LDP Second Annual Monitoring Report 2013" together with the background statistical tables have been placed in the resource library for members' information.

## Report of Findings

### External Influences

2.9 The AMR considers the external factors that have had, or could have, an influence on the implementation of the plan and thus on development in the County Borough. These include changes in:

- National policy or legislation;
- External conditions;
- Local Considerations

### National policy and Legislation

2.10 The AMR is required to identify documents, at national and regional level, that may have implications for the policies in the LDP and to assess them to identify their implications. The following key policy documents have been issued by the Welsh Government between 1st April 2012 and 31st March 2013:

- Planning Policy Wales, Edition 5, October 2012
- Draft Technical Advice Note (TAN) 21 : Waste – Revision, March 2013
- Wales Infrastructure Investment Plan (WIIP), May 2012

2.11 The changes in National Policy and Legislation have not resulted in any significant changes to policy that needs to be addressed in the short term.

2.12 Significantly 2012 saw the publication of the 2011 Census. The 2011 Census indicates that the existing population of the County Borough is much higher than anticipated. Therefore serious consideration needs to be given to the potential implications for the LDP in terms of the provision of land for housing and in particular affordable housing, and the provision of community facilities, transport and jobs

## External Conditions

- 2.13 The downturn in the economy has had a marked effect on house building rates and therefore on the delivery of affordable housing. Viability continues to be a major issue in overall house building and this has an adverse impact on the levels of affordable housing that can be delivered through the planning system
- 2.14 If recommendations regarding the introduction of a regional planning tier are taken forward in the Planning White Paper, some matters such as housing numbers, transport infrastructure and the location of strategic employment sites will be determined regionally in the future.
- 2.15 All neighbouring local planning authorities are well advanced with the preparation of their respective development plans providing a local policy framework for development decisions within the region
- 2.16 The Cardiff LDP identifies land for the provision of 41,000 dwellings, including 18,000 on greenfield sites in north Cardiff;

and Newport LDP allocates 10,350 dwellings, 1,540 of which are in the east of Newport on the boundary with Risca / Pontymister. This provision could undermine the development strategy for the Southern Connections Corridor, which advocates new development on brownfield land

## Local Considerations

- 2.17 There are significant local considerations that could indicate the need for the LDP to move to review. Specifically:
- the lack of a five-year housing land supply is a matter of concern that needs to be addressed, as the evidence available indicates that it is unlikely that this position will improve in the next few years; and
  - the need to identify suitable sites for new schools as a consequence of the Council's ambitious school rationalisation programme.

## Strategic Environmental Assessment/Sustainability Appraisal Monitoring

- 2.18 The Strategic Environmental Assessment Directive requires local authorities to undertake Strategic Environmental Assessment (SEA) as part of the preparation of the LDP. In addition to this the LDP Regulations requires a Sustainability Appraisal (SA) to be undertaken. In preparing the LDP the council undertook joint SEA and SA and produced and published its SEA/SA Report in conjunction with the LDP.
- 2.19 The SEA Directive also requires that the council monitor the state of the environment through monitoring the sustainability objectives set out in the SEA/SA Report. This forms an integral part of the AMR and is contained in Section 4. In conclusion, the SEA/SA monitoring indicates a positive change to the environment thus far in the plan period.



## LDP Policy Monitoring

2.20 The LDP Monitoring considers each of the 22 Strategy Policies against the LDP monitoring Framework to identify whether the policies are being effective and to identify any policies that are not being implemented. The Framework consists of 29 Indicators (overarching measures considered against time related targets) and 53 Factors (specific measures considered against a fixed Trigger Point). Both the Indicators and Factors are statistical measures relating to the delivery of a specific Strategy Policy and consideration of the Indicators and Factors will indicate whether the Policies are being implemented. Where an indicator does not meet a target, or a factor reaches a trigger point, it could indicate that the policy is not being implemented. In such instances the policy is considered in detail in the AMR.

2.21 An overview of the LDP Monitoring Data for the 2nd AMR period provides an interesting insight into the implementation of the LDP over the past 12 months. Of particular note for 2012/13 is the following:

- The annual house-building rate increased slightly over the period to 390 dwellings compared to 350 in the previous year.
- The housing land supply figure decreased from 4.3 years to 3.5 years using the Welsh Government preferred residual method.
- The average house price fell from £100,012 to £97,811.
- Unemployment fell from 10.9% to 9.8%.
- The number of residents in employment increased from 69,500 to 73,700.
- There was a general drop in commuting rates as a percentage of all commuting both in terms of out commuting for work and out commuting generally.
- There were reduced levels of car parking

provision in 9.8% of applications as a result of compliance with sustainability factors.

- Vacancy rates in the Principal Towns of Caerphilly, Blackwood, Ystrad Mynach and Bargoed decreased over the period whereas vacancy rates in Risca/Pontymister increased.
- Footfall in the Principal Town Centres declined by 7.38%
- The number of schools over subscribed in terms of the school rolls increased from 2 to 4.
- The use of aggregates within the construction industry continued to fall.
- The amount of new development on brownfield sites declined.
- There was an increase in customer satisfaction with the countryside recreation on offer in the county borough.

2.22 Section 5 of the AMR provides a detailed analysis of the success of the plan to date against the monitoring indicators and factors in terms of delivering sustainable development. The findings are summarised in the Table below:

LDP Monitoring Summary Table		
Strategy Policy	Status	Progress
SP1, SP2, SP4, SP5, SP6, SP7, SP9, SP10, SP11, SP12, SP17, SP18, SP19, SP20, SP21	Policy is being met or exceeded. No intervention required.	
SP3, SP8, SP16, SP22	Policy is not delivering as anticipated but is delivering sufficiently and does not require intervention measures.	
SP13, SP14, SP15	Policy is failing to deliver as anticipated and intervention measures should be considered.	

Table 1 - LDP Monitoring Summary Table

2.23 Monitoring of the plan for 2012/13 indicates that 4 Strategy policies have been triggered and these are therefore considered in more detail in the AMR. The policies are:

#### **Policy SP3 Development Strategy SCC**

2.24 This policy monitors the percentage of total new housing development on brownfield land within the SCC. In order to trigger consideration under this monitoring factor less than 88% of housing completions need to have taken place on brownfield land during the monitoring period. An examination of the last published Joint Housing Land Availability Study (2011/12), indicates that brownfield housing completions in this area dropped to 76%. An examination of sites currently being developed indicates that brownfield completion rates will increase again next year. This data therefore highlights an anomaly for this year, rather than a trend that is likely to continue. It is not considered that it is necessary to review the plan specifically on this issue.

#### **SP8 - Minerals Safeguarding**

2.25 This policy was triggered through low levels of aggregate production. The policy seeks to ensure that sufficient aggregate is produced to meet the county borough's needs and requirements. Aggregate production is directly related to aggregate usage in the development industry and, therefore, the drop in production levels below the threshold is in reaction to a sharp reduction in aggregate usage. The drop in aggregate usage corresponds to the economic downturn and the slow down in the rates of development. The reduction in aggregate production is a result of issues beyond the sphere of influence of the LDP and therefore changes to the LDP or the policy will not have any effect on the situation.

#### **Policy SP10 Conservation of the Natural Heritage**

2.26 Policy SP10 provides the policy framework and development criteria for proposals that

affect locally designated natural heritage features, namely Special Landscape Areas, Visually Important Local Landscapes, Sites of Importance for Nature Conservation, Local Nature Reserves, Regionally Important Geological Sites, Green Corridors and Local Priority Habitats and Species. There is 1 Indicator and 5 Factors when considered together monitor the effectiveness of Policy SP10. The trigger point has been reached in respect of 3 of the 5 monitoring factors. Whilst a superficial examination of the monitoring data might indicate that the policy is being ineffective, when a closer examination of the data is undertaken it is evident that the policy is actually being implemented and is effective.

#### **SP15 Affordable Housing Target**

2.27 Policy SP15 seeks to deliver at least 964 affordable dwellings through the planning system over the plan period. Factor L52 monitors the yearly affordable housing unit numbers delivered through the planning system as a percentage of total housing units (based on units built). A trigger point for each of the four viability areas is set based on the site-specific targets.

2.28 Monitoring indicates that affordable housing through the planning system is not being delivered at the rates required at this point in the plan period. This is unsurprising given that housing generally is not being delivered at expected rates. The downturn in the economy has had a marked effect on house building rates and therefore on the delivery of affordable housing. Viability continues to be a major issue in overall house building and this has an adverse impact on the levels of affordable housing that can be delivered through the planning system.

2.29 Given the significance of the delivery of affordable housing over the plan period, monitoring indicates that the Council should consider some form of intervention to facilitate the increase in delivery of affordable housing across the county borough and in

particular in the SCC.

2.30 One way of potentially increasing affordable housing delivery in the SCC, would be to explore the opportunity of releasing greenfield sites for development which have the potential to realise higher land values. This would require a review of the plan.

**Statutory Indicators**

2.31 The LDP Manual requires that the AMR include information relating to 12 specific indicators. The information in respect of these is already contained within the LDP and SEA/SA monitoring frameworks and has been taken into account through the monitoring process.

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

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

2.33 Information must be provided for the period in respect of which the AMR is made; and the period since the LDP was first adopted or approved. This information is set out in the table below:

New Dwelling Completion Private / Affordable Split and Housing land Supply							
	2007 JHLAS Apr 06- Mar 07	2008 JHLAS Apr 07- Mar 08	2009 JHLAS Apr 08- Mar 09	2010 JHLAS Apr 09- Mar 10	2011 JHLAS Apr 10- Mar 11	2012 JHLAS Apr 11- Mar 12	Total
Market	835	554	265	189	241	275	2359
Affordable housing	17	102	122	111	117	115	584
<b>Total</b>	<b>852</b>	<b>656</b>	<b>387</b>	<b>300</b>	<b>358</b>	<b>390</b>	<b>2943</b>
Land Supply (Residual Method)	17.3*	22.5*	21.2*	14.2*	4.3	3.5	
Figures taken from Joint Housing Land Availability Studies * Figures realised under the Caerphilly UDP (LDP Adopted November 2010)							

Table 2 - New Dwelling Completions and Housing Land Supply

- 2.34 Housing land availability information is monitored for the period April to end of March annually through the Joint Housing Land Availability Study (JHLAS).
- 2.35 As part of this process there is a requirement set out in Technical Advice Note 1 (TAN 1) to maintain a 5-year land supply. To meet the requirement for a 5 year land supply the quantity of land agreed to be genuinely available should be compared with the remaining provision in the adopted plan, this method of calculating land supply is referred to as the residual method
- 2.36 The 2010/11 and 2011/12 JHLAS indicate that land supply has been 4.3 years and 3.5 years respectively using this method. Where the land supply is less than 5 years, TAN 1 states that local authorities must take steps to increase the supply of housing land. This may include reviewing the development plan, releasing land in its ownership, expediting planning applications or securing the provision of infrastructure for particular sites.

- 2.37 The lack of a five-year land supply is a matter of concern that needs to be addressed, as the evidence available indicates that it is unlikely that this position will improve in the short term. A review of the LDP may be the most appropriate way of addressing the land supply issue through the allocation of new housing sites that are capable of being delivered.

**AMR Conclusions & Recommendations**

- 2.38 The AMR concludes that whilst the LDP Development Strategy remains sound, the downturn in the economy has had a marked effect on house building rates. Viability continues to be a major issue in overall house building and this has an adverse impact on the levels of affordable housing being delivered through the planning system.
- 2.39 The lack of a five-year housing land supply is a matter of concern that needs to be addressed if the overall housing requirement is to be met over the plan period. The monitoring evidence indicates that it is unlikely that this position will improve in the short term.
- 2.40 Furthermore, the provision of 41,000 dwellings, including 18,000 on greenfield sites in north Cardiff through the Cardiff LDP has the potential to attract volume house builders into Cardiff and away from neighbouring areas, such as Caerphilly. This is particularly pertinent to Caerphilly Basin where there is a brownfield strategy.



2.41 Finally there is an urgent need to identify suitable sites for new schools as a consequence of the Council's ambitious school rationalisation programme. Phase 1 of the process has highlighted the difficulties involved with assessing potential sites through a process independent of the development plan preparation process. Therefore the need to identify suitable sites for new schools, coupled with the need for the implementation of a sustainable approach to education provision requires consideration of a review of the LDP in the short term.

**R2** That the Caerphilly County Borough Local Development Plan is rolled forward to cover the plan period up to 2031, and the Evidence Base and Policies across all topic areas be reviewed to ensure that all forecasts and assumptions underpinning the plan and contained within the Policy Framework of the plan cover the revised plan period.

## Recommendations

2.42 The AMR recommendations are therefore as follows:

**R1** The 2nd Annual Monitoring Plan has indicated that substantial progress has been made in implementing the Caerphilly County Borough Local Development Plan up to 2021 and that the Development Strategy is being extremely effective and remains sound. However:

- A. In recognition of the significant downturn in the economy and the impact that this is having on the housing land supply and on house building rates (including affordable housing) in the county borough, the Caerphilly County Borough Local Development Plan up to 2021 be revised to facilitate the allocation of additional land for housing, in order to ensure that the housing requirements of the population of the county borough can be met; and
- B. In recognition of the need to facilitate the Council's ambitious school rationalisation process the Caerphilly County Borough Local Development Plan up to 2021 be revised to facilitate the allocation of land for education purposes.



### 3 Contextual Changes

3.1 It is important that an assessment of whether a review is required, is fully informed by an understanding of how the policies in the LDP are influenced by external factors. 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 in:

- National policy or legislation;
- External conditions;
- Local Considerations

#### National Policy and Legislation

3.3 Between 1st April 2012 and 31st March 2013, the following key policy documents have been issued by the Welsh Government:

- Planning Policy Wales, Edition 5, October 2012
- Draft Technical Advice Note (TAN) 21 : Waste – Revision, March 2013
- Wales Infrastructure Investment Plan (WIIP), May 2012

In addition 2012 saw the publication of the 2011 Census.

#### Planning Policy Wales, Edition 5, October 2012

3.4 The main changes contained in Edition 5 of PPW are:

#### Presumption in Favour of Sustainable Development

3.5 Amendments to Chapters 2 and 4 of

PPW seek to strengthen and clarify the presumption in favour of sustainable development. These changes reinforce the need to prepare, adopt and implement the plan-led approach through Development Plans and strengthen the framework within which individual planning applications are determined in order to further facilitate sustainable development. Sustainable development is at the guiding principle underpinning the LDP, therefore the change to PPW does not require a revision to existing policy.

#### Economic Development

3.6 Changes to Chapter 7 of PPW set out the Welsh Government's updated planning policy on economic development following the publication of the research report 'Planning for Sustainable Economic Renewal' in June 2011.

3.7 The critical change to PPW was the entire chapter has been revised to align planning policy on economic development more closely with the Welsh Government's broader economic policies and to try to ensure that the planning system in Wales facilitates economic renewal more effectively. The LDP already seeks to facilitate economic renewal of the county borough and therefore this change does not require a change to existing policies in the plan.

#### Waste

3.8 The proposed amendments to Chapter 12 of PPW and to TAN 21 Waste require local planning authorities to consider the Waste Strategy for Wales "Towards Zero Waste" (TZW) as an integral part of plan preparation. . Towards Zero Waste sets out a long-term framework for resource efficiency and waste management in Wales up to 2050, taking into account social, economic and environmental outcomes.

3.9 The Collections, Infrastructure and Markets Sector Plan (CIMS Plan) was published on

10th July 2012 and is particularly relevant for land use planning processes. The CIMS updates the picture of infrastructure requirements, in relation to technology choices and the best overall environmental option for specific waste materials. A goal of zero waste has been set and in order to reach this goal it is acknowledged that there is a difficult balance to be struck between making sure sufficient capacity to deal with our waste arisings is able to come forward in the short term (to avoid environmental impacts) in a way that does not impede the achievement of longer term goals.

- 3.10 The proposed amendments to PPW see a requirement on LPA's to demonstrate how national waste policy, in particular the Collections, Infrastructure and Markets (CIM) Sector Plan, along with any other updated position adopted in the annual monitoring reports have been taken into consideration. Draft TAN21 was released for consultation on 21st March 2013. The key impetus for reviewing and updating the TAN is as a direct result of changes to waste policy drivers. The key changes to the TAN are:
- An emphasis on regional collaboration in terms of bringing about a sustainable waste management network;
  - The provision of inter-authority facilities, rather than the previous requirement for all LPA's to provide land for all types of waste facilities.
  - However, to the contrary the draft TAN then requires proposals for waste to be treated and/or disposed of as near to the source of origin as possible (proximity principle) and enable the provision of an integrated network of facilities within an area (self-sufficiency principle).

- 3.11 The Welsh Government have made it clear in an interim paper dated 1st November 2012 that LPA's with an adopted LDP will not be expected to consider whether policies and targets in the adopted LDP require change

to reflect the CIMS plan, until such time as revised national policy (PPW) and TAN21 is formally published.

- 3.12 Further, in May 2012 the Wales Infrastructure Investment Plan (WIIP) was published by Welsh Government.

#### **Wales Infrastructure Investment Plan (WIIP), May 2012**

- 3.13 The WIIP sets out the Welsh Government's strategic investment priorities. It provides a detailed account of sectoral investment plans through to 2014-15 and sets out the key elements of a new approach to infrastructure investment.
- 3.14 The Infrastructure Projects with land use implications included in the WIIP of specific relevance to the Caerphilly LDP are:
- Next Generation Broadband for Wales project
  - Dualling of the Heads of the Valleys Road.
  - Cardiff Area Signalling Renewal
  - Heads of the Valleys Food & Organic Waste Project
  - Project Gwyrdd (Residual Waste)
  - Social Housing Grant
  - 21st Century Schools

#### **Population & Household data**

- 3.15 The 2011 Census has now been published and the 2011 based local authority and household projections are expected in the Summer/Autumn of 2013.

#### **External Conditions - National Context**

- 3.16 Wales has been one of the many countries significantly affected by the global economic downturn and this has been visible in many areas, most notably in the business,

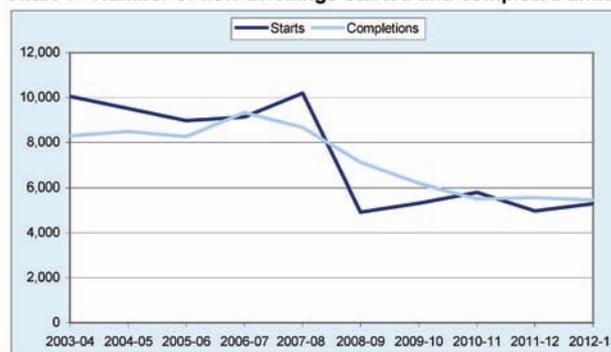
commercial and property markets. Wales is still experiencing a prolonged and gradual realignment of the economy and the levels of growth anticipated at the start of the plan period are likely to take longer to deliver than originally envisaged.

- 3.17 There are two sectors of the Welsh economy that are particularly relevant to the successful implementation of the LDP. These are the housing and commercial markets, both of which are critical to the delivery of property on the ground. These sectors coupled with the need for an efficient transport system are essential to ensure that people have access to homes and jobs.

### Housing

- 3.18 Welsh Government Statistics indicate that prior to the crash of 2007-08, both housing starts and completions in Wales were relatively stable, with between nine and ten thousand starts a year and around eight thousand homes completed. It is noticeable in Chart 1 that as the country was hit by the economic downturn the number of starts fell steeply; dropping to an all time low of 4,910 starts in 2008-09.
- 3.19 Between 2008-09 and 2010-11 the number of starts annually in Wales gradually increased. Whilst starts fell in 2011-12, they rose slightly in 2012-13 though they still remain well below the level seen prior to the economic downturn.
- 3.20 The downturn in completions since 2007-08 has been more gradual than that seen with the housing starts, however the number of completions appears to have levelled out since 2010-11. Unlike starts however, the annual number of completions fell by 2 per cent during 2012-13. It is however worth noting that there is generally a time lag between starts and completions due to the time taken to complete the building of a home. Therefore the increasing number of starts during 2012-13 may lead to an increase in completions in future years.

Chart 1 - Number of new dwellings started and completed annually



Source: New house building collection from local authorities & NHBC

Figure 1 - Annual House Commencements and Completions

### Economy

- 3.21 Welsh Government Statistics indicate that there were 1.364 million people in employment in Wales in February to April 2013, up 32,000 (2.4 per cent) from the same period a year earlier. This represents 69.45% of people aged 16-64, up from 68.1 % in the same period a year earlier
- 3.22 There were 456,000 people who were economically inactive in Wales in February to April 2013, down 21,000 (4.3%) from a year earlier. This is a rate of 24.1% of people aged 16-64 down from 25.2 % on the same period a year earlier.
- 3.23 The Public Sector is the largest employer in Wales. 331,000 people (10.8% of the population) were employed in the Public Sector ( March 2013) a decrease of 5,000 from a year earlier. Retailing is Wales' largest private sector employer, employing over 130,000 people. Welsh retailing remains dominated by small scale retailers, with 90% of retailers employing less than 10 people, and only 15 retailers employing more than 250.
- 3.24 Out-of-town retailing continues to grow across Wales, primarily because of the perceived easier access and parking, greater convenience, competitive pricing, safety and security offered by such outlets.
- 3.25 Footfall and vacancy rates across Wales have fluctuated significantly over recent years, realising a significant drop in footfall in 2011,

which coincided with the overall vacancy level topping 13%. Since then subsequent increases, over and above those experienced throughout the UK, have been realised.

3.26 As indicated above, the economy in Wales as a high reliance on public sector employment and this has a direct relationship to retailing. Continuing government cuts and subsequent public sector job losses will significantly dampen predicted growth. Caerphilly is in the top 50 Welsh authorities most dependent upon public sector employment and therefore most susceptible to public sector cuts. The Welsh Retail Consortium advocates monitoring the position in these authorities as a retail health indicator and for the economy as a whole

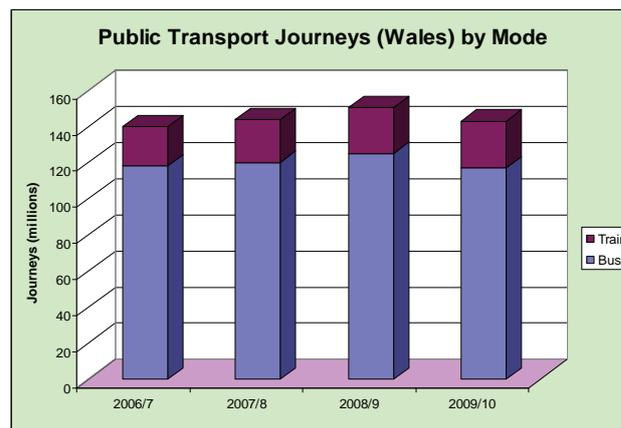
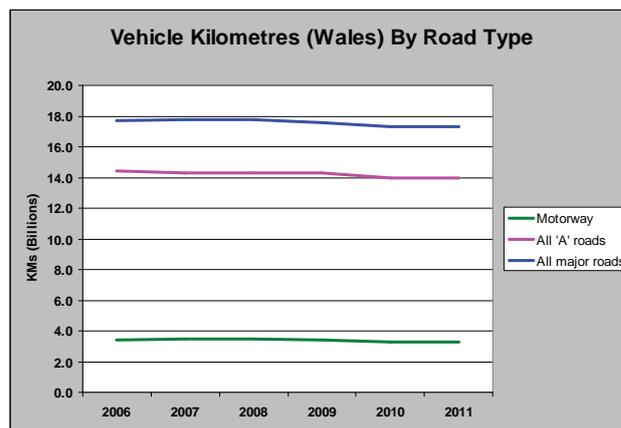
3.27 There is limited available published data in respect of commercial development activity in Wales, however commentators in the field suggest that there is increasing confidence and that limited growth can be expected moving forward.

### Transport

3.28 Over the plan period national road travel has fallen slightly on all road types, despite increasing car ownership. Congestion levels in heavily built up areas has, however increased along with a corresponding rise in commuting. Increasing congestion reduces accessibility and its specific location at major employment and service centres means that access to these vital areas is become increasingly difficult

3.29 Train patronage increased by over 20% in 5 years largely due to the significant investment that WG has made in opening new rail links over the plan period. WG have also funded significant rail improvements during the plan period to increase train sizes (numbers of carriages) and frequencies. The scope of rail travel has, therefore, grown over the plan period and the increased patronage figures support this.

3.30 National bus patronage remains steady, generally remaining at a similar level to those experienced at the start of the plan period. Given this bus transport remains an underutilised form of public transport, often tainted with a poor reputation for speed, convenience and punctuality, whilst suffering from poor travel times when considered against similar train or car journeys.



Figures 2 & 3 - Vehicle Journeys By Road Type & Public Transport Journeys By Mode

### External Conditions - Regional Context

3.31 The City Regions Task and Finish Group report 'City Regions' recommends the establishment of an over-arching city region strategic planning tier for South East Wales City Region with the adoption of the Valleys Metro as a key theme to shape future investment decisions in transport.

3.32 The Independent Advisory Group Report 'Towards a Welsh Planning Act: Ensuring the Planning System Delivers' recommends a statutory framework for regional planning.

- 3.33 If recommendations regarding the introduction of a regional planning tier are taken forward in the Planning White Paper, some matters such as housing numbers, transport infrastructure and the location of strategic employment sites will be determined regionally.
- 3.34 In March 2012 SEWTA set out its Metro Plus concept as a plan for sustainable transport in the future. The Metro concept was SEWTA's vision of a sustainable transport system for the future, based upon the principle of the Cardiff city region, reducing travel times to and from Cardiff and positively linking settlements to the capital city.
- 3.35 In March 2013 the South East Wales Integrated Transport Task Force set out its view on the future delivery of public transport. The Report sets out the priorities for delivery of improved public transport within the region incorporating the Metro Concept. The Metro Concept seeks greater integration of transport routes and modes within the Cardiff City Region, and highlights the need to protect former rail lines so they can where appropriate and feasible be brought back into beneficial use. The

inclusion of a policy to safeguard former rail lines should be included in the LDP at first review to facilitate the development of the Metro system.

- 3.36 All neighbouring local planning authorities are well advanced with the preparation of their respective development plans providing a local policy framework for development decisions within the region
- 3.37 A range of sites is allocated in LDPs for the development of new housing, employment and retail facilities throughout the region, which might impact on the delivery of the development strategy and in particular could have an adverse impact on future housing delivery in the SCC. Of particular relevance is the: Cardiff LDP Preferred Strategy that identifies a preferred option of 41,000 dwellings, including 18,000 on greenfield sites in north Cardiff; and Newport LDP which allocates 10,350 dwellings, 1,540 of which are in the east of Newport on the boundary with Risca / Pontymister, that could undermine the development strategy for the Southern Connections Corridor which advocates new development on brownfield land.
- 3.38 The 2011 Census suggests that the population and household growth in South East Wales has increased more rapidly than the recent trends would have suggested.



## Significant Local Considerations

### Population & Household data

- 3.39 The population level for which the LDP makes provision was based on a robust evidence base considering a number of factors including past trends, and was developed within the context of the SEWSPG regional apportionment exercise. The LDP assumes a population at the start of the plan period of 173,741 and assumes a moderate rate of growth that would lead to a population of 177,500 by the end of the plan period in 2021.
- 3.40 The 2008-based WG population projections assume a population of 179,112 by 2021. This is primarily due to higher assumptions for natural change in the WG Projections.
- 3.41 The 2011 Census showed the population to be considerably higher than had previously been estimated (178,806 people, over 5,400 higher than LDP had assumed for 2011 and nearly 5,000 higher than the 2008 based projections indicated for 2011). Notably Caerphilly has one of the highest differences in Wales in the anticipated population (as per the MYE) and the actual Census figures.
- 3.42 The 2001-2010 MYE have been revised upwards to take account of the higher figures in the 2011 census. As part of this exercise, components of change (births, deaths, migration, asylum, prisoners, armed forces) have been revised. In Caerphilly, a difference of 4,530 people has been classed as 'unattributable' ONS indicate that this data 'could be based on any other inaccuracy in international or internal migration estimates, or uncertainty around the mid-2001 or mid-2011 estimates used as the start and end points of the series.' No further details on how this is calculated or derived for each LA is available.
- 3.43 In order to determine housing requirements for plan preparation however it is the number of households that is the major consideration, not the population.
- 3.44 The LDP makes provision for 80,072 households in 2021 based on an 8,625 dwelling requirement. The LDP uses a 1 household to 1 dwelling ratio and does not include an allowance for vacancy. However, an over allocation of land for housing has been made to allow for choice and flexibility.
- 3.45 The 2008 WG household projections indicate that there will be 83,194 by 2021, which is some 3,000 households greater.
- 3.46 The 2011 census for households identifies that there are 74,479, which is broadly the number of households that the LDP was planning for at this point in the plan period.
- 3.47 Estimates for the number of households prior to 2011 have not been revised officially by ONS/WG but work has been undertaken to assess the rate of growth in households between the 2001 and 2011 and this has been extrapolated up to 2021. Based on these past trends, the number of households in 2021 would be approximately 80,031, which equates to the same as proposed in the LDP. The Census change identifies as growth of 553 households a year.
- 3.48 As the 2011 Census indicates that the existing population of the County Borough is much higher than anticipated, serious consideration needs to be given to the implications for the provision of community facilities, transport and jobs in particular.
- 3.49 Implications for the number of household required from the Census is, however, less significant, as the number of households in 2011 equates to what the LDP was proposing for this point in the plan period. This is appears to be largely due to the higher average household size. If past trends continue, the rate of growth will accord with the LDP assumptions and the housing requirement figure will be sufficient to accommodate expected growth.
- 3.50 However, the publication of new projections later this year will need to be given due

consideration. This, coupled with the potential for a regional housing figure through future planning legislation, may mean that this position could change in the near future.

## Housing Delivery

3.51 It is evident however that new housing has not been delivered at the levels required in the first half of the plan period. Policy SP14 indicates that there is a housing requirement for 8625 new dwellings to be delivered to meet identified need over the plan period. In order to meet this need an average of 575 dwellings needs to be delivered per annum. To date 2,943 units have been delivered which equates to 34% of the total housing requirement.

3.52 It is acknowledged however that a 15-year plan period will contain periods of boom and bust so it is important to consider this position alongside other factors such as forecast completions for the next five years. The 2012 Joint Housing Land Availability Study (JHLAS) indicates that future completions rates are likely to continue at a lower rate averaging 442 units per annum, compared to the expected average annual requirement figure of 575. This is clearly a matter for concern, as on current predictions only an additional 5152 dwellings will be delivered by 2017 compared to an anticipated delivery of 6,325 dwellings. If this trend continues for the remainder of the plan period there is a very real danger that insufficient housing will be delivered to meet the needs of the resident population.

3.53 Given the significance of housing to people and the economy the requirement to maintain a 5-year supply of land for housing is set out in national planning policy and guidance and is a mandatory national indicator as well as being an AMR indicator.

3.54 The 2010/11 and 2011/12 JHLAS both indicate that using the methodology prescribed in guidance that the 5-year land

supply in Caerphilly county borough has been 4.3 years and 3.5 years respectively. Where the land supply is less than 5 years, Technical Advice Note 1: Joint Housing Land Availability Studies states that local authorities must take steps to increase the supply of housing land. Options include reviewing the development plan, releasing land in its ownership, expediting planning applications or securing the provision of infrastructure for particular sites.

3.55 The lack of a five-year land supply is a matter of concern that needs to be addressed, as the evidence available indicates that it is unlikely that this position will improve in the next few years. A review of the LDP may be the most appropriate way of addressing the land supply issue through the allocation of sites that are capable of being delivered in viable parts of the county borough.

## Affordable Housing Target

3.56 Affordable housing through the planning system is not being delivered at the rates required at this point in the plan period. This is unsurprising given that housing generally is not being delivered at expected rates. The downturn in the economy has had a marked effect on house building rates and therefore on the delivery of affordable housing. Viability continues to be a major issue in overall house building and this has an adverse impact on the levels of affordable housing that can be delivered through the planning system.

3.57 A significant number of affordable units are being delivered through other mechanisms and this has ensured that on many sites mixed communities are being delivered. However, there is a heavy reliance on capital grant funding for this aspect of delivery and if/when the availability of funding is reduced, this will significantly affect affordable housing delivery in the future.

3.58 The overall targets for affordable housing set out in Policy SP15 are unlikely to be achieved given the ongoing viability issues and

potential reduction of capital grant funding. This is particularly the case where provision is reliant on the planning system and sites have significant constraints that impact on their viability. One way of potentially increasing affordable housing therefore, would be to explore the opportunity of releasing greenfield sites for development in areas which might realise higher land values.

- 3.59 It is worth noting that significant greenfield land release is proposed in the Cardiff LDP, which has the potential to undermine the brownfield strategy promoted in the south of the county borough in the Caerphilly LDP. The release of new greenfield sites will need to be given serious consideration given the changing regional position

### Schools

- 3.60 The 21st Century Schools programme is critical to the Council's strategic approach to education provision, particularly with regard to the delivery of the necessary infrastructure on the ground. Caerphilly county borough schools are set to receive £92m to fund ambitious plans for education in the area. The Welsh Government is providing £46m and this amount is being matched by the council. It is expected that the funding will be made available over a seven year period from 2014.
- 3.61 A key part of the proposal is to enhance Welsh medium provision within the county borough. At the moment current supply for Welsh medium education in the County Borough is not keeping pace with demand, whilst the situation is the reverse for English medium secondary school provision. The council is planning to develop the former St Ilan Comprehensive site in Caerphilly as a new Welsh medium school. This will form part of an overall strategy to develop a 3-16 campus with many shared facilities on the site, and the opportunity to offer some post-16 provision as well. The existing Fleur de Lis site would be the main 16-19 campus. There is now an urgent need to identify suitable sites on which to locate new English medium

secondary schools to facilitate the Council's Secondary Rationalisation Process.

- 3.62 The rationalisation process is likely to involve the closure of two or more existing schools, to be replaced by a new modern facility on either an existing site, or on a site currently in another use. Phase 1 of the process has highlighted the difficulties involved with assessing potential sites through a process independent of the development plan preparation process. All the sites investigated to date have been contrary to the provisions of the LDP. Whilst a decision in respect of one site contrary to policy might be justified, that cannot be the case for the whole rationalisation process. Therefore the need to identify suitable sites for new schools, coupled with the need for the implementation of a sustainable approach to education provision requires consideration of a review of the LDP in the short term.

### In Conclusion

- 3.63 The changes in National Policy and Legislation have not resulted in any significant changes to policy that needs to be addressed in the short term.
- 3.64 The introduction of a regional approach to housing, employment and transport would have significant impact on the LDP, however until Welsh Government publishes its White Paper in respect of the Planning Bill the extent of this impact is unknown.
- 3.65 There are significant local considerations that could indicate the need for the LDP to move to review. Specifically:
- The 2011 Census indicates that the existing population of the County Borough is much higher than anticipated. Therefore serious consideration needs to be given to the potential implications for the LDP in terms of the provision of land for housing and in particular affordable housing, and the provision of community facilities, transport and jobs.

- The lack of a five-year housing land supply is a matter of concern that needs to be addressed, as the evidence available indicates that it is unlikely that this position will improve in the next few years.
- The downturn in the economy has had a marked effect on house building rates and therefore on the delivery of affordable housing. Viability continues to be a major issue in overall house building and this has an adverse impact on the levels of affordable housing that can be delivered through the planning system.
- The Cardiff LDP identifies land for the provision of 41,000 dwellings, including 18,000 on greenfield sites in north Cardiff; and Newport LDP allocates 10,350 dwellings, 1,540 of which are in the east of Newport on the boundary with Risca / Pontymister. This provision could undermine the development strategy for the Southern Connections Corridor, which advocates new development on brownfield land.
- The need to identify suitable sites for new schools as a consequence of the Council's ambitious school rationalisation programme.



4.1 The Strategic Environmental Assessment Directive requires local authorities to undertake Strategic Environmental Assessment (SEA) of their plans as part of preparation of their LDPs. In addition to this the LDP Regulations require that local authorities undertake Sustainability Appraisal (SA) of their plan. It is now best practice for local authorities to undertake SEA and SA together, as an iterative part of the development plan process throughout plan preparation. In preparing the Adopted LDP the council undertook joint SEA and SA and produced and published its SEA/SA Report in conjunction with the LDP.

4.2 The SEA Directive also requires that the council monitor the state of the environment through monitoring the sustainability objectives set out in the SEA/SA Report. The Scoping Report, Part 1 of the SEA/SA Report, sets out a framework consisting of 25 Objectives, which are broken down into 86 Indicators, each with an aspirational target to be reached at the end of the plan period. It should be noted that whilst some Indicators have fixed targets, i.e. a set figure at the end of the plan period, others have moving targets. The Indicators with moving targets are compared against UK or Welsh averages that change yearly. For these indicators the targets reflect the change between the differing levels at county borough and UK/Welsh level, rather than the specific figures themselves.

4.3 Given it is only half-way through the plan period, it is unlikely that many, if any, of the targets have actually been achieved. Consequently, just monitoring the Targets will not provide any useful information. The targets have been identified to provide a fixed position against which the indicator movement and trend can be considered. A trend towards the target reflects positive effects, whilst a trend away from the target reflects negative effects.

4.4 To effectively monitor the changes to the environment a strategic approach needs to be adopted and, as a result, the SEA monitoring will be based upon the 25 Objectives. Using the Objectives allows for a more strategic consideration that provides an overall picture of the effect that the plan is having on the environment, whilst taking account of the specific information provided by the Indicators and the potential for Indicators to conflict with one another.

4.5 The SEA monitoring uses the normal 'traffic light' system to identify how the state of the environment is changing during the plan period. However, the notations used in the monitoring have slightly different meanings to those in the SEA Report itself. For monitoring purposes a green result indicates that the overall trend of the Objective is toward its target (positive effect), whilst a red result indicates that the overall trend is away from its target (negative effect) and a white result is a neutral effect (maintaining the status quo). The result for each Objective will be the overall effect when all of the Indicators are taken into account. As outlined above, it is not unusual for Indicators to provide conflicting results and the overall Objective effect will be the net effect when negative and positive indicators have cancelled each other out.

4.6 The normal system of single and double positives and negatives, along with associated colour variations, sets out the scale of effect, with double results representing significant change positively or negatively and single results representing movement, but of a less significant scale. The symbology used in the SEA Monitoring is set out in the table below:

### SEA Monitoring Symbology

<b>XX</b>	Most, if not all, indicators are not moving toward their respective targets
<b>X</b>	There is a mix with some indicators not moving towards targets whilst others are moving toward targets or have not yet moved.
<b>O</b>	Some indicators moving towards targets and some not, but when combined they realise a stable balanced position, or no movement in any of the indicators
<b>+</b>	There is a mix with some indicators moving towards targets whilst others are not moving toward targets or have not yet moved.
<b>++</b>	Most, if not all, indicators are moving toward their respective targets
<b>DNA</b>	The Objective could not be effectively assessed primarily as the indicators require a sequence of results before assessment can be made.
<b>NM</b>	Not Monitored (due to circumstances that mean that data is no longer available).

Table 3 - SEA Monitoring Symbology

### Assessment of the SEA/SA Monitoring

4.6 The results of the SEA Monitoring process are set out in Appendix 4 to this report. It should be noted that the monitoring period for the AMR is 1 April 2012 to 31 March 2013 and the findings of the assessment are included in the column headed 2013.

4.7 As part of the preparatory work for the first AMR an internal practice run (Dummy Run) was undertaken, covering the period November 1st 2010 to 31 March 2011 (from the month of Adoption to the end of the normal monitoring period). The Dummy Run provides the starting point, or baseline, for the SEA Monitoring and the assessment of the SEA Monitoring considers the current position in relation to the baseline position, with the change being the effect. This assessment will also take account of the results of the 2012 SEA monitoring results set out in the 2012 AMR Report.

### Changes to the Monitoring Framework

4.8 The first issue raised by the SEA Monitoring is that an additional Objective can no longer be monitored due to lack of suitable available information. The 2012 AMR Report identified that the SEA Objective [To allow equal opportunities for all]. This year, due to the fact that the previously used data source was no longer available and that no other suitable data sources exist, it has been declared that the SEA Objective [To reduce the average resource consumption of each resident] is no longer being monitored. It should be noted that the 2012 AMR Report previously identified this Objective as not assessed.

4.10 The 2012 AMR Report identified that a further Objective [To reduce the total amount of CO2 produced within the county borough each year] was not assessed due to Welsh Government data issues. However, for this Report an appropriate data source has been identified and this Objective forms part of the SEA monitoring assessment. Whilst this Objective is now monitored a further Objective, [To protect aquifers and improve the quality and quantity of the water in our rivers and to reduce water consumption] has not been assessed due to data not being received from Dwr Cymru/Welsh Water.

## 2013 SEA Monitoring Results

- 4.11 None of the Objectives realised double negative results, which would mean that most, if not all, indicators in the Objective were failing. This indicates, therefore, that there are no significant issues of concern raised in the SEA Monitoring.
- 4.12 Eleven of the Objectives, amounting to nearly 50% of the total assessed, realised single positive results, whilst a further 3 Objectives realised double positive results. The single positive results are realised across the range of Objectives encompassing social, economic and environmental Objectives. This is also true for the double negative results, with one double negative results being realised for each of the Objective types. Overall this indicates a very strong positive effect on the environment.
- 4.13 Conversely only 5 Objectives realised single negative results, whilst just 3 Objectives realised neutral results.
- 4.14 The results, when compared to previous years show a marked improvement in the position, with significantly more positive results than has previously been identified.

### Comparison To Previous Years

- 4.15 The findings of the SEA monitoring will change from year-to-year due to small changes derived from vagaries of development and external factors. Consequently, an overview of the trends and overall picture will provide a more comprehensive and robust analysis of the effects of the LDP than any single year, which effectively will only provide a snapshot picture.
- 4.16 There are three years of AMR results that need to be considered as part of this section, the 2011 Dummy Run, the 2012 AMR Report result and this year's 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 this years 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 this year's results with those of last year's AMR (2012) and the original Dummy Run (2011).

- 4.17 The first consideration is the number recorded for each type of result. The table below sets out the SEA Monitoring results by result type and year.

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

Table 4 – Comparison of Effects Results Over Time

- 4.18 As can be seen from the table, there has been a significant reduction in the severity and incidence of negative effects when compared across the years. By contrast the positive results have strengthened to some degree, although they have lessened slightly compared to last years' results. The key change between the 2011 and 2013 results is that the number of not assessed (DNA) results has dropped sharply. However it cannot be assumed that these Objectives realised positive results at the first point that they were assessed, as the 2012 figures do not substantiate this. However a corresponding rise in the 2012 neutral results and decrease in 2013 implies that these Objectives have become more positive over time. This is down to the fact that 2013 finally gave a time series of results that could be used to extrapolate trends and the overall trend is a general move towards positive results.
- 4.19 The table below sets out the trends of how the Objective results have changed over time.

This information is important as it gives an indication of whether the objective results are constant or whether the results are changing significantly, and if so in which direction. The table below 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 the table the results are becoming more positive over time, in addition to an increasing number of Objectives maintaining their positive result.

4.20 By contrast the number of objectives moving toward negative results is much lower, with only three Objectives realising more negative results in 2013, when compared with 6 objectives in 2012. The number of Objectives retaining their negative results has increased slightly, but that reflects the overall number of Objectives that have increased negative results when considered against the 2011 results.

Effects Changes Over Time		
Change	2011-12	2012-13
Positive To Neutral Changes	2	1
Neutral to Negative Changes	0	0
Positive to Negative Changes	1	1
DNA To Negative Changes	3	1
Double Positive to Double Negative Changes	0	0
No Change (Negative)	1	3
DNA To Neutral Changes	1	0
No Change (Neutral)	2	4
DNA To Positive Changes	3	0
Negative to Neutral Changes	4	4
Neutral To Positive Changes	0	0
Negative To Positive Changes	1	1
Double Negative to Double Positive Changes	0	0
No Change (Positive)	4	7

Table 5 – Comparison of Changes In Effects Over Time



4.21 By contrast the number of objectives moving toward negative results is much lower, with only three Objectives realising more negative results in 2013, when compared with 6 objectives in 2012. The number of Objectives retaining their negative results has increased slightly, but that reflects the overall number of Objectives that have increased negative results when considered against the 2011 results.

### In Conclusion

4.22 The SEA monitoring exercise raises no significant issues that would warrant direct intervention or action. Further to this the 2013 Monitoring results show an improving position, with higher levels of positive results than previous years.

## 5 LDP Policy Monitoring

5.1 The purpose of the monitoring process is to proactively review whether the policies of the LDP are being implemented and the plan strategy is being delivered. The monitoring of the policies is undertaken through the use of a framework of measures, which has been included in the Adopted LDP (Appendix 19). The Framework consists of 29 Indicators (overarching measures considered against time related targets) and 53 Factors (specific measures considered against a fixed Trigger Point).

5.2 This is the second AMR to be prepared in respect of the Caerphilly County Borough Local Development Plan, and significantly it marks the halfway point in the plan period. It is therefore an appropriate point to ascertain if the social, economic and environmental objectives of the Council are being met through the plan's policies

5.3 The following section will therefore provide an analysis of the success or otherwise of the plan against the monitoring indicators and factors in terms of delivering sustainable development. It will consider how the plan has performed specifically in 2012/13 but also

over the plan period. Finally this section will also provide an indication in terms of whether there is a need for the Council to consider any intervention in policy areas that are not delivering as anticipated.

5.4 For ease of reference a traffic light system has been used to provide an overview of the progress that is being made in respect of the delivery of each of the Strategy Policies.

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

5.5 The statistical information relating to each of the Indicators and factors is set out in the Annual Monitoring Report Statistical Tables. These tables do not form part of the Annual Monitoring Report and as a result they are not included in it.

### Strategy Policies – 2012/13

5.6 An overview of the LDP Monitoring Data for the 2nd AMR period provides an interesting insight into the implementation of the LDP over the past 12 months. Of particular note for 2012/13 is the following:

- The annual house-building rate increased slightly over the period to 390 dwellings compared to 350 in the previous year.
- The housing land supply figure increased from 5.1 years to 5.3 years using the past building rates method but decreased from 4.3 years to 3.5 years using the Welsh Government preferred residual method.
- The average house price fell from £100,012 to £97,811.

- Unemployment fell from 10.9% to 9.8%.
- The number of residents in employment increased from 69,500 to 73,700.
- There was a general drop in commuting rates as a percentage of all commuting both in terms of out commuting for work and out commuting generally.
- There were reduced levels of car parking provision in 9.8% of applications as a result of compliance with sustainability factors.
- Vacancy rates in the Principal Towns of Caerphilly, Blackwood, Ystrad Mynach and Bargoed decreased over the period whereas vacancy rates in Risca/Pontymister increased.
- Footfall in the Principal Town Centres declined by 7.38%
- The number of schools over subscribed in terms of the school rolls increased from 2 to 4.
- The use of aggregates within the construction industry continued to fall.
- The amount of new development on brownfield sites declined.
- There was an increase in customer satisfaction with the countryside recreation on offer in the county borough.

## Strategy Policies - Overall Progress

5.7 A summary of the performance of each of the Strategy Policies is indicated in Table 1 below:

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

Table 7 – Strategic Policy Delivery

### SP1 Development in the Heads of the Valleys Regeneration Area

5.8 In the HOVRA the Strategy seeks to exploit appropriate development opportunities where they exist in order to create viable communities and address existing problems of deprivation in a manner that is consistent with the principles of sustainable development. It further seeks to promote the north of the County Borough as a tourist, employment and residential area in the heart of the valleys city region.

- One of the main aims of the strategy in the HOVRA is to reverse the long-term trend of population decline in the area. The 2011 Census indicates that this has been achieved with the population increasing slightly from 30,626 in 2001 to 31,087 in 2011.
- Low land values and issues of viability continue to be a major issue for residential development schemes within the HOVRA.
- It is evident that the delivery of housing in the HOVRA has remained consistently low with no significant improvement in delivery both in terms of number of units or as a proportion of total housing delivery across all strategy areas. The development of sites in this area has been primarily local builders, with little developer interest from national house builders. Little progress has been made therefore in terms of diversifying the housing stock in this area.
- The development of the Valleys Regional Park provides a key opportunity to attract tourist and investment to the HOVRA. Ongoing commitment to the development and maintenance of Parc Cwm Darren and Parc Coetir Bargod is therefore important. The Council continues to support these Parks and improve upon the facilities within them whenever appropriate. Work is ongoing to further the development of a new Country Park in Markham. Funding has been secured to acquire the site.
- A Health and Social Care Resource Centre is currently under construction at the Lawn, which complements facilities at Ysbyty Ystrad Fawr and serves the health needs of residents in the north of the county borough critical to the ongoing commitment to ensure the well being of the more deprived communities in the HOVRA.
- Improvement to the existing transport infrastructure in the HOVRA continues apace including the provision of the new park & ride facilities and a new bus / rail interchange at Bargoed. In addition, the Rhymney Park and Ride is at design stage, whilst the final stages of the Rhymney Valley Line frequency enhancements are underway with the development of a passing loop at Tirphil. Together these improvements represent a significant step forward in encouraging residents of the HOVRA to shift their mode of transport from the private car to the train.
- Bargoed's role as the Principal Town Centre to serve the HOVRA is being realised through the Bargoed Regeneration Initiative Programme, which is transforming the town.
- A number of initiatives have already been completed in the town centre including the conversion of the Hanbury Baptist Chapel into a multi purpose community asset comprising housing, a worship space, library and resource centre.
- Following the construction of the Bargoed Development Plateau the regeneration development scheme was divided into two distinct phases with Phase 1 commencing on site in late 2011 anchored by a Morrison food store and including a decked car park and 6 retail units.
- Phase 2 will see the delivery of a commercially viable state of the art multiplex cinema consistent with the needs of the Greater Bargoed Community. This Phase also incorporates a site ideally suited to A3 development that would complement the cinema. The cinema development will see the return of commercial cinema to the town after more than 30 years following the closure of the Cameo Cinema (formally the Palace Cinema) in the late 1970'
- The retail vacancy rate in Bargoed has fallen from 16% in 2011 to 13% in 2012. This is a significant reduction when compared to the vacancy rates of 19% at the start of the plan period (2006).
- The new firestation is under construction to the south of Aberbargoed Plateau. Once completed the Bargoed and Cefn Fforest

stations will close. This new station will afford quicker and easier access too much of the area served by the new facility.

- There has been a disappointing take up of employment land at the Heads of the Valleys Industrial Estate and all 5ha of allocated land is still available for development.

5.9 The major success in HOVRA to date has been the transformation of Bargoed as the Principal Town for the area. This work continues apace and is truly transformational.

5.10 The one area that remains of concern however is the failure to diversify the housing stock within the area. One of the key characteristics of the current housing market realignment has been the tendency for buyers (whether private home buyers, investors or developers) to seek out the

more secure prime market opportunities and avoid less certain or established market opportunities (unless there is a significant and discernible price incentive). This trend is something that is expected to continue until the UK economy and housing market enjoys a period of strong and sustained growth.

5.11 The development industry has indicated that the land in the HOVRA is currently economically unviable to develop. This is due to the fact that new development in this area would not realise the sales values necessary to cover build costs and generate a viable land value or commercial return to justify the capital investment necessary to take forward a scheme in this area. There is a need therefore to explore opportunities to introduce innovative finance models that could serve to address this issue. However in policy terms and land use terms the development strategy for the HOVRA is proving successful and requires no further intervention.



## SP2 Development in the Northern Connections Corridor

5.12 In the NCC the Strategy seeks to capitalise on the development opportunities in the Principal Towns of Blackwood and Ystrad Mynach and the economic opportunities offered by Oakdale Business Park. New development opportunities are focussed on both brownfield and greenfield sites that have good public transport links to encourage travel by sustainable modes and which make the most efficient use of existing infrastructure.

- Improvement to the existing infrastructure in the NCC continues apace building on the provision of the new railway halt to serve the community at Newbridge. New park & ride facilities have been delivered in Newbridge and Pengam and these represent a significant step forward in encouraging residents to shift their mode of transport from the private car to the train.
- There has been considerable success in redeveloping brownfield sites in the NCC which exploit the existing infrastructure, examples of new development include:
  - The Gateway Site in Newbridge, which has been redeveloped for a mixed-use scheme comprising offices, public house and a fast food restaurant.
  - The new Ysbyty Ystrad Fawr Hospital has been developed on a former office site and offers a state of the art health care facility in the Principal Town of Ystrad Mynach.
  - Penallta Colliery Site for a mixed-use development comprising housing, associated leisure provision including childrens' play areas and land for a new playing field and a new bilingual primary school. The site known locally as Cwm Calon is a flagship project for its development company and notwithstanding the downturn in the economy it has performed well. The scheme serves to diversify the housing

available to the Principal Town of Ystrad Mynach and to the NCC more generally. The scheme also makes provision for employment and retail uses, which have yet to be realised.

- The plans for a Centre for Sporting Excellence in Ystrad Mynach are well underway and capitalise on recent high profile developments in the Principal Town Centre. The Centre will include the creation two 3rd Generation (3G) artificial playing surfaces to support both football & rugby, supported by an exceptional level of infrastructure. The pitches/lighting/stands/terracing and car parking will be constructed to the highest standards and meet the exacting requirements of the sport's governing bodies. The centre will provide many of the training requirements of elite sportsmen and women in one single venue.
- Progress is being made on the delivery of community facilities. Greenhill Primary School, Gelligaer opened in May 2011 and was the first school in the UK to achieve an Energy Performance Rating of A+. More recently the Council have commenced work on the extension at Gelligaer Cemetery, an exciting project that incorporates a community archaeology scheme in its delivery. The new library in the Institute in Newbridge was officially opened in July 2013.
- The initial feasibility work to determine the potential for improvements to the Strategic Highway Network through Maesycwmmmer has commenced and junction improvements at Cwm Du Junction/Maesycwmmmer Junction are completed.
- Both Principal Towns within the NCC have experienced a decline in the vacancy rates between 2011 and 2012. Ystrad Mynach has fallen from 13% to 9% whilst Blackwood has fallen slightly from 9% to 8% over the same period.
- Phase 1 of the council's secondary rationalisation plans have been announced with plans to build a new state-of-the-art

secondary school as part of the authority's ambitious 21st Century Schools programme in the 'Islwyn West' area (Pontllanfraith, Oakdale and Blackwood). The proposal will help reduce the amount of surplus places in the area from 22.1% to 16.9%.

- There has been a disappointing take up of employment land at Oakdale Business Park to date. However permission has been granted for 2 wind turbines on Plateau 1 and General Dynamics have obtained permission for an extension of their premises to provide a Demonstration Track & Media Centre at Plateau 2 ensuring the future of the business and securing 800 jobs.
- There has been limited success in securing the target of 25% affordable housing through the planning system within the NCC.

5.13 Considerable success has been achieved in the NCC. However the current economic climate means that viability continues to be an issue on sites with significant abnormal costs within the NCC. Notwithstanding this, a number of allocated sites are likely to be delivered in the short term, the most notable of which are at Hawtin Park and Gellideg Heights.

5.14 Significant land remains available within the NCC for employment at Ty Du, Nelson and Oakdale Business Park. Both of these sites are in public ownership and are actively being promoted.

5.15 **The development strategy for the NCC remains valid. There will be a need however to identify new sites in sustainable locations for housing on both brownfield and greenfield land at the first review of the plan.**

### SP3 Development in the Southern Connections Corridor

5.16 In the SCC the objectives are to consolidate development within settlement boundaries on brownfield land and make the most

efficient use of existing infrastructure in the interests of the environment and the principles of sustainable development.

- The consolidation of development within settlement limits in the SCC has been instrumental in securing the remediation of a number of significant areas of contaminated and/or brownfield sites for redevelopment. Most notable are Castlegate, Pontypandy Industrial Estate, Gas Works Site, Caerphilly Miners Hospital, the Waterloo Works (remediated but not developed), and the land west of the A467 and Afon Ebbw (former South Celyn Colliery site) for residential use. New Retail stores have also been delivered in Risca on brownfield sites, in the form of a large Tesco extra on the former Foundry Site and a small food store as part of the Palace Cinema redevelopment scheme in the Town Centre.

- National Resource Wales are undertaking a flood consequence assessment for the River Ebbw with a view to implementing a flood alleviation scheme which will unlock the development potential of a number of sites within Risca / Pontymister that are presently at risk from flooding on the valley floor.

- Improvement to the existing infrastructure in the SCC continues apace with the Ebbw Valley railway line proving to be a considerable success. The development of a new railway station to serve the community at Energlyn improved access to public transport for communities in this area.

- The provision of new and improved cyclepaths as part of the Safe Routes to School and Safe routes in Communities Scheme has provided alternative transport options for many people.

- The ongoing implementation of a financial levy on new housing developments in the Caerphilly Basin through the Caerphilly Basin Highway Obligation to make improvements to the strategic highway network has had a minimal impact. To date, the Trecenydd

Roundabout scheme has been implemented, whilst Pwllpant Roundabout and Bedwas Bridge Roundabout are at design stage.

- The initial feasibility work to determine the potential for a future south east bypass for Caerphilly has been completed.
- There has been limited success in securing the target of 40% affordable housing through the planning system within the Caerphilly Basin, whereas in Lower Islwyn where the target is 10% there has been more success.

There continues to be a significant need for affordable housing within the SCC.

- Significant progress is being made on the delivery of community facilities within the SCC.
  - A new public library has been delivered in the former Palace Cinema, Risca and a new Town Centre Library is currently being developed on the Twyn Square in Caerphilly.
  - Two new schools have been delivered at Cwm Ifor, Caerphilly and St James, Caerphilly.
  - The extension to Crosskeys College is complete and the Council has approved the principle of developing a Welsh-medium secondary school on the former St Ilan School site.
  - Significantly all of these developments are on brownfield sites.

- There are two Principal Towns within the SCC. Vacancy rates in Caerphilly have fallen from 16% in 2011 to 12% in 2012, whilst in Risca/ Pontymister they have increased slightly from 9% to 10% over the same period.
- The current economic climate means that viability continues to be an issue for new development schemes within the SCC particularly where this is proposed on brownfield land.

5.17 As indicated previously, one of the key characteristics of the current housing market realignment has been the tendency for investors to seek out the more secure prime market opportunities. Locally, Caerphilly Basin is the area that continues to be attractive to the housing industry and generally attracts the highest land values in the county borough. As a consequence the development strategy for the SCC has been generally in consolidating development to within settlement boundaries on brownfield land.



5.18 Bedwas Colliery is the largest allocated brownfield site remaining in the SCC. At 23ha it is capable of accommodating approximately 630 dwellings. The Ness Tar Site is the largest unallocated site at 12ha. The costs associated with the remediation of both of these sites remain potentially prohibitive in the current economic climate. The Council is actively exploring options to unlock the development potential of the Bedwas Colliery Site as this is an allocated site and is open to discussions concerning the development potential of the Ness Tar Site. However it is acknowledged that neither of these sites is likely to be delivered in the short to medium term.

5.19 Once the flood alleviation scheme has been undertaken in Risca/Pontymister there is an opportunity to allocate land for a variety of uses. The development potential of these sites will need to be explored further as part of the first review of the plan.

5.20 The Council has operated a consolidation strategy for the Caerphilly Basin since 2006. This strategy has been extremely effective at bringing brownfield sites back into beneficial use, and as a consequence there are now very few brownfield sites available. **Therefore the release of greenfield sites within the SCC and in Caerphilly Basin in particular, will need to be given serious consideration at the first review of the plan.**

#### SP4 - Settlement Strategy / SP5 - Settlement Boundaries

5.21 Settlement boundaries are a key mechanism for achieving resource efficient settlements and to provide an indication where development will be permitted. The delineation of settlement boundaries across the county borough is determined by the functional analysis of the strategy areas and the specific role and function of individual settlements.

5.22 The settlement boundary policy is proving to be an extremely effective mechanism for ensuring that new development promotes the effective use of urban land, concentrates development within settlements and prevents inappropriate development in the countryside. **No intervention required.**

#### SP6 - Place Making

5.23 As an integral part of the development management process Policy SP6 Place Making provides the strategic policy framework to ensure that sustainable places are created that are socially cohesive, enhance quality of life, meet the needs of current and future residents and reflect the role and function of settlements. The promotion of good design, sustainable transport, resource efficiency and the enhancement of natural heritage all contribute to development that encourage a sense of place and identity.

5.24 In order to set out more detailed guidance on the implementation of Policy SP6 the Council has prepared Supplementary Planning Guidance (SPG), which provides detail in respect of how this policy, together with specific county wide policies will be implemented in key areas as follows: LDP4: Trees & Development; LDP6: Building Better Places to Live; LDP7: Householder Development; LDP8: Protection of Open Space; LDP10: Buildings in the Countryside; and LDP12: Shop fronts and Advertisements.

5.25 Applications are considered in accordance with national and local policies and with SPG and collectively these are proving effective in raising the standard of new development being approved throughout the county borough. **No intervention required.**

#### SP7 - Planning Obligations

5.26 New development has the potential to increase pressure on existing community infrastructure and facilities. The provision of adequate infrastructure and services are a prerequisite of development taking place. In

line with national guidance and policy SP7 the Council negotiates obligations to remove obstacles to planned development.

5.27 To this end as an integral part of the development management process Policy SP7 Planning Obligations provides the strategic policy framework for planning obligations to be sought to facilitate the provision of infrastructure and services. The Council has prepared Supplementary Planning Guidance (SPG) to provide detailed guidance to provide certainty to the development industry in respect of three key areas as follows: LDP1 Affordable Housing Obligations; LDP2 Education Obligations; and LDP3 Caerphilly Basin Highway Obligation.

5.28 Whilst Policy SP7 provides the strategic context for planning obligations, it recognises that the level of the obligations sought may affect development viability. The reasoned justification to the policy therefore makes provision for developers to provide evidence to the Council on viability as part of the negotiation process. This has proven to be extremely important in terms of ensuring that the LDP has sufficient flexibility to reflect changing economic circumstances. Viability continues to be a major issue across the county borough, as land values have significantly decreased since the crash of 2008. Policy SP7 and its reasoned justification provides a key mechanism by which the viability of obligations can be taken into account when considering development proposals.

5.29 On 6 April 2014 the use of S106 obligations to secure infrastructure from planning applications will be severely restricted however. The Planning Act 2008 (supplemented by the Community Infrastructure Levy, England and Wales, Regulations 2010) makes provision for local authorities to prepare a Community Infrastructure Levy for their area. CIL is a new charging system that can be applied to most forms of development to fund infrastructure improvements that support the development of the area in accordance with the Local Development Plan. CIL is not intended to replace S106 obligations; it will however subsume a lot of the matters and issues that are currently addressed through S106 obligations, which are presently indicated in Policy SP7. **There will be a need therefore to review the provisions of Policy SP7 to remove infrastructure that will in future be provided through CIL.**



## SP8 - Minerals Safeguarding

- 5.30 The county borough has a more than sufficient aggregates landbank and permitted reserves to meet the identified needs for the area contained in the South Wales Regional Technical Statement to cover the remaining period of the LDP. Consequently monitoring indicates that the Council continues to meet its objectives of contributing to regional demand and therefore in this respect Policy SP8 is proving to be effective. No intervention required.

## SP9 - Waste Management

- 5.31 Policy SP9 identifies all protected B2 industrial sites as potentially suitable locations for new in-building waste management facilities and identifies the Area of Search Maps contained within the Regional Waste Plan as appropriate advice when seeking sites for in-building and open air facilities.
- 5.32 Ten planning applications have been approved since the adoption of the LDP for waste related uses including new buildings to collect, sort, grade, process and redistribute ferrous and non ferrous materials and for the storage of wood and wood pellets. All of the proposed schemes are based on our industrial sites or are extension to existing transfer sites or civic amenity sites, which would indicate that Policy SP9 is being successful in terms of directing waste facilities to appropriate locations.
- 5.33 Planning permission has also been granted at appeal for the erection of a building and tanks to incorporate an anaerobic digestion facility with associated plant, engineering and landscaping works together with a materials recycling facility at Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer. Importantly in his deliberations, the Inspector concluded that the proposed ADF and the proposed MRF development both constitute development that accords with the development plan. In particular, he concluded that both developments complied with LDP policies

and notably with Policy SP9 and that neither development could reasonably be located elsewhere, on land that is allocated or protected for class B2 use. Furthermore it was considered that both developments could be satisfactorily accommodated without unacceptable harm to the character and appearance of the countryside and that each of the proposals would bring with it significant benefits in terms of its contribution to wider waste and sustainability objectives. **No intervention required.**

## SP10 - Conservation of Natural Heritage

- 5.34 Whilst change is inevitable and opportunities for growth and development need to be provided, respecting the unique and distinctive features of the characteristics of the natural heritage of the county borough is essential in both the natural and built environment.
- 5.35 The statutory designations such as the SSSI's and the SAC have seen no loss of land through development during the plan period. This is not unexpected as the designations do afford a significant level of protection that would normally only see development allowed in exceptional circumstances. Since the adoption of the LDP, Aberbargoed grassland has been designated as a National Nature Reserve (NNR), the only one in the County Borough. An additional SSSI has also been designated at Gypsy Lane in Caerphilly.
- 5.36 Policy SP10 provides the policy framework and development criteria for proposals that affect locally designated natural heritage features, namely Special Landscape Areas, Visually Important Local Landscapes, Sites of Importance for Nature Conservation, Local Nature Reserves, Regionally Important Geological Sites, Green Corridors and Local Priority Habitats and Species.
- 5.37 Currently the monitoring of the plan indicates that the policies of the plan are successfully affording protection to those areas that are valued at the local level. **No intervention required.**

## SP11 - Countryside Recreation

- 5.38 Monitoring indicates that there was a marked increase in both visitor numbers and customer satisfaction with the countryside recreation on offer in the county borough.
- 5.39 Current visitor numbers for sites are based on a Park Manager assessment in addition to data collected through remote collection; including traffic and pedestrian counters. It is estimated that in excess of 628, 200 people visited facilities during the monitoring period an increase of 32,000 on the previous year.
- 5.40 Customer satisfaction with the countryside recreation facilities also was encouraging. This is based upon a rolling survey (surveying each venue in turn each year), which provides updated information every year) compared against a baseline satisfaction of 54%. Significantly customer satisfaction has increased from 78% in 2011/12 to 81% over the current monitoring period. Taken together these Factors provide a good gauge in terms of the enjoyment being realised by residents in the countryside. **No intervention required.**

## SP12 - Development of the Valleys Regional Park

- 5.41 The development of the Valleys Regional Park provides a key opportunity to attract tourist and investment to the county borough. Ongoing commitment to the development and maintenance of the existing country parks in the area is therefore important. The Council continues to support and manage the existing parks throughout the county borough and improve upon the facilities within them whenever appropriate and as and when funding becomes available. Work is ongoing to further the development of a new Country Park in the HOVRA at Markham and in this context funding has been secured to acquire the site. There is an ongoing commitment to the development of Bedwas Community Park in the south of the county borough. **No intervention required.**

## SP13 - Leisure Centre in the HOVRA

- 5.42 The Council continues to have aspirations to improve the County Borough's strategic leisure infrastructure particularly within the HOVRA. To date no provision has been made for a new leisure centre within the HOVRA. **Given the current economic climate a decision should be taken at the first review as to whether this policy remains deliverable.**

## SP14 - Total Housing Requirements

- 5.43 Whilst Monitoring indicates that no trigger points for housing completions have been reached, it is evident that new housing has not been delivered at the levels required in the first half of the plan period. Policy SP14 indicates that there is a housing requirement for 8625 new dwellings to be delivered to meet identified need over the plan period. In order to meet this need an average of 575 dwellings needs to be delivered per annum. To date 2,943 units have been delivered (34% of the total housing requirement).
- 5.44 It is acknowledged however that a 15-year plan period will contain periods of boom and bust so it is important to consider this position alongside other factors such as forecast completions for the next five years. The 2012 Joint Housing Land Availability Study (JHLAS) indicates that future completions rates are likely to continue at a lower rate averaging 442 units per annum, compared to the expected average annual requirement figure of 575. This is clearly a matter for concern, as on current predictions only an additional 5152 dwellings will be delivered by 2017 compared to an anticipated delivery of 6,325 dwellings. If this trend continues for the remainder of the plan period there is a very real danger that insufficient housing will be delivered to meet the needs of the resident population.
- 5.45 Given the significance of housing to people and the economy the requirement to maintain a 5-year supply of land for housing

is set out in national planning policy and guidance and is a mandatory national indicator as well as being an AMR indicator.

5.46 The 2010/11 and 2011/12 JHLAS both indicate that using the methodology prescribed in guidance that the 5-year land supply in Caerphilly county borough has been 4.3 years and 3.5 years respectively. Where the land supply is less than 5 years, Technical Advice Note 1: Joint Housing Land Availability Studies states that local authorities must take steps to increase the supply of housing land. Options include reviewing the development plan, releasing land in its ownership, expediting planning applications or securing the provision of infrastructure for particular sites.

5.47 The lack of a five-year land supply is a matter of concern that needs to be addressed, as the evidence available indicates that it is unlikely that this position will improve in the next few years. **A review of the LDP may be the most appropriate way of addressing the land supply issue through the allocation of sites that are capable of being delivered in viable parts of the county borough.**

#### **SP15 - Affordable Housing Target**

5.48 Affordable housing through the planning system is not being delivered at the rates required at this point in the plan period. This is unsurprising given that housing generally is not being delivered at expected rates. The downturn in the economy has had a marked effect on house building rates and therefore on the delivery of affordable housing. Viability continues to be a major issue in overall house building and this has an adverse impact on the levels of affordable housing that can be delivered through the planning system.

5.49 A significant number of affordable units are being delivered through other mechanisms and this has ensured that on many sites mixed communities are being delivered. However, there is a heavy reliance on capital grant funding for this aspect of delivery and

if/when the availability of funding is reduced, this will significantly affect affordable housing delivery in the future.

5.50 The overall targets for affordable housing set out in Policy SP15 are unlikely to be achieved given the ongoing viability issues and potential reduction of capital grant funding. This is particularly the case where provision is reliant on the planning system and sites have significant constraints that impact on their viability. One way of potentially increasing affordable housing therefore, would be to explore the opportunity of releasing greenfield sites for development in areas which might realise higher land values. **A review of the LDP may be the most appropriate way of addressing this issue.**

#### **SP16 - Managing Employment Growth**

5.51 In terms of general economic trends, there has been little change over the last twelve months although what movement there has been has been generally favourable. Both unemployment and economic inactivity have experienced reductions and out-commuting has decreased, which suggests that fewer people need to travel beyond the County Borough for work. Although job density has fallen, this coincides with the large population increase at the 2011 Census and thus the decline could be associated with the population increase rather than with a decline in the number of residents in employment.

5.52 There has been very little activity in terms of new development on the land allocated for employment use in the LDP. The LDP allocates 101ha for employment use and to date only 3.7ha have been delivered. There is a need to review the sites and their distribution in order to ensure that those sites that are allocated continue to reflect the needs of the business sector.

5.53 At present the LDP protects 475ha of existing employment land from alternative forms of development. However many of the existing industrial sites accommodate large, outdated

industrial units that do not meet modern day needs. Evidence suggests that sites that contain smaller, more modern units that are more relevant to SME development and business start-ups, generally enjoy good occupancy rates and that there is level of demand for such premises in the county borough. Consideration should be given as to whether a greater emphasis on protecting and allocating sites for employment of this nature at the local level would represent a more effective approach to managing employment growth in the county borough. At the first review of the plan a decision will need to be taken in terms of the amount and distribution of sites that should continue to be afforded protection.

- 5.54 Vacancy rates across the county borough remains a matter of concern. As at 2012, nearly half of the units in the Heads of the Valleys Regeneration Area (48%) were vacant, compared to 21% in the Northern Connections Corridor and 25% in the Southern Connections Corridor.
- 5.55 The categorisation of sites as Business, Primary and Secondary Estates should be examined to establish if this categorisation is stifling economic growth. The policy is devised as a means of steering different activities to appropriate sites, however it also prevents certain forms of development from locating on specific sites. For instance, the location of employment-generating uses such as retail, pubs and restaurants on primary and secondary sites (the category employing the greatest level of flexibility) is presently contrary to policy under the provisions of CW13, despite enquiries and applications to this effect.
- 5.56 The changing emerging emphasis in National Planning Policy will require closer collaboration between LPAs in terms preparing a regional evidence base and establishing a common approach with regard to employment land. This should be integral to the review of the LDP, particularly in terms of identifying strategic sites.

- 5.57 The only factor to trigger in respect of SP16 is the decline in job density, which has been discussed previously. However the lack of development activity on land allocated for employment and the high vacancy rates on existing estates are matters of serious concern given the importance of this type of development for jobs and the economy. However it is important to recognise that Wales is still experiencing a prolonged and gradual realignment of the economy and the levels of growth employment anticipated at the start of the plan period are likely to take longer to deliver than originally envisaged. **Nevertheless a reassessment of current policy, existing sites and land allocations to ensure that they are meeting the needs of the business sector might be the most appropriate way forward to facilitate economic recovery and stimulate economic growth.**

#### **SP17 - Promoting Commercial Development**

- 5.58 The LDP identifies 5 Principal Town Centres comprising three commercial opportunity areas, 4 Local Centres and 2 Retail Warehouse Parks, setting out the Council's retail hierarchy. The Principal Towns are the higher service centres, whilst the Local Centres are predominantly retail based. The Retail Warehouse Parks should be developed in preference to other edge of centre locations.
- 5.59 In recognition of the importance of the commercial sector for employment the LDP makes provision through Policy SP17 for the development of 29.3 hectares of commercial development. This is distributed throughout the principal town centres, local centres and two retail warehouse parks. Significant progress has been made in delivering commercial development on these sites, and to date 12 ha of land has been developed for commercial use with a further 3ha are under construction. **No intervention required.**

## SP18 - Protection of Strategic Leisure Network

5.60 Policy SP18 seeks to protect important networks of public open space, natural green space and recreational facilities from inappropriate development. Monitoring indicates that the suite of policies that provide this protection are performing well and whilst there has been some loss of open space this has been limited. **No intervention required.**

## SP19 - Transport Infrastructure Improvement

5.61 The transport network plays a critical role in improving accessibility to employment opportunities, to shopping centres and to community and other facilities. Transport Infrastructure improvements advocated in the plan aim to encourage greater use of public transport, walking and cycling as alternatives to the car. The strategy aims to continue to provide an efficient transport system whilst moving towards a more sustainable resource-efficient settlement pattern and transport system across the county borough. There has been significant progress made to date as outlined below.

5.62 Significant improvement has been made to the railway network with the establishment of the Ebbw Valley rail line, new and improved park and ride facilities and the introduction of new stations. There continues to be a need to introduce additional stations on the network, in particular at Crumlin and provision for a link to Newport is critical.

5.63 Whilst monitoring suggests that out commuting for work has declined in percentage terms the actual number of people commuting out of the county borough has increased continues to increase and this is an issue that needs to be addressed.

5.64 The ongoing implementation of a financial levy on new housing developments in the Caerphilly Basin through the Caerphilly Basin Highway Obligation to make improvements to the strategic highway

network has had a minimal impact as only one scheme has been implemented to date. The anticipated Highway Obligation for the Northern Connections Corridor has not been introduced.

5.65 There has been relative success in securing funding for cycleway proposals throughout the county borough

5.66 The air quality generally in the County Borough is good, however there is one designated Air Quality Management Area (AQMA) within the county borough in Caerphilly Town Centre. An in-depth study of the air quality within the AQMA has been undertaken to look at all possible sources that contribute to poor air quality within the area and quantify their contribution. This work indicated that traffic movement within the area, has an adverse impact on air quality. Measures are being explored to address this issue and any land use implications arising from this work will need to be incorporated into the LDP at first review, the most significant issue is the need, or otherwise, for a south east bypass for Caerphilly. **No intervention required.**

## SP20 - Road Hierarchy

5.67 The identification of a road hierarchy within the LDP serves to ensure the efficient use of the highway network by ensuring that traffic is channelled onto the most appropriate routes in order to maintain appropriate environmental, amenity and safety conditions. Appendix 16 contains policy advice on the restrictions that will apply to the various routes and further identifies the status of the main routes within the county borough. Since adoption, the Council has designated four additional routes and these should now be included in the road hierarchy. It is proposed that the actual lists of roads in the various categories of the hierarchy should be removed from the LDP and put in Supplementary Planning Guidance instead, which has much less onerous requirements for amendment and updating.

Notwithstanding this matter the policy is clearly being successful in channeling traffic to the most appropriate routes. **No intervention required.**

### SP21 - Parking Standards

5.68 The application of parking standards enables a transparent and consistent approach to the provision of parking facilities associated with new development and change of use. The Council have prepared and adopted LDP5 Car Parking Standards, which identifies how the CSS Wales – Wales Parking Standards 2008 is to be applied across the county borough. As a consequence of the introduction of this guidance 10% of eligible planning applications are realising reductions in car-parking requirements due to sustainability factors. **No intervention required.**

### SP22 - Community, Leisure and Education Facilities

5.69 Caerphilly county borough schools are set to receive £92m to fund ambitious plans for education in the area. The Welsh Government is providing £46m, which is being matched by the council. It is expected that the funding will be made available over a seven-year period from 2014. As indicated previously **the proposed secondary rationalisation will require the Council to identify suitable sites for new schools which should properly be undertaken through the review of the LDP in the short term.**

### The Consideration of Identified Policies

5.70 The monitoring exercise has identified 4 policies, which the 2012/13AMR is specifically required to consider. These policies are:

- Policy SP3 Development Strategy SCC
- Policy SP8 Minerals Safeguarding
- Policy SP10 Conservation of Natural Heritage
- Policy SP15 Affordable Housing Targets

### SP3 Development Strategy SCC

5.71 In the SCC one of the key objectives is to consolidate development within settlement boundaries on brownfield land and make the most efficient use of existing infrastructure in the interests of the environment and the principles of sustainable development. Factor L14 therefore monitors the percentage of total new housing development on brownfield land. In order to trigger consideration under this Factor less than 88% of housing completions need to take place on brownfield land during the monitoring period.

5.72 An examination of the last published Joint Housing Land Availability Study (2011/12), indicates that brownfield housing completions in this area dropped to 76%.

5.73 The decrease is primarily due to the completion of a 30 dwelling development at a former allotment site in Lower Isllwyn (Land at Stanley Street, Cwmfelinfach), which would not fall within the definition of previously developed land as set out within Planning Policy Wales (edition 5). This site is unallocated and outline permission was granted under the UDP policy framework, so is not a true indication of the success or otherwise of Policy SP3.

5.74 An examination of sites currently being developed indicates that brownfield completion rates will increase again next year. This data therefore highlights an anomaly for this year, rather than a trend that is likely to continue. **It is not considered that it is necessary to review the plan specifically on this issue.**

### SP8 Minerals Safeguarding

5.75 This policy has two elements, firstly to protect existing known minerals and coal resources and secondly to ensure that a 10-year land bank of permitted aggregate reserves are maintained. Both of these elements combine to meet the national policy aim of ensuring

that the county borough maintains its proportionate level of minerals production. Given this there is one Indicator and two Factors used to monitor policy SP8. One Factor, L31 has triggered for the second year running.

- 5.76 This Factor has triggered because the annual average usage of aggregates by the construction industry for the year was 457,994 tonnes, which is below the lower Trigger Point of 800,000 tonnes.
- 5.77 As aggregate production is directly related to aggregate usage, i.e. aggregate is not produced unless there is a demand for it and it can be sold, there is a direct link between demand and supply. As the Factor has Triggered the lower Trigger Point, it would be reasonable to assume that the drop in aggregate production is related to a corresponding drop in demand. Due to commercial sensitivity, information related to aggregate demand is not available so direct consideration of this cannot be undertaken. However, given the current economic climate and the slow down in the building and construction industries, anecdotal and related evidence would seem to confirm that a decrease in demand is likely to have occurred.
- 5.78 Given that the policy has been triggered by factors beyond the control of the LDP, it is not considered necessary to initiate a review of this policy. **No intervention required.**

#### Policy SP10 Conservation of the Natural Heritage

- 5.79 Policy SP10 provides the policy framework and development criteria for proposals that affect locally designated natural heritage features, namely Special Landscape Areas, Visually Important Local Landscapes, Sites of Importance for Nature Conservation, Local Nature Reserves, Regionally Important Geological Sites, Green Corridors and Local Priority Habitats and Species. There is 1 Indicator and 5 Factors when considered together monitor the effectiveness of Policy SP10. The trigger point has been reached on

Factors L37, L38 and L39 as follows:

- L37 Number of approved applications that provide compensatory provision (equal or greater in area than lost) as a percentage of the number of approved applications that result in loss of SINC/LNR (Factor: Trigger: 75%)
- L38 Number of applications within SLAs that are refused as a percentage of all applications (Factor: Trigger: 17.5%)
- L39 Number of applications within VILLS that are refused as a percentage of all applications within VILLS. (Factor: Trigger: 17.5%)

- 5.80 **L37:** 8 planning applications were considered during the monitoring period 2012/13 that resulted in the loss of SINC area. Of these 8 applications, 3 provided like for like compensation provision; 2 applications resulted in the loss of 0.17 ha of SINC with no compensation offered or agreed; and a further 3 applications did not provide any compensation, but the areas of SINC lost were not considered to have a significant impact upon the quality or status of the SINC concerned.
- 5.81 Therefore monitoring indicates that 5 out of 8 applications resulted in the loss of SINC area, which would equate to 37.5%. A significant shortfall when compared to the monitoring trigger of 75%.
- 5.82 Given however that 3 of these 5 applications did not impact on the quality and status of the SINC, the policy is not considered to be failing when judged against this monitoring Factor.
- 5.83 **L38/L39:** 64 planning applications were received during 2012/13 for development within a designated SLA. Of these no applications was refused planning consent as a consequence of development being located in the SLA. An examination of the applications that have been determined in

this period indicates that the majority of applications received were for householder extensions, minor residential development, signage and for agricultural purposes such as barns. Of those approved none were considered to have a significant bearing on the character or special value of the SLA.

5.84 An almost identical scenario is true of indicator **L39** in respect of VILLS. 33 applications were considered within VILLS, 5 of which were refused. However, the remaining 28 were for minor householder extensions or works. 15.5% of applications were refused which is 2% lower than the trigger of 17.5%.

5.85 Whilst a superficial examination of the monitoring data might indicate that the policy is being ineffective, it is actually being implemented and working well. **No intervention required.**

#### **SP15 Affordable Housing Target**

5.86 Policy SP15 seeks to deliver at least 964 affordable dwellings through the planning system over the plan period. Factor **L52** monitors the yearly affordable housing unit numbers delivered through the planning system as a percentage of total housing units (based on units built). A trigger point for each of the four viability areas is set based on the site-specific targets.

5.87 Monitoring indicates that affordable housing through the planning system is not being delivered at the rates required at this point in the plan period. This is unsurprising given that housing generally is not being delivered at expected rates. The downturn in the economy has had a marked effect on house building rates and therefore on the delivery of affordable housing. Viability continues to be a major issue in overall house building and this has an adverse impact on the levels of affordable housing that can be delivered through the planning system.

5.88 In both the 10% and 40% viability areas, the monitoring Factors have been triggered as no s106 affordable housing has been delivered in these areas within the base year (2011/12 JHLAS). In the 25% viability area only 4.2% were delivered compared to a trigger point of 15.6% and in the 0% viability area 17.5% were delivered triggering further consideration.

5.89 The affordable housing targets set out in Policy CW11 which serve to deliver the policy SP15 are indicative, and where it has been demonstrated that it would not be viable to provide affordable housing at the levels outlined, lower amounts have been negotiated.

5.90 It should however be noted that many of the units currently being completed would have been granted planning permission under the UDP policy framework. If these sites were between 5 and 35 dwellings, they would not have been required to provide affordable housing. Furthermore many of the sites that have been delivered have been brownfield sites requiring remediation and other s.106 requirements have, in some cases, taken priority over affordable housing on a site-specific basis.

5.91 Given the significance of the delivery of affordable housing over the plan period, monitoring indicates that the Council should consider some form of intervention to facilitate the increase in delivery of affordable housing across the county borough and in particular in the SCC.

5.92 One way of potentially increasing affordable housing delivery in the SCC, would be to explore the opportunity of releasing greenfield sites for development which have the potential to realise higher land values. **This would require a review of the plan.**

## 6 Mandatory Indicators

- 6.1 The LDP Regulations require that the AMR sets out information in respect of housing delivery in the County Borough since the Adoption of the plan. In particular the Regulations require that the AMR Include:
- The housing land supply taken from the current Housing Land Availability Study; and
  - The number (if any) of net affordable and general market dwellings built in the LPA's area

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. This information is set out in the table below.

- 6.2 Housing land availability information is monitored for the period April to end of March annually through the Joint Housing Land Availability Study (JHLAS).
- 6.3 As part of this process there is a requirement set out in Technical Advice Note 1 (TAN 1) to maintain a 5-year land supply. This is therefore a mandatory indicator M1 and also a local indicator L48. To meet the requirement for a 5 year land supply the quantity of land agreed to be genuinely available should be compared with the remaining provision in the adopted plan, this method of calculating land supply is referred to as the residual method.
- 6.4 The residual method calculation considers actual completions against LDP requirements. Due to market conditions, housing completions have been at a lower rate than the annual requirement and this has resulted in a higher per-annum residual for the remainder of the plan period to address this shortfall (631 dwellings per annum in 2012). When this is compared to the land likely to be available in the next 5 years, the amount of land required to deliver 631 dwellings per annum would be higher than the land forecast to be genuinely available.

New Dwelling Completions Private /Affordable Split and Housing land Supply							
	2007 JHLAS Apr 06- Mar 07	2008 JHLAS Apr 07- Mar 08	2009 JHLAS Apr 08- Mar 09	2010 JHLAS Apr 09- Mar 10	2011 JHLAS Apr 10- Mar 11	2012 JHLAS Apr 11- Mar 12	Total
Private Sector	835	554	265	189	241	275	2359
H.A. Public	17	102	122	111	117	115	584
<b>Total</b>	<b>852</b>	<b>656</b>	<b>387</b>	<b>300</b>	<b>358</b>	<b>390</b>	<b>2943</b>
<b>Land Supply (Residual Method)</b>	17.3*	22.5*	21.2*	14.2*	4.3	3.5	
Figures taken from Joint Housing Land Availability Studies * Figures realised under the Caerphilly UDP (LDP Adopted November 2010)							

Table 8 – New Dwelling Completions and Housing Land Supply

- 6.5 The 2010/11 and 2011/12 JHLAS indicate that land supply has been 4.3 years and 3.5 years respectively using this method. Where the land supply is less than 5 years, TAN 1 states that local authorities must take steps to increase the supply of housing land. This may include reviewing the development plan, releasing land in its ownership, expediting planning applications or securing the provision of infrastructure for particular sites.
- 6.6 Paragraph 9.5.4 of the LDP Manual sets out the above two mandatory indicators, and also sets out a further 10 indicators that are required to be included in the AMR. 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 (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests (paragraph 6.2 i-v);
  - 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);
  - 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).
- 6.7 All of these indicators, along with their respective information, are set out in Appendix 5 of this report.
- 6.8 Neither the LDP Regulations nor the LDP Manual set out a requirement to analyse the information set out in respect of the mandatory indicators. It should also be noted that all of the information required by these indicators is already included within the indicators set out in the SEA Monitoring Framework and the LDP Monitoring Framework. These indicators inform the policy analysis of the AMR and, as such, this information is already subject to consideration as part of the monitoring process. It is not, therefore, considered appropriate to analyse or consider the mandatory indicators further in this report.

## 7 Conclusions and Recommendations

7.1 Paragraph 4.43 of LDP Wales sets out seven questions that the AMR must seek to address. Whilst all of the issues are considered and addressed throughout the report as part of the analysis of the monitoring data, they are not set out specifically to directly address the particular questions. In order to ensure that the AMR complies with its statutory requirements, it is appropriate to set out the conclusion and recommendations to directly respond to the seven questions.

### Does the basic Strategy remain sound?

- 7.2 The evidence collected through the AMR process indicates that:
- The development strategy for the HOVRA is proving successful and requires no further intervention;
  - The development strategy for the NCC remains sound, however there will be a need to identify new sites in sustainable locations for housing on both brownfield and greenfield land at the first review of the plan: and
  - The development strategy for the SCC has been extremely effective at bringing brownfield sites back into beneficial use, and as a consequence very few brownfield sites remain available for development.
- 7.3 The evidence collected through the AMR process indicates that the basic strategy remains sound. However given the success of the consolidation strategy in the Caerphilly Basin, the release of appropriate greenfield sites within this area should be given serious consideration at the first review of the plan.

### What impact the policies are having Globally, Nationally, Regionally and Locally?

7.4 Globally the SEA Monitoring identifies a general positive change in the environment, whilst the LDP policy framework is

contributing toward meeting sustainable development targets.

- 7.5 Nationally the LDP policy framework is delivering development to meet national requirements and projections.
- 7.6 The LDP is assisting in meeting regional objectives through site delivery and policy implementation, whilst locally policy intervention and allocation delivery assist with regeneration and meeting local social and economic need.
- 7.7 As outlined in Chapter 4 the SA/ SEA monitoring found the overall effects of the plan on sustainability and the environment to be realising a positive effect on the socio-economic and environmental well being of the county borough.

### Do any policies need changing to reflect changes in National Policy?

- 7.8 There were no significant changes in national policy or legislation during 2012-13 that directly affect the implementation of the LDP.
- 7.9 If recommendations regarding the introduction of a regional planning tier are taken forward in the Planning White Paper however, some matters such as housing numbers, transport infrastructure and the location of strategic employment sites will in future be determined regionally.

### Are the policies and related targets being met or is progress being made towards meeting them (including publication of relevant SPG)?

- 7.10 Information collected through the AMR process indicates that the plan policies are generally being met and that the plan is moving towards its related targets. In terms of LDP policy, four policies have been triggered for consideration, but all have mitigating circumstances and have not been triggered as a result of the policy failing.

- 7.11 The LDP allocations are being delivered and are contributing toward the delivery of the LDP Strategy. The status of all of the LDP allocations is set out in Appendix 6 of this document.
- 7.12 Chapter 4 sets out the results of the SA/SEA monitoring process, which concludes that an overall positive effect has been realised. The only note of caution is that the findings of the SEA/SA monitoring reflect a short-term position and a longer period will need to be considered for a real pattern to be confirmed.
- 7.13 The Council has approved 10 pieces of Supplementary Planning Guidance. These are listed at Appendix 7.

**Where progress has not been made, what are the reasons for this and what knock on effects does this have?**

- 7.14 This is the second AMR to be prepared in respect of the Caerphilly County Borough Local Development Plan, and significantly it marks the halfway point in the plan period.
- 7.15 Section 5 provides a detailed analysis of the success of the plan to date against the monitoring indicators and factors in terms of delivering sustainable development. It also provides a summary of how the plan has performed specifically in 2012/13. The findings are summarised in the Table below:

- 7.16 The findings of the SASEA monitoring exercise are outlined in Section 4 of the AMR. The results indicate that overall, the plan is travelling in a positive direction.

**Do any aspects of the LDP need adjusting or replacing because they are not working as intended or are not achieving the Objectives of the Strategy and/or Sustainable Development Objectives?**

- 7.17 Whilst the LDP Development Strategy remains sound, the downturn in the economy has had a marked effect on house building rates. Viability continues to be a major issue in overall house building and this has an adverse impact on the levels of affordable housing being delivered through the planning system. Whilst there is a considerable amount of land identified in the LDP for housing, a number of these available sites are located in the HOVRA where the development industry is reluctant to develop. Conversely within more buoyant market areas specifically the Caerphilly Basin, very little brownfield land is now available for redevelopment.
- 7.18 The lack of a five-year housing land supply is a matter of concern that needs to be addressed if the overall housing requirement is to be met over the plan period. The monitoring evidence indicates that it is unlikely that this position will improve in the short term.

LDP Monitoring Summary Table		
Strategy Policy	Status	Progress
SP1, SP2, SP4, SP5, SP6, SP7, SP9, SP10, SP11, SP12, SP17, SP18, SP19, SP20, SP21	Policy is being met or exceeded. No intervention required.	
SP3, SP8, SP16, SP22	Policy is not delivering as anticipated but is delivering sufficiently and does not require intervention measures.	
SP13, SP14, SP15	Policy is failing to deliver as anticipated and intervention measures should be considered.	

Table 9 - LDP Monitoring Summary

7.19 Furthermore, the provision of 41,000 dwellings, including 18,000 on greenfield sites in north Cardiff through the Cardiff LDP has the potential to attract volume house builders into Cardiff and away from neighbouring areas, such as Caerphilly. This is particularly pertinent to Caerphilly Basin where there is a brownfield strategy.

7.20 Notwithstanding the need for new housing in the county borough, the importance of house building to the economy should not be underestimated. Research indicates that every £1 of construction output generates £2.84 of demand in the wider economy (Construction in the UK Economy: The benefits of investing. UK Contractors Group 2009.). The economic case for stimulating housing development to aid economic recovery and stimulate economic growth is well rehearsed and the identification of new land for housing through the development plan is critical to this process.

7.21 Finally there is an urgent need to identify suitable sites for new schools as a consequence of the Council's ambitious school rationalisation programme. Phase 1 of the process has highlighted the difficulties involved with assessing potential sites through a process independent of the development plan preparation process. All the sites investigated to date have been contrary to the provisions of the LDP. Whilst a decision in respect of one site contrary to policy might be justified, that cannot be the case for the whole rationalisation process. Therefore the need to identify suitable sites for new schools, coupled with the need for the implementation of a sustainable approach to education provision requires consideration of a review of the LDP in the short term.

## Recommendation

**R1 The 2nd Annual Monitoring Plan has indicated that substantial progress has been made in implementing the Caerphilly County Borough Local Development Plan up to 2021 and that the Development Strategy is being extremely effective and remains sound. However:**

**A) In recognition of the significant downturn in the economy and the impact that this is having on the housing land supply and on house building rates (including affordable housing) in the county borough, the Caerphilly County Borough Local Development Plan up to 2021 be revised to facilitate the allocation of additional land for housing, in order to ensure that the housing requirements of the population of the county borough can be met; and**

**B) In recognition of the need to facilitate the Council's ambitious school rationalisation process the Caerphilly County Borough Local Development Plan up to 2021 be revised to facilitate the allocation of land for education purposes.**

**R2 That the Caerphilly County Borough Local Development Plan is rolled forward to cover the plan period up to 2031, and the Evidence Base and Policies across all topic areas be reviewed to ensure that all forecasts and assumptions underpinning the plan and contained within the Policy Framework of the plan cover the revised plan period.**

## Appendix 1 - Glossary of Terms used in the Monitoring Framework

<b>Objective</b>	This represents the overall purpose of the policy and is taken from the 'Target' field in Appendix 19 of the LDP.
<b>Indicator</b>	This is the primary and overarching factor against which the policy will be monitored. The Indicator is taken directly from the 'Indicators' field in Appendix 19 of the LDP and will be considered against the relevant Monitoring Target.
<b>Monitoring Aim</b>	Sets out the end of the plan period position, as if the policy has been implemented as intended (i.e. achieving anticipated outcomes not more positive or negative ones). This acts as an overall base level for the effectiveness of the policy, although it is not realistically monitored as it is set at the end of the plan period and could never be reached as the plan would be required to undergo review after a fourth year following adoption.
<b>Source Data</b>	This identifies the data set that will be used to provide the statistical input to the monitoring item. Where the data source is external to the council, and is available via the internet, relevant hyperlinks to the data will be identified.
<b>Monitoring Target</b>	This provides "stepping stone" targets for the Indicator to monitor policy progress. The Monitoring Target is split into two parts, firstly a time factor and secondly the level that is anticipated will be achieved. The time factor identifies when the Indicator will be used to monitor overall performance of the policy. It should be noted that some policies will not have "stepping stone" targets and will only have one for the end of the period. That is because there isn't an appropriate intermediate levels that could be used or the policy will be realised in one hit, e.g. a site allocation. Due to the broad nature of the Indicator the failing to meet the Monitoring Targets is not, in itself a trigger for consideration in the AMR, but should be considered in conjunction with the more detailed responses from the Monitoring Factors.
<b>Monitoring Factors</b>	These are the detailed monitoring criteria that will be used to gauge whether a policy is failing. The Base and Trigger Levels relating to these will provide the basis for consideration of whether the policy needs to be addressed through the AMR. It should be noted that Monitoring Factors will be used not only to monitor the policy factors but will also monitor pertinent external factors that influence the conditions within which the policy operates. They can also be used to monitor the assumptions or factors that have influenced the content of the policy, e.g. SP17 includes Monitoring Factors relating to assumptions used in the Viability Study.
<b>(Trigger Point) Area</b>	This identifies the area over which the Base and Trigger levels apply. In some instances this relates just to the county borough as a whole, others to Strategy areas and Policy SP17 relates to the Affordable Housing Target areas. The area of coverage is important as it differentiates areas that could realise different results due to the existence of differing circumstances that would be lost if combined together.
<b>(Trigger Point) Base Level</b>	This sets out the level that the indicator would be at if the policy was working appropriately, or if the circumstances have remained unchanged in respect of background work or the prevailing conditions. It is used as the control against which the Monitoring Factor is considered, with the divergence from the base level being the indication of how the factor is being affected by the policy.
<b>(Trigger Point) Trigger Level</b>	This, in essence, is the level at which the policy has diverged from the base level to such an extent that it could identify that the policy is failing to be implemented. In identifying Trigger Levels consideration needs to be given to quantify what constitutes a significant variation from the Base level. This will be different for each Monitoring Factor and will need to take account of the natural variance around the Base Level, and what constitutes significant in terms of the Factor.

## Appendix 2 – Change to the LDP Monitoring Framework

Policy	Indicator	Change	Reason	Year
SP1	Percentage of population in the 100 most deprived wards in Wales	Omitted	The base data is derived from the Welsh Index of Multiple Deprivation, whose guidance advises that the information is not suitable for monitoring change over time, making it unsuitable for monitoring purposes.	2011
SP2	Out-Commuting as a percentage of total <b>commuting</b> in and out of the county borough.	Out-Commuting as a percentage of total <b>travel to work</b> in and out of the county borough.	Both the base level and the Trigger Points relate to Travel to Work rather than just commuting.	2011
SP4	Vacancy Rates in the <b>3 of the</b> principal town centres ( <b>only Bargoed, Blackwood &amp; Caerphilly</b> ) Base Level – <b>2006</b>	Vacancy Rates in the <b>5</b> principal town centres Base Level – <b>2010</b>	There are 5 principal Town centres and monitoring all 5 is important. Since 2007 two counters have been used in Bargoed instead of the 1 used in 2006. Therefore the 2006 levels are not comparable with the current figures. 2010 is the adoption date and represents an appropriate base date for comparing the current football levels.	2011
SP6	Percentage of development with Design Statements	Omitted	Changes in Regulations now make design and access statements mandatory.	2011
	Number of Planning applications approved not in accordance with relevant Supplementary Planning Guidance (i.e. Development Design Guides relating to the proposed use or a Site Development Briefs).	Number of Planning applications approved not in accordance with relevant Supplementary Planning Guidance (i.e. Site Development Briefs).	It is an onerous and problematic task to capture data to monitor policy related SPG, if such information exists. Deletion of that part of the Factor makes monitoring possible.	2011
SP9	Percentage of waste management facilities required that are provided	Omitted	The Regional Waste Plan doesn't identify a specific requirement to measure the Indicator against and a regional facility, outside CCBC will cater for much of the demand	2011
SP19	Improvements in the transport infrastructure achieved	Omitted	The data is no longer available as a result of changes to WG Performance Indicators	2011
SP21	<b>Developments approved in accordance with new Parking Standards</b>			2011

SEA/SA Area	Ref	Indicator	Change	Reason	Year
Population & Human Health	(1) b	Number of properties benefiting from energy saving grants	Omitted	The grants system has changed significantly meaning the relevant information is no longer available	2011
	(2) c	Percentage of unfit dwellings	Omitted	Changes to WG Performance Indicators the data is no longer available	2011
	(3) f	Percentage of residents by gender expressing fear of crime whilst walking in neighbourhood	The source data has changed. The Indicator be amended to reflect the division of the original indicator into three separate parts: A) The percentage of Residents, whose perceptions of crime and disorder within the county borough, has worsened B) The percentage of Residents, whose perceptions of crime and disorder within their neighbourhood, has worsened C) The percentage of Residents, whose perceptions of crime and disorder within their local town centre, has worsened		2011
	(5) i	Number of racist incidents	Omitted	The data is no longer available	2011
	(5) j	Percentage of Black Minority Ethnic school children aged 15/16 with 5 or more Grades a-c passes at GCSE	Omitted	Relevant data is not available	2011
	(5) k	Number of recorded access complaints	Omitted	Due to changes in the CCBC Household Questionnaire the relevant data is no longer available	2011
	(6) n	Number of active volunteers	Omitted	The relevant data is not being captured.	2011
	(7) o	GVA: trend to reduce differential with rest of UK	Omitted	The data is only captured at a sub-regional level.	2011

SEA/SA Area	Ref	Indicator	Change	Reason	Year
Population & Human Health	(7) r	Index of multiple deprivation	Omitted	The data is not comparable across a time series rendering it inappropriate for monitoring this indicator.	2011
	(8) s	Level of inward investment	Omitted	The data that is available is not updated regularly rendering it inappropriate to monitor this indicator.	2011
	(8) u	Business start up rates	Omitted	The Council only Monitor start-ups that utilise council assistance. Other start-ups are not monitored so the data is not comprehensive.	2011
	(10) x	Perceptions of the County borough (%)	Amend the Indicator Target to reflect the percentage of Residents that rate the County Borough as Satisfied or Very Satisfied and include an additional new Indicator relating to Quality of Life Perceptions of quality of life (%)	The information is sourced from the Council's Biennial Household Survey. The questions included in the survey have recently changed and the Indicator is changed accordingly.	2011
Air Pollution	(1) a	Number of incidents when NO2 air quality fails	Omitted	Data is only published for locations, not the number of incidents, where air quality fails.	2011
Water	(1) a	Percentage of river lengths good or better quality for Chemical Quality.	Delete original 2 Indicators and replace with 1 new Indicator: Number of water bodies at Good Ecological Status	The Water Framework Directive changed the requirements for monitoring water quality from the General Quality Assessment based Indicators to the assessment of Ecological Status.	2011
	(1) b	Percentage of river lengths good or better quality for Biological Quality			2011
	(1) d	The number and volume of Environment Agency licensed abstractions	Omit the original Indicator and replace it with 2 additional new Indicators The number of Environment Agency licensed abstractions (Licenses) And The volume of Environment Agency licensed abstractions (litres Per year)	The original Indicator required two separate pieces of information and could not be amalgamated. Therefore the Indicator has been split into two new indicators.	2011

SEA/SA Area	Ref	Indicator	Change	Reason	Year
Water	(2) g	Number of residents of flood risk areas taking appropriate action.	Omitted	Available data only addressed part of the issue and would not, therefore, provide an accurate picture	2011
	(2) h	Number of properties flooded	Omitted	Available data only addressed part of the issue and would not, therefore, provide an accurate picture	2011
Geology and Geomorphology	(1) c	Hectares of land reclaimed	Omitted	The indicator requires the monitoring of land being brought into dereliction and land reclaimed. Both cases are difficult to define and so there is a huge scope for data error to influence the findings.	2011
	(1) a	Tonnes of CO2 / year			
	1) b	Carbon Footprint	Omitted	The data for this indicator is held externally to the council and is no longer available	2011
	(1) c	Number of businesses adopting Environmental Management Systems.	Omitted	The data is no longer available to monitor this indicator	2011
	(2) d	Levels of private car ownership	Omitted	The only data source for accurately monitoring this information is the Census which is only updated every 10 years, so is inappropriate for	2011
	(2) e	Levels of public transport usage	Omitted	There is no readily accessible or comprehensive data set available to monitor this Indicator.	2011
	(2) f	Average journey time data	Omitted	The data for this indicator is held externally to the council and is no longer available	2011
	(3) j	Percentage of energy used in CCB generated from renewable sources	Omitted	There are no suitable data sets available to monitor this Indicator	2011
	(3) h	Amount of renewable energy supplied to the national grid	Amount (MW) installed capacity of electricity generated from renewable sources registered for Feed in tariff.		

## Appendix 4 – SEA/SA Monitoring Overview 2013

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

### 2012 Results Summary

XX	0	+	5	O	9
X	5	++	3	DNA	1
				NM	2

Indicators	2012	2013	2014	2015	2016	2017
M1	The housing land supply taken from the current Housing Land Availability Study (TAN 1); (years)	14.2	3.5			
M2	The number of net additional affordable and general market dwellings built in the LPA's area (TAN 2).	50	115			
	General Market Housing (Units)	199	274			
M3	Net employment land supply/development (ha/sq m.);	101.9	101.9			
	Employment Land Supply (hectares)	3.72	3.72			
M4	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);	2.43%	1.28%			
	Total Allocations (area ha)	30.76%	46.03%			
	%age development on LDP Allocations as %age of Total Development (area ha)	0.26%	3.90%			
	%age of Housing development on LDP Allocations as a %age of Total Housing Allocations (area ha)	0.05%	0.76%			
	%age of Housing development on LDP Allocations as a %age of Total LDP Allocations (area ha)	4.33%	57.89%			
	%age of Housing development on LDP Allocations as a %age of Total Housing Development (area ha)	0.64%	27.49%			
	%age of Housing development on LDP Allocations as a %age of Total Development (area ha)	82.17%	66.75%			
	%age of housing units on LDP Allocations as a percentage of Total Number of Units Developed	4.42%	3.91%			
	%age of housing units on LDP Allocations as a percentage of Total Housing Allocations Units	30.7/Ha	30.6/Ha			
M5	Average density of housing development permitted on allocated development plan sites;	77.44%	61.10%			
M6	Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a percentage of all development permitted;		0.00%			
M7	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);					

Indicators		2012	2013	2014	2015	2016	2017
M8	Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests (paragraph 6.2 i-v);	0	0				
	Emergency Services (number of developments)						
	Highly Vulnerable Development (number of developments)	6	10				
	Less Vulnerable Development (umber of developments)	5	9				
M9	Amount of greenfield and open space lost to development (ha) which is not allocated in the development plan;	12.46	2.29				
	Greenfield Land Lost to Development (Hectares)						
	Open Space lost to development (Hectares)	13.37	10.55				
M10	Amount of waste management capacity permitted expressed as a percentage of the total capacity required, as identified within the Regional Waste Plan (TAN 21);	The authorities are working together to bring forward regional facilities that will meet all of their requirements, although the facilities will be provided outside f the county borough. In any event the LDP includes 10.4 hectares of land to accommodate the future capacity requirements of the county borough					
m11	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);	186.1%	129.9%				
M12	The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type (TAN 8).	There are no Strategic Search areas within the County Borough. Consequently this Indicator will not be monitored					

## Appendix 6 - LDP Allocation Monitoring Table

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		
MW1.1	Cwmbargoed Disposal Point, north west of Fochriw	Not Developed		
HG1.1	Land to the South of Merthyr Road	Not Developed	P/05/0366, P/05/0295	Only 2 units complete. No planning applications submitted for remainder of site.
HG1.2	Land East of Llechryd Bungalow	Not Developed		
HG1.3	Old Barrel Store	Developed	06/0066/FULL	Completed 2012
HG1.4	Lower Hill Street	Not Developed		Previous permission expired
HG1.5	Maerdy Garage adjacent to Maerdy House	Not Developed		Previous permission expired
HG1.6	Maerdy Crossing	Not Developed	07/1011/OUT	Outline permission granted 2012
HG1.7	Former depot south of Pontlottyn Link Road	Not Developed		
HG1.8	Heol Evan Wynne	Developed	P/06/0124	Completed 2012
HG1.9	Greensway	Not Developed		
HG1.10	Land south west of Carn y Tyla Terrace	Not Developed		Previous permission expired
HG1.11	Land adjacent to Brynglas	Under construction	07/0019/FULL	
HG1.12	Land off Railway Terrace	Not Developed		
HG1.13	Land at Graig Rhymney	Not Developed		Previous permission expired
HG1.14	Land adjacent to Abernant Road	Not Developed	09/0440/FULL	1 unit with full permission
HG1.15	Bedwellty Road	Not Developed	P/06/0671 (Outline), 12/0090/RM (Phase 1), 12/0104/NCC	
HG1.16	Land adjacent to Gelynos Avenue	Partially	Outline P/04/0510, full for individual plots	Self build development
HG1.17	Aberbargoed and District Hospital	Not Developed	12/0594/FULL	100% affordable housing. Awaiting signing of s106

Allocation		Developed	Planning App	Status / Comments
HG1.18	Aberbargoed Plateau	Not Developed		
HG1.19	Bargoed Retail Plateau	Not Developed		
HG1.20	YGG Cwm Rhymni	Developed	07/0719/FULL	Completed 2009 .100% affordable housing
HG1.21	Park Estate	Not Developed		
HG1.22	Bedwellty Comprehensive School	Not Developed		
HG1.23	Land within curtilage of the Pentwyn Inn	Developed	07/1166/FULL	Completed 2012. 100% affordable housing
HG1.24	Land off Brynhoward Terrace	Under construction	10/0456/RM	65 units - all complete 2013
HG1.25	Allotment Garden, Llwyn on Lane	Developed	07/1455/RM	Completed 2011
HG1.26	Blackwood Ambulance Station	Not Developed		
HG1.27	Pencoed Avenue	Not Developed	13/0058/NCC (west), 12/0707/RM (east)	Sites likely to be developed in two phases. East permission granted Feb 2013, west awaiting determination
HG1.28	Land east of Bryn Road	Not Developed		
HG1.29	South of Thorncombe Road	Not Developed	13/0005/RM	100% affordable housing Reserved matters awaiting determination
HG1.30	Land at Hawtin Park	Not Developed	08/0752/OUT	Awaiting signing of Section 106
HG1.31	Oak Terrace	Not Developed	12/0870/FULL	100% affordable housing. Awaiting signing of s106
HG1.32	Tir-y-berth	Not developed		
HG1.33	Penallta Colliery	Under construction	P/99/0781	Last phase currently under construction
HG1.34	Penallta Yard	Not developed	12/0462/RM	Reserved matters approved 2013
HG1.35	Land at New Road	Not developed	07/1477/OUT	Outline approved 2011
HG1.36	Land off Valley View	Under construction	07/1211/FULL	
HG1.37	Greenhill Primary School	Not developed		
HG1.38	Land to the east of Handball Court	Not developed		
HG1.39	Former Cattle Market Site	Developed	P/04/1216	Completed 2012

Allocation		Developed	Planning App	Status / Comments
HG1.40	Land at Gellideg Heights	Not developed	12/0269/NCC	Application awaiting determination
HG1.41	Land at Ty Pwll	Developed	06/0421/FULL	Completed 2009
HG1.42	Land west of Old Pant Road	Not developed	12/0578/OUT	
HG1.43	The Stores, Albertina Road	Not developed	09/0688/OUT	Approved 2011
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	Under construction	08/1126/FULL	Final phase under construction
HG1.48	Twyncarn House	Developed	08/0649/FULL	Completed 2010. 100% affordable housing
HG1.49	Land at Hillary Rise	Not developed	07/0453/RSM	Permission implemented by virtue of initial works but no construction of dwellings
HG1.50	Land adjacent to Pen-y-Cwarel Road	Not developed		
HG1.51	Land north east of Llanarth Street	Under construction	P/04/1557	
HG1.52	Land at Station Approach, Risca	Not developed	12/0531/OUT	Application awaiting determination
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	
HG1.56	Tyn y Waun Farm	Not developed		Previous permission expired
HG1.57	Waterloo Works	Not developed	P/06/0037 Awaiting signing of s106	
HG1.58	Former Petrol Filling Station, Newport Road	Not developed		Previous housing permission expired. Now developed for an alternative use (retail)
HG1.59	The Grove	Not developed	12/0898/FULL	100% affordable housing
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

Allocation		Developed	Planning App	Status / Comments
HG1.62	Land at Venosa Trading Estate	Under construction	07/0447/FULL	
HG1.63	Land at Pontypandy Industrial Estate	Under construction	10/0658/RSM (Phase 1), 12/0860/RM (Phase 2)	
HG1.64	Cardiff Road / Pentrebane Street	Not developed		Permission expired 2012
HG1.65	Land between Van Road / Maes Glas, and the Railway	Partially	10/0778/FULL (phase 1), P/05/1683 outline for phase 2 awaiting signing of s106	Phase 1 100% affordable housing
HG1.66	Gas Works Site, Mill Road	Under construction	11/0787/RM	
HG1.67	Caerphilly Miners Hospital	Under construction	11/0410/FULL	RSL led development.
HG1.68	Castlegate	Under construction	P/03/0926 (Outline), multiple full/RSM	Final phase under construction
HG1.69	Hendre Infants School	Not developed		
HG1.70	Cwm Ifor Primary School	Not developed		
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		Permission expired
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	Full granted 2009 (wood storage shed)
EM1.2	Ty Du	Not Developed	07/0872/OUT	Full granted 2010 (B1)
EM1.3	Plateau 1, Oakdale Business Park	Not Developed	09/0573/NCC	Full granted 2009 (flying model planes)
EM1.4	Plateau 2, Oakdale Business Park	Not Developed		
EM1.5	Plateau 3, Oakdale Business Park	Not Developed		
EM1.6	Plateau 4, Oakdale Business Park	Partially	07/0835/LA	Consent granted 2007 (B1)
EM1.7	Hawtin Park north	Not Developed		
EM1.8	Hawtin Park south	Not Developed		08/0752/OUT – legal agreement pending

Allocation		Developed	Planning App	Status / Comments
EM1.9	Dyffryn Business Park north	Not Developed		09/0365/FULL pending
EM1.10	Dyffryn Business Park south	Not Developed		
EM1.11	Penallta Extension	Not Developed	P/99/0768	Full granted 2002 (housing/employment)
EM1.12	Land at Caerphilly Business Park	Partially	07/0849/OUT	Outline granted 2008 (business park)
EM1.13	Land at Trecenydd	Not Developed		
EM1.14	Land at Western	Developed		Built out
CM4.1	The Lawn	Not developed	11/0140/ FULL09/0980/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	On-site carrying out engineering works	11/0259/OUT	Redevelop including engineering works (cut and fill) and sewer diversions to facilitate erection of retail units (Use Class A1), restaurants and cafes (Use Class A3), financial and professional services (Use Class A2), Cinema (Use Class D2), residential
CM4.3	Former Cinema, Hanbury Square	Developed	06/0646/FULL	Erect four storey office redevelopment
CM4.4	Car Park Site, Rear of High Street	Not Developed	06/0507/OUT	Erect new office development with associated public realm works and ancillary car parking – Application submitted by Urban Renewal
CM4.5	Gateway Site	Not Developed, application pending consideration	11/0934/PCO	Erect freestanding restaurant (McDonalds) with associated drive thru, car parking and landscaping
CM4.6	Penallta Colliery	Not developed	10/0067/FULL	Construct purpose-built creche with associated external works (granted)
CM4.7	Former Palace Cinema	Developed	P/06/0046	Re-develop site for food store, retail and offices at ground floor and library at first floor
CM4.8	Adjacent to Lidl	Not developed		

Allocation		Developed	Planning App	Status / Comments
CM4.9	Foundry Site	Developed	08/0568/FULL	Erect Class A1 retail foodstore, petrol filling station and associated car parking, access, servicing, landscaping and flood alleviation scheme, together with new pedestrian footbridge and riverside walkway
CM4.10	Gallagher Retail Park Extension	Developed	P/05/1368FULL	Phase 3 Gallagher Retail Park, Crossways, Caerphilly
CM4.11	Gallagher Retail Park Redevelopment	Developed	06/0550/NCC	Vary Condition 4 attached to Planning permission P/05/1369 in terms of range of goods to be sold. Condition varied, site redeveloped for Tesco
CM4.12	Park Lane	Not developed		
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	Not Developed		
CF1.2	The Lawn, Rhymney – Health and Social Care Resource Centre / Further Education	Not Developed		
CF1.3	Bryn Awel Primary School, Rhymney – New school	Developed	P/05/0239	Completed
CF1.4	Fochriw Youth Centre, Fochriw – New youth centre	Not Developed		
CF1.5	Leisure Centre, New Tredegar – New youth centre	Not Developed		
CF1.6	Hanger 81, Aberbargoed – New youth centre	Not Developed		

Allocation		Developed	Planning App	Status / Comments
CF1.7	Adjacent to Ysgol Bro Sannan, Aberbargoed – School extension	Not Developed		
CF1.8	Aberbargoed Primary School, Aberbargoed – School extension	Not Developed	10/0870/LA	Permission granted 2011
CF1.9	South of Aberbargoed Plateau, Aberbargoed – Fire station	Not Developed	11/0649/FULL	Permission granted 2011
CF1.10	Hanbury Road Baptist Church, Bargoed – Library	Developed	09/0550/ FULL09/0551/LBC	Completed
CF1.11	Gilfach Street, Bargoed – Health centre	Developed	07/1373/COU	Completed
CF1.12	East of Gelligaer Cemetery, Gelligaer – Cemetery extension	Not Developed		11/0772/LA pending
CF1.13	Greenhill Primary School, Gelligaer – New school	Developed	09/0641/LA	Completed
CF1.14	Maesglas School, Gelligaer – GP surgery	Not Developed	08/1030/FULL	Permission granted 2011
CF1.15	Ysgol Penalltau, Ystrad Mynach – New school	Developed	P/06/0333	Completed
CF1.16	Oakfield Street, Ystrad Mynach – GP surgery	Not Developed		
CF1.17	Ystrad Fawr, Ystrad Mynach – Local General Hospital	Developed	P/06/016408/0118/ RM	Completed
CF1.18	Memorial Hall and Institute, Newbridge – Library	Not Developed		
CF1.19	Pantside, Newbridge – Community centre	Not Developed		
CF1.20	Adjacent to Recreation Ground, Hafodyrynys – Community centre	Developed	08/0288/NCC	Completed
CF1.21	West/east of Abercarn Cemetery, Abercarn – Cemetery extensions	Not Developed		
CF1.22	Pencerrig Street, Llanbradach – GP surgery	Not Developed	08/1210/OUT	Allowed on Appeal 2009 (housing)
CF1.23	Senghenydd Health Centre, Senghenydd – GP surgery	Not Developed		

Allocation		Developed	Planning App	Status / Comments
CF1.24	Ysgol Ifor Bach, Senghenydd – New school	Developed	P/06/0298	Completed
CF1.25	Cwm Ifor Primary School, Caerphilly – New school	Not Developed	10/0750/LA	Permission granted 11
CF1.26	Adjacent to Penyrheol Cemetery, Caerphilly – Cemetery extension	Not Developed		
CF1.27	Hendre Junior School, Caerphilly – School extension	Not Developed		
CF1.28	St James Primary School, Caerphilly – New school	Developed	09/0706/LA	Permission granted 2010
CF1.29	Town Centre, Caerphilly – Library / Customer First Centre	Not Developed	06/0665/FULL	Full granted 2007 (mixed use)
CF1.30	Castlegate, Caerphilly – GP surgery / residential home for elderly	Developed	07/0305/FULL	Completed
CF1.31	Old Nantgarw Road, Caerphilly – New cemetery	Not Developed		
CF1.32	Workmen's Hall and environs, Bedwas – Cultural centre	Not Developed	07/0230/LBC	LBC granted 2007 (restoration of front elevation)
CF1.33	Former Bedwas Colliery, Bedwas – New school	Not Developed		
CF1.34	Former Cray Valley Paint Works, Waterloo – New school	Not Developed		P/06/0037 pending
CF1.35	Former Bus Station, Crosskeys – College extension	Developed	07/1279/FULL	Completed
CF1.36	Palace Cinema, Risca – Library	Developed	P/06/0046	Completed
CF1.37	South of Danygraig Cemetery, Risca – Cemetery extension	Not Developed	P/02/1182	Permission granted 2010
LE2.1	Former Markham Colliery, Markham	Not Developed	11/0565/COU	Permitted COU to form country park. Funding and property acquisition required.
LE2.2	Bedwas Community Park, Bedwas	Not developed		

Allocation		Developed	Planning App	Status / Comments
LE4.1	North of Glan y Nant, Rhymney	Not developed		
LE4.2	Former McLaren Colliery, Abertysswg	Not developed		
LE4.3	Pont Bren, Deri	Not developed		
LE4.4	Heol Fargoed, Bargoed	Not developed		
LE4.5	Former Bedwellty Comprehensive School, Aberbargoed	Not developed		
LE4.6	South of Gilfach, Gilfach	Not developed		
LE4.7	Pantside, Newbridge	Not developed	10/0801/FULL to provide engineering for new pitches – Refused 17/03/2011	
LE4.8	Adjacent to Ysgol Penalltau, Ystrad Mynach	Not developed		
LE4.9	Former Hospital, Ystrad Mynach	Not developed		Application for demolition of hospital site submitted November 2011
LE4.10	Land off Penallta Road, Ystrad Mynach	Not developed		
LE4.11	Llanbradach Plateau, Llanbradach	Not developed		
LE4.12	Former Bedwas Colliery, Bedwas	Not developed		
LE4.13	Adjacent to Bedwas Comprehensive School, Bedwas	Not developed		
LE4.14	Adjacent to St Cenydd School, Caerphilly	Not developed		
LE4.15	Castlegate, Caerphilly	Not developed		
TM1.1	Parc Bryn Bach, Rhymney / Tredegar	Not developed		
TM1.2	Winding House, New Tredegar	Developed	5/5/87/09625/5/93/0761P/05/113508/0721/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	Not developed		
TM1.4	Maesycwmmmer Mill, Maesycwmmmer	Not developed		

Allocation		Developed	Planning App	Status / Comments
TM1.5	Rhymney Riverside Walk, Rhymney – Cefn Mably	Not Developed		
TM1.6	Monmouthshire and Brecon Canal, Crumlin Arm	Not Developed		
TM1.7	Nantcarn Valley, Cwmcarn	Not Developed		
TM1.8	Rhymney Riverside Walk, Rhymney - Cefn Mably	Partially		
TM1.9	Caerphilly Castle Grounds, Caerphilly	Partially		
TR1.1	Rhymney Valley Linear Cycle Route - Heads of the Valleys to Bedwas / Caerphilly, HOV	Partially		
TR1.2	Completion and Extension of Cycle Route NCN 46	Partially		
TR1.3	Bargoed Country Park to Bowen Industrial Estate	Not Developed		
TR1.4	Extension to the Sirhowy Valley Cycle Route	Partially		
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	Partially		
TR1.9	Network Links from Blackwood / Pontllanfraith	Not Developed		
TR1.10	Newbridge / Crumlin to Crosskeys and Sirhowy Valley / Pontllanfraith Cycle Link	Not Developed		
TR1.11	Local Links from Crumlin	Partially		

Allocation		Developed	Planning App	Status / Comments
TR1.12	Local Link from Penallta to Ystrad Mynach	Not Developed		
TR1.13	Rhymney Valley Linear Cycle Route - Heads of the Valleys to Bedwas / Caerphilly, Southern	Partially		
TR1.14	Caerphilly Basin Radial Routes	Partially		
TR1.15	Link from Crosskeys NCN47 to Newbridge	Not Developed		
TR2.1	Cwmbargoed rail line between Ystrad Mynach and Bedlinog	Not Developed		
TR3.1	Nelson	Not Developed		
TR3.2	Crumlin	Not Developed		
TR3.3	Energlyn / Churchill Park	Not Developed		
TR4.1	Rhymney	Not Developed		
TR4.2	Bargoed	Not Developed		
TR4.3	Pengam	Not Developed		
TR4.4	Llanbradach	Not Developed		
TR5.1	A467 Newbridge to Crosskeys	Not Developed		
TR5.2	A467 Newbridge to Crumlin	Not Developed		
TR5.3	A472 Ystrad Mynach to Nelson	Not Developed		
TR5.4	Newbridge Interchange	Not Developed		
TR5.5	A472 Crown Roundabout to Cwm Du Roundabout	Not Developed		No progress on wider scheme described in TR 5.5, but improvements to the southern section being undertaken as part of the Ysbyty Ystrad Fawr development
TR6.2	Trecenydd Roundabout	Developed		Works completed October 2011.
TR6.3	Pwllypant Roundabout	Not Developed		
TR6.4	Bedwas Bridge Roundabout	Not Developed		Design Review commenced.

Allocation		Developed	Planning App	Status / Comments
TR6.5	Piccadilly Gyratory	Not Developed		
TR6.6	Penrhos to Pwllypant	Not Developed		
TR6.7	Pwllypant to Bedwas	Not Developed		
TR7.1	Cwm Du Junction / Maesycwmmer Junction	Developed		
TR7.2	Bedwas Colliery Access Road	Not Developed		
TR8.1	A469 Bargoed and A4049 Aberbargoed to Rhymney	Not Developed		

### Appendix 7 – List SPG Adopted In Respect of the LDP

<b>LDP1</b>	Affordable Housing Obligations [Adopted February 2011, Updated April 2013]
<b>LDP2</b>	Education Obligations [Adopted March 2011]
<b>LDP3</b>	Caerphilly Basin Highway Obligation [Adopted November 2010]
<b>LDP4</b>	Trees and Development [Adopted January 2012]
<b>LDP5</b>	Car Parking Standards [Adopted November 2010] Car Parking Standards – Parking Zones [Adopted November 2010]
<b>LDP6</b>	Building Better Places To Live (Revision Number 2) [Adopted November 2010]
<b>LDP7</b>	Householder Developments (Revision Number 2) [Adopted November 2010]
<b>LDP8</b>	Protection of Open Space [Adopted April 2011]
<b>LDP10</b>	Buildings In The Countryside [Adopted January 2012]
<b>LDP12</b>	Shop Fronts and Advertisements [Adopted March 2012]

